

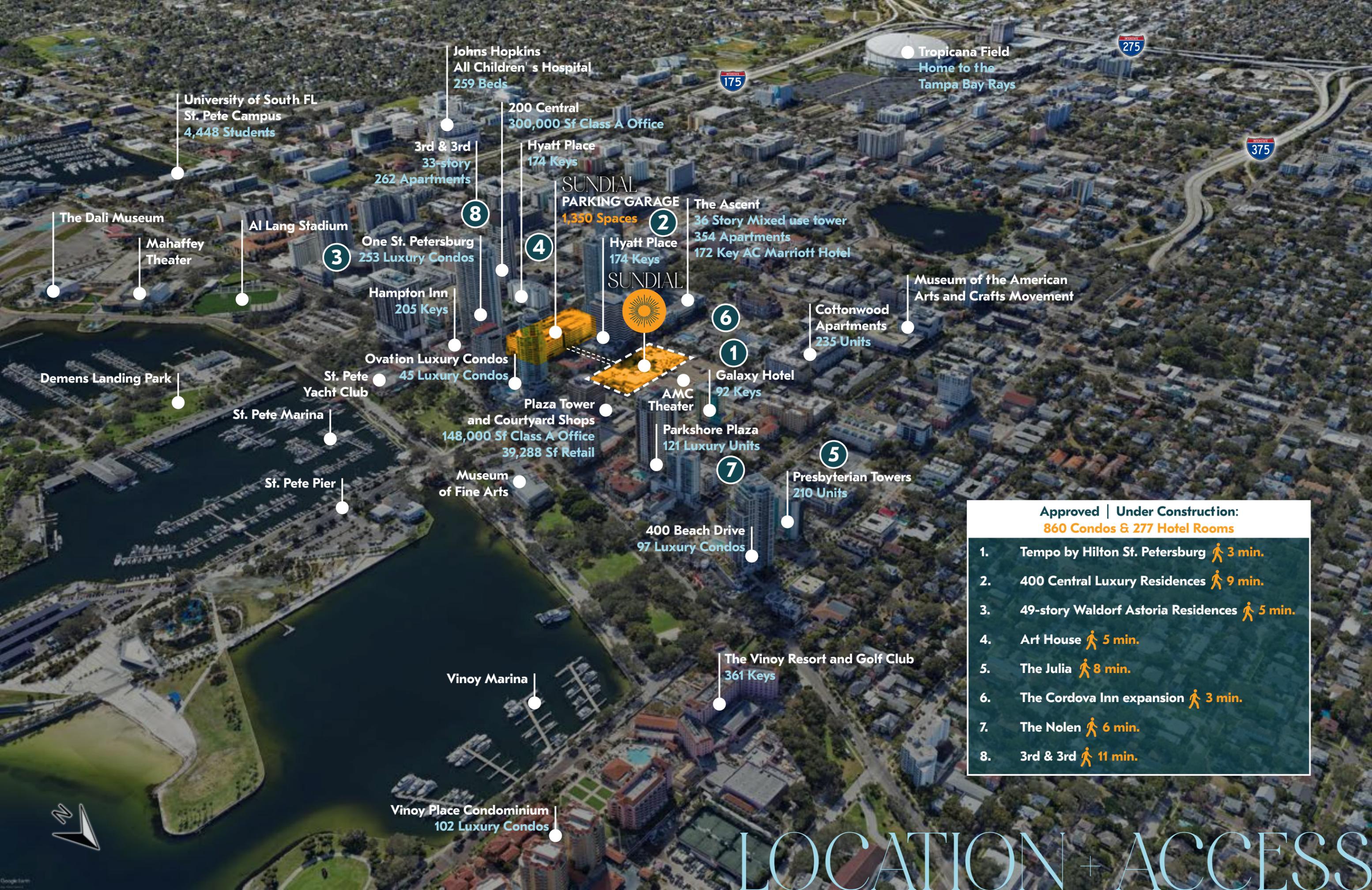


SUNDIAL SUNDIAL

Sundial will represent a true way of life destination opportunity to serve the burgeoning downtown residential market of St. Petersburg, FL. The re-imagined center will represent 85,000sf of unique coastal lifestyle experiences by procuring the perfect balance of local and national concepts

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University of South FL
St. Pete Campus
4,448 Students

Johns Hopkins
All Children's Hospital
259 Beds

Tropicana Field
Home to the
Tampa Bay Rays

The Dali Museum

Mahaffey
Theater

Al Lang Stadium

3

One St. Petersburg
253 Luxury Condos

3rd & 3rd
33-story
262 Apartments

8

200 Central
300,000 Sf Class A Office

Hyatt Place
174 Keys

4

SUNDIAL
PARKING GARAGE
1,350 Spaces

Hyatt Place
174 Keys

The Ascent
36 Story Mixed use tower
354 Apartments
172 Key AC Marriott Hotel

SUNDIAL

2

Museum of the American
Arts and Crafts Movement

Cottonwood
Apartments
235 Units

6

Demens Landing Park

Ovation Luxury Condos
45 Luxury Condos

Galaxy Hotel
92 Keys

1

St. Pete
Yacht Club

Plaza Tower
and Courtyard Shops
148,000 Sf Class A Office
39,288 Sf Retail

AMC
Theater

Parkshore Plaza
121 Luxury Units

7

St. Pete Marina

Museum
of Fine Arts

Presbyterian Towers
210 Units

5

St. Pete Pier

400 Beach Drive
97 Luxury Condos

- Approved | Under Construction:
860 Condos & 277 Hotel Rooms**
1. Tempo by Hilton St. Petersburg 🚶 3 min.
 2. 400 Central Luxury Residences 🚶 9 min.
 3. 49-story Waldorf Astoria Residences 🚶 5 min.
 4. Art House 🚶 5 min.
 5. The Julia 🚶 8 min.
 6. The Cordova Inn expansion 🚶 3 min.
 7. The Nolen 🚶 6 min.
 8. 3rd & 3rd 🚶 11 min.

Vinoy Marina

The Vinoy Resort and Golf Club
361 Keys

Vinoy Place Condominium
102 Luxury Condos



LOCATION + ACCESS

Public Parking

2,877 Off-Street Parking Spaces

Approx. 650 On-Street Parking Spaces

STREET PARKING AVAILABLE ON ALL STREETS

7min. Walking Distance

285



4th Ave N

4th Ave N STREET PARKING

Fareham Pl N

STREET PARKING

Fareham Pl N

3rd Ave N

STREET PARKING

3rd Ave N

400



60



AMC THEATER

BEACH DRIVE PASEO

BEACH DRIVE PASEO

VALET

VALET

SUNDIAL

237



Ride-sharing Drop-off Location

Sundial Parking Garage Walkway

69



Sundial Parking Garage 1,491 Spaces

2nd Ave N

STREET PARKING

2nd Ave N

STREET PARKING

2nd Ave N

2nd Ave NE

4th St N

3rd St N

STREET PARKING

STREET PARKING

1st Ave N

STREET PARKING

1st Ave N

STREET PARKING

1st Ave N

1st Ave NE

335



Central Ave N

STREET PARKING

Central Ave N

STREET PARKING

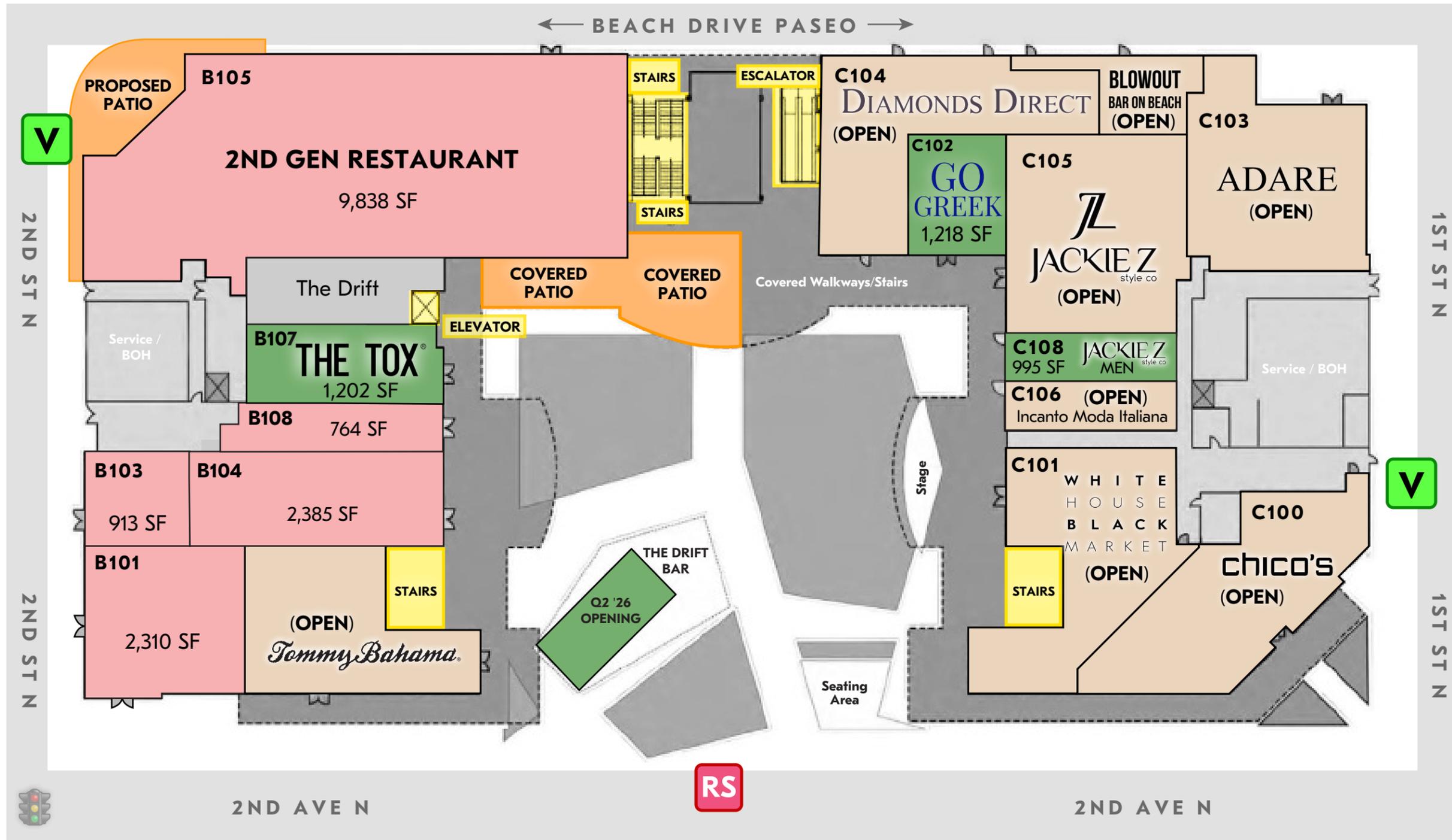
PARKING



**SITE PLAN
FLOOR 1**



- Coming Soon
- Open
- Available
- In Lease
- Vertical Transportation
- At LOI
- V Valet
- RS Ride Share



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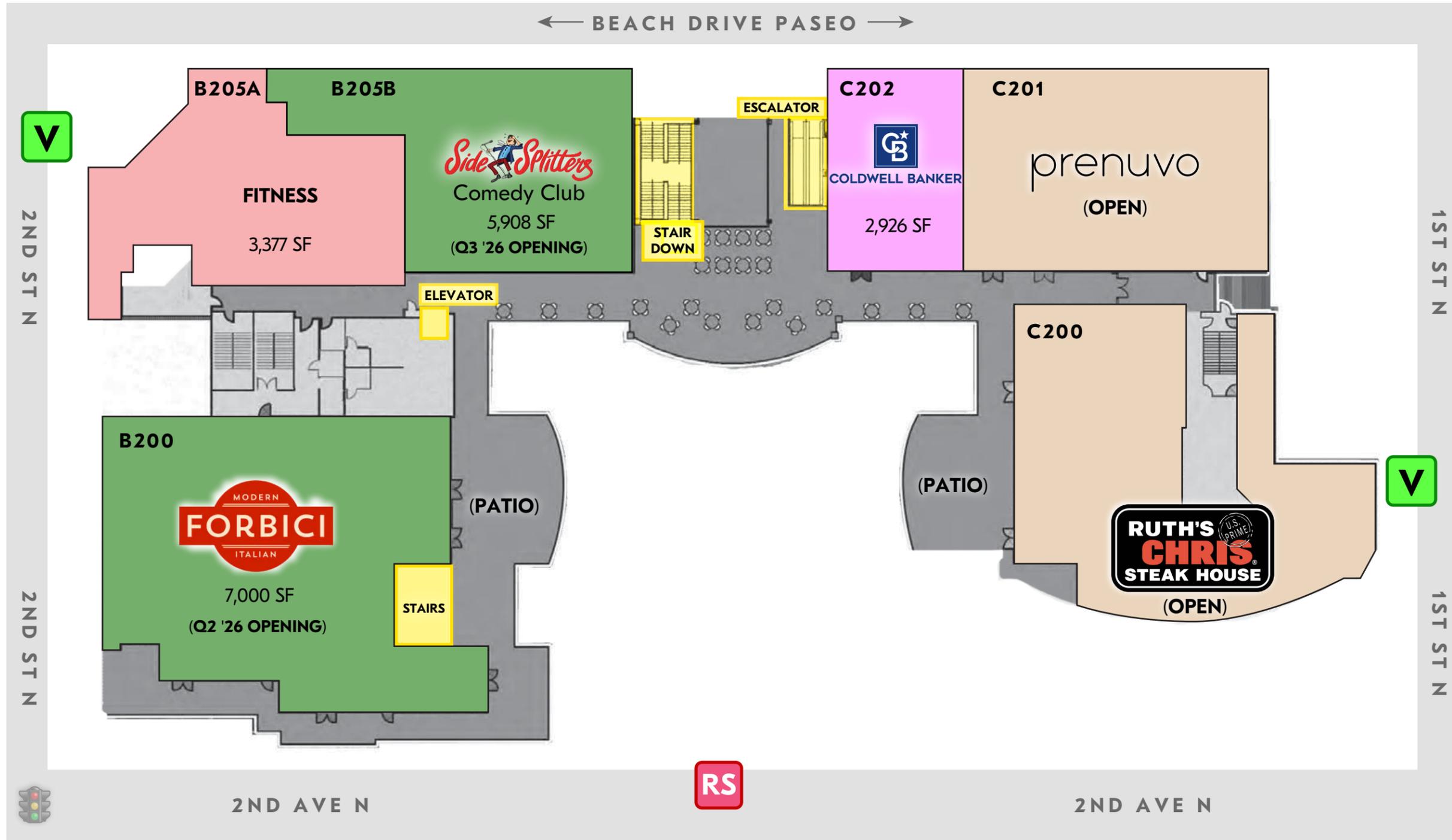


This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.

**SITE PLAN
FLOOR 2**



- Coming Soon
- In Lease
- At LOI
- Available
- Open
- Vertical Transportation
- V Valet
- RS Ride Share



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WELCOME TO THE
SUNSHINE CITY

ST. PETE ST. PETE

**ST. PETE NAMED
TOP PLACE TO LIVE**

(Source: Outside Magazine)

**15.4 MILLION
ANNUAL VISITORS
PINELLAS COUNTY**

(Source: Visit St. Pete)

**\$6.7 BILLION SPENT
BY VISITORS**

(Source: Visit St. Pete)

**BEST RUN CITY
IN FLORIDA**

(Source: Wallet Hub, June 2023)

**#2 CITY IN THE US FOR
METRO AREAS JOB
GROWTH**

(Source: St. Petersburg Downtown Partnership)

**#1 MARKET IN THE STATE
OF FLORIDA FOR JOB
SEEKERS**

(Source: Tampa Bay Business Journal)

**#1 BEACH IN THE US
ST. PETE BEACH**

(Source: Tripadvisor)

**#15 HAPPIEST PLACE
TO LIVE IN U.S.**

(Source: Outside Magazine)

**#8 - ST. PETE IS BEST FOR
ENTREPRENEURS**

(Source: Swyft Fillings)



DEMO GRAPHICS

**372,181
RESIDENTS**

**\$5B RETAIL SALES IN
ST. PETE TRADE AREA**

(Source: Placer AI)

**221,270
DAYTIME
POPULATION**

**38,284 HOUSEHOLDS
ABOVE \$150,000
HOUSEHOLD INCOME**

**\$121,102
AVERAGE
HOUSEHOLD
INCOME**

**\$2B OF RETAIL SALES ARE
COMING FROM OUTSIDE
THE TRADE AREA**

(Source: Placer AI)



WHY SUNDIAL

WILL FLOURISH IN DOWNTOWN ST. PETE

St. Pete Facts

ST. PETE IS GROWING

- 13 New Projects Announced
 - 7 Residential
 - 3 Arts & Culture
 - 2 Mixed Use
 - 1 Institutional
- 191,400 Total SF
- 883 Residential units
- 1,448 Additional Parking Spaces

ST. PETE RANKINGS

- #1 in Florida for dog walkability
- #1 in U.S. for aerobic exercise
- #2 in Florida for overall dog friendliness
- #13 in Florida for natural environment
- #16 in U.S. on American fitness index
- #2 *Traveler's Choice* best of the best destination
- #1 Best market in the state to live
- Top 10 happiest city in the Southeast

SUNSHINE STATE IS SHINING

- #1 state for higher education
- #2 State for net migration
- #5 state for college readiness
- #7 state for employment
- #10 state for K-12 education

PARKING IN ST. PETE

- 4,400 total public parking garage spaces
- 6,500 total street parking spaces
- 15 Public parking garages & lots

OFFICE INTEL

- 2,000,000+ total SF
- 7.7% Vacancy rate

HOUSING SURGE

- 2,100 units under construction
- 5,950 proposed units



FORBICI



AMC



FOR LEASE
PROPERTY
SEE US AT
SUITE 1001
1001 1001





FORBICI

amc



