

Community Overview

- 41-stories and over 450 feet with 253 Luxury condominiums, ONE is the tallest building in downtown St. Petersburg overlooking the bay and the St. Petersburg skyline.
- Stunning contemporary architecture by internationally acclaimed SB Architects with offices in San Francisco and Miami.
- 174-Key hotel (Flag to be named) offering a full complement of services including: meeting spaces, dining, fitness center, bar and elevated Pool Deck.
- Retail – Encompassing ONE entire city block, this street level, interactive retail experience creates energy for both the ONE St. Petersburg Project and the city.

Hotel Overview

- LEED Certified, energy-efficient hotel.
- 13 Stories; 174 Keys.
- Ground floor Group Meeting Spaces.
- Full-service Lobby Bar that opens up to the downtown scene.
- Elevated Meeting Rooms that enjoy views onto expansive Pool Deck and Social Terrace.
- Roof top pool and spa with food and beverage service.

Retail Overview

- Exciting architecture and inviting outdoor plazas will provide interaction between interior uses and the pedestrian street experience.

Residential Overview

- Stunning Contemporary Architecture with all 253 residences enjoying expansive, private terraces with glass balcony rails intended to provide unobstructed views.
- Designed for the way people live today, the Residences will be delivered complete with a choice of designer finish packages. Contemporary Great Room plans feature gourmet kitchens with large social islands for entertaining.
- State-of-the-art, built-in gourmet stainless steel appliances.
- Imported European cabinetry and Quartz Countertops.
- Luxurious spa-like bathrooms with upgraded plumbing fixtures and beautifully coordinated stone and porcelain surfaces.
- Rich, hard surface porcelain flooring throughout main living areas.
- Secured residential garage parking. Residents will enjoy two reserved, private parking spaces.

Residential Amenities

- A soaring 30' high Atrium Lobby centered on the intersection of 1st & 1st serves to greet residents and visitors.
- 2nd floor Owner's Lounge, complete with the latest technology overlooks the Atrium Lobby.
- Escape the city below on the 40,000 sq. ft. private elevated Resort Deck where residents will enjoy spectacular amenities, including:
 - 5,000 sq. ft. free-standing Fitness/Activities Center overlooking the Resort Deck.
 - Resort-Style Pool with 75' fitness lap lanes.
 - Whirlpool/Spa in a private, intimate setting.
 - Numerous cabanas designed to provide shade and privacy while enjoying the Resort Deck.
 - Extensive lounging and seating areas, as well as smaller, more intimate areas for private relaxation.

Splash Lounge

This informal Social Room opens out onto the Pool Deck and serves as the social hub of the Resort Deck offering a relaxing atmosphere for residents and their guests to enjoy:

- Lounge area with TVs.
- Informal seating and relaxation areas.
- Communal Table.
- Catering Kitchen available for group activities.
- Daily coffee service and refreshments.

Game Room

Whether you want to watch the 'Big Game' or enjoy playing your favorite board, card or electronic games, the Resident's Game Room is the place to be.

Club ONE

The east-facing formal Residents Club is a well-appointed, sophisticated venue designed to enhance the residential experience. This superb setting within our own walls, accommodates private cocktail parties or intimate gatherings. From the Club ONE terrace, residents will enjoy long-range eastern views. This 2,100 sq. ft. Club features:

- Private Bar.
- Formal seating areas.
- Catering Kitchen for special events.

Services

- 24/7 security, access control at all entry and exit points, 24/7 manned, secured lobby.
- On-site property management and service.
- Concierge services.
- Activities Director.
- Valet.

ONE

ST PETERSBURG

Floor Plan A-01
Levels 7 to 38

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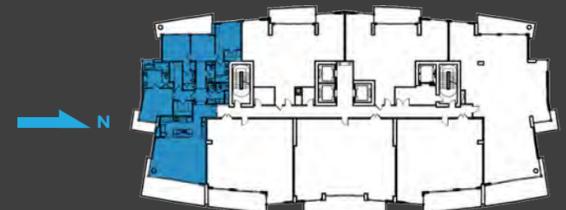
KOLTER



Floor Plan A-01

3 Bedrooms, 3.5 Baths, Den, Terraces

Interior	2,475 sf
Exterior	605 sf
Total	3,080 sf



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Floor Plan A-05
Levels 7 to 38

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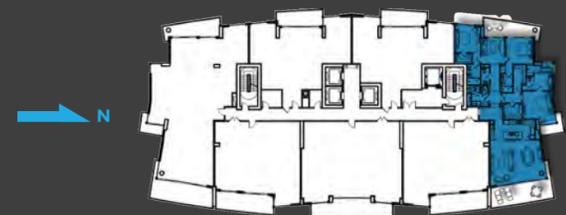
KOLTER



Floor Plan A-05

3 Bedrooms, 3.5 Baths, Den, Terraces

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ONE

ST PETERSBURG

Floor Plan L-01
Levels 2 to 6

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KOLTER



Floor Plan L-01

2 Bedrooms, 2.5 Baths, Den, Terraces

Interior 1,894 sf

Exterior 368 sf

Total 2,262 sf



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Floor Plan L-05
Levels 3 to 6

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KOLTER



Floor Plan L-05

2 Bedrooms, 2.5 Baths, Den, Terraces

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ONE

ST PETERSBURG

Floor Plan B-02
Levels 2 to 38

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KOLTER



Floor Plan B-02

2 Bedrooms, 2.5 Baths, Den, Terrace

Interior 1,522 sf

Exterior 254 sf

Total 1,776 sf



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Floor Plan B-04
Levels 2 to 38

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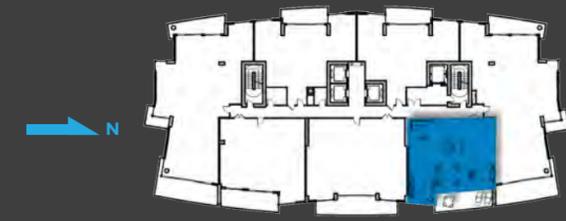
KOLTER



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Floor Plan C-03
Levels 2 to 6
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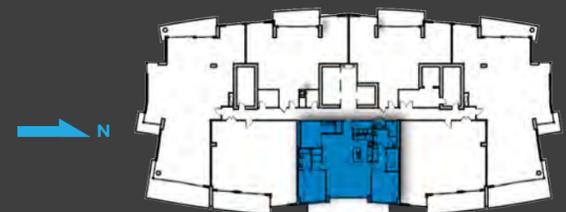
KOLTER



Floor Plan C-03

2 Bedrooms, 3 Baths, Den, Terrace

Interior	1,854 sf
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This informal Social Room opens out onto the Pool Deck and serves as the social hub of the Resort Deck offering a relaxing atmosphere for residents and their guests to enjoy:

- Lounge area with TVs.
- Informal seating and relaxation areas.
- Communal Table.
- Catering Kitchen available for group activities.
- Daily coffee service and refreshments.

Game Room

Whether you want to watch the 'Big Game' or enjoy playing your favorite board, card or electronic games, the Resident's Game Room is the place to be.

Club ONE

The east-facing formal Residents Club is a well-appointed, sophisticated venue designed to enhance the residential experience. This superb setting within our own walls, accommodates private cocktail parties or intimate gatherings. From the Club ONE terrace, residents will enjoy long-range eastern views. This 2,100 sq. ft. Club features:

- Private Bar.
- Formal seating areas.
- Catering Kitchen for special events.

Services

- 24/7 security, access control at all entry and exit points, 24/7 manned, secured lobby.
- On-site property management and service.
- Concierge services.
- Activities Director.
- Valet.

ONE

ST PETERSBURG

Floor Plan D-06
Levels 8 to 38

ONE
ST PETERSBURG

100 1st Avenue North • St. Petersburg, FL 33701
www.ONEStPetersburg.com • 727-240-3480

KOLTER



Floor Plan D-06

2 Bedrooms, 2.5 Baths, Terrace

Interior 1,402 sf

Exterior 170 sf

Total 1,572 sf



Community Overview

- 41-stories and over 450 feet with 253 Luxury condominiums, ONE is the tallest building in downtown St. Petersburg overlooking the bay and the St. Petersburg skyline.
- Stunning contemporary architecture by internationally acclaimed SB Architects with offices in San Francisco and Miami.
- 174-Key hotel (Flag to be named) offering a full complement of services including: meeting spaces, dining, fitness center, bar and elevated Pool Deck.
- Retail – Encompassing ONE entire city block, this street level, interactive retail experience creates energy for both the ONE St. Petersburg Project and the city.

Hotel Overview

- LEED Certified, energy-efficient hotel.
- 13 Stories; 174 Keys.
- Ground floor Group Meeting Spaces.
- Full-service Lobby Bar that opens up to the downtown scene.
- Elevated Meeting Rooms that enjoy views onto expansive Pool Deck and Social Terrace.
- Roof top pool and spa with food and beverage service.

Retail Overview

- Exciting architecture and inviting outdoor plazas will provide interaction between interior uses and the pedestrian street experience.

Residential Overview

- Stunning Contemporary Architecture with all 253 residences enjoying expansive, private terraces with glass balcony rails intended to provide unobstructed views.
- Designed for the way people live today, the Residences will be delivered complete with a choice of designer finish packages. Contemporary Great Room plans feature gourmet kitchens with large social islands for entertaining.
- State-of-the-art, built-in gourmet stainless steel appliances.
- Imported European cabinetry and Quartz Countertops.
- Luxurious spa-like bathrooms with upgraded plumbing fixtures and beautifully coordinated stone and porcelain surfaces.
- Rich, hard surface porcelain flooring throughout main living areas.
- Secured residential garage parking. Residents will enjoy two reserved, private parking spaces.

Residential Amenities

- A soaring 30' high Atrium Lobby centered on the intersection of 1st & 1st serves to greet residents and visitors.
- 2nd floor Owner's Lounge, complete with the latest technology overlooks the Atrium Lobby.
- Escape the city below on the 40,000 sq. ft. private elevated Resort Deck where residents will enjoy spectacular amenities, including:
 - 5,000 sq. ft. free-standing Fitness/Activities Center overlooking the Resort Deck.
 - Resort-Style Pool with 75' fitness lap lanes.
 - Whirlpool/Spa in a private, intimate setting.
 - Numerous cabanas designed to provide shade and privacy while enjoying the Resort Deck.
 - Extensive lounging and seating areas, as well as smaller, more intimate areas for private relaxation.

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- Valet.

ONE

ST PETERSBURG

Floor Plan E-07
Levels 8 to 38

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KOLTER



Floor Plan E-07

2 Bedrooms, 2.5 Baths, Terrace

Interior 1,431 sf

Exterior 170 sf

Total 1,601 sf

