



# W<sup>3</sup>

## BUILDING

300 1ST AVENUE SOUTH

# GREEN TODAY

*for a better tomorrow*



**REDUCED CARBON FOOTPRINT**  
40.0% energy reductions building-wide



**PAPER SHREDDING MANAGEMENT**



**“GREEN” UPGRADES**  
LED lighting, improved ventilation, window film, and 50-kilowatt solar electric system with rooftop solar panels

# GREEN TODAY

*for a better tomorrow*

At W3 Building, we are committed to doing our very best to be a positive impact on our environment because we believe that a green today leads to a better tomorrow. From installing rooftop solar panels to using paper shredding management solutions, we eagerly embraced green initiatives. In Florida's first "Green City," is there any other option?

## GREEN AMENITIES

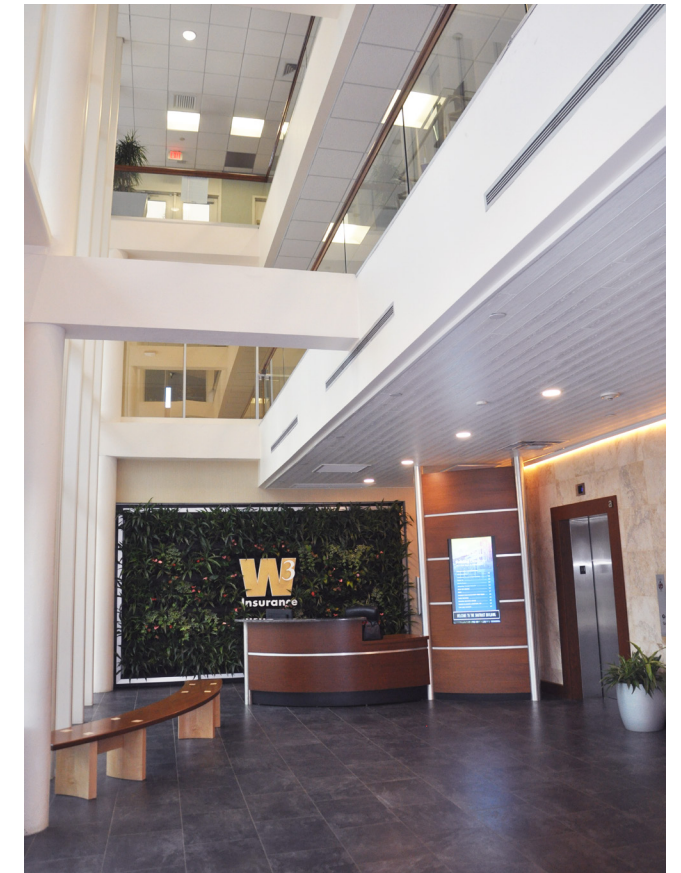
- 50-kilowatt solar panel electric system
- Upgraded lighting
- Ventilation improvements
- Paper shredding management solutions
- Low building operating costs
- Eco-friendly cleaning chemicals
- Low flow water conservation fixtures
- Recycling program

### WORLD-CLASS AMENITIES

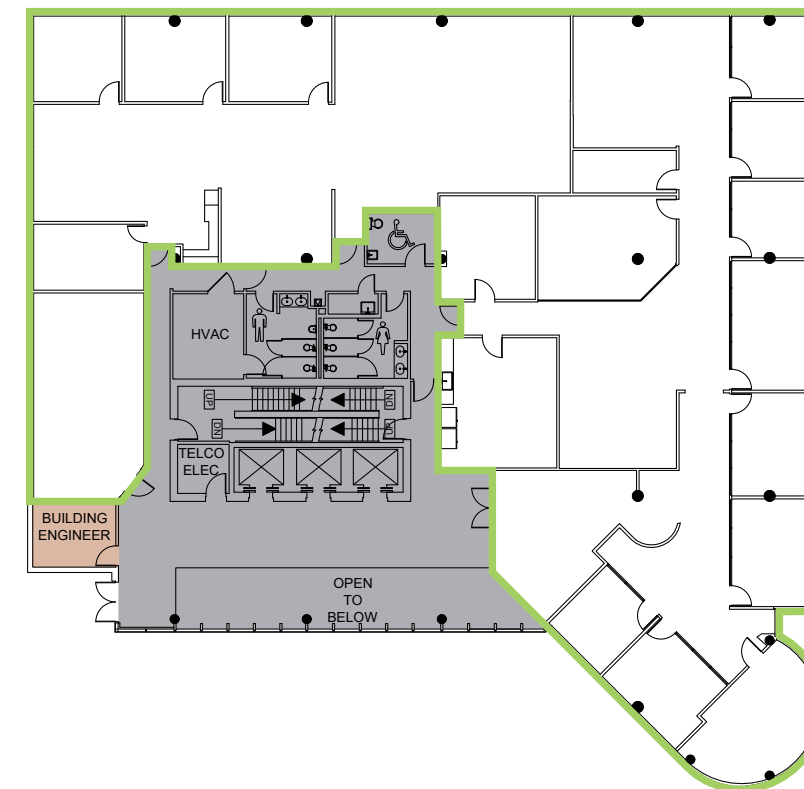
- Attached parking garage with 1.2/1,000 sf parking ratio
- On-site ownership
- Manned security in lobby and 24/7 Passcard system access
- Urban core location with walking access to numerous restaurants, hotels, and retail services
- Less than one hour drive time to three different international airports

## BUILDING DETAILS AND LOCATION

Our commitment to sustainable energy enables us to offer the **most competitive rates** among Class A office buildings in the St. Petersburg Central Business District (CBD) and our **central location** makes it feasible for tenants to reduce vehicle emissions during lunch, errands, and even commutes. The W3 Building's tenants enjoy **world-class amenities** including passcard systems for 24-hour access and video surveillance as well as an attached parking garage to shelter vehicles from the Florida elements. We are personally invested in the comfort, experience, and service our tenants receive by providing **on-site ownership**.

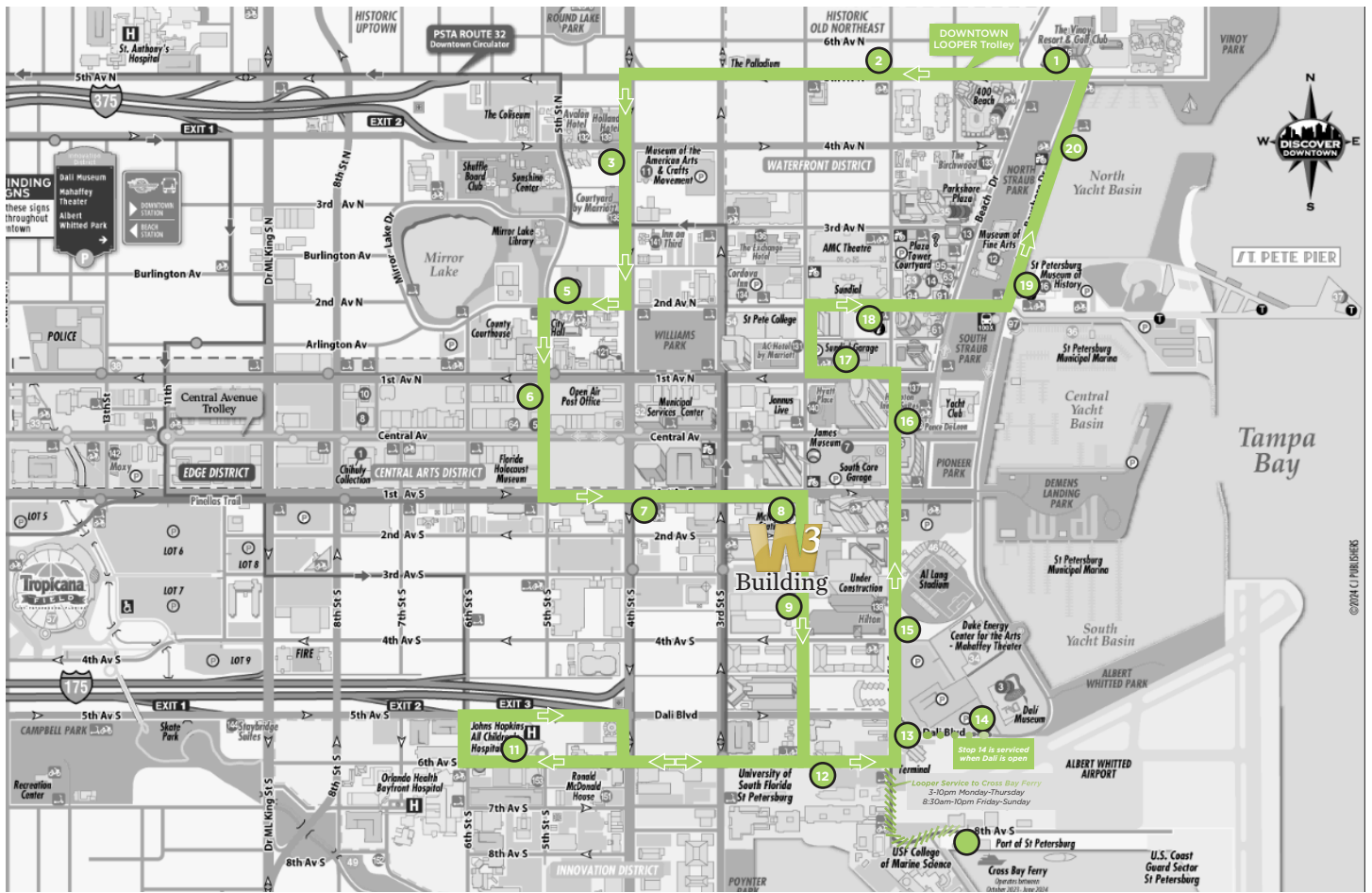


SUITE	TOTAL SF	AVAILABLE	LEASE RATE
300	10,379	2/1/2025	\$32-\$33/SF Full Service



## W3 Highlights

- Located** in the financial district of DTSP
- Tenants** are all Financial and Insurance related
- Modern** access controlled elevators
- 3rd** floor has its own mezzanine entrance



# CONNECT WITH

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