

# SUNTRUST BUILDING

300 1ST AVENUE SOUTH



## GREEN TODAY *for a better tomorrow*



### REDUCED CARBON FOOTPRINT

40.0% energy reductions and \$12,000 annual electricity cost savings building-wide



### ECOFRIENDLY WASTE MANAGEMENT



### “GREEN” UPGRADES

LED lighting, improved ventilation, window film, and 50-kilowatt solar electric system with rooftop solar panels



CUSHMAN &  
WAKEFIELD



# GREEN TODAY

*for a better tomorrow*

At SunTrust 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 eco-friendly waste management solutions, we're diving head first into 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
- Eco-friendly waste management solutions
- Low building operating costs
- Eco-friendly cleaning chemicals
- Low flow water conservation fixtures
- Recycling program

## WORLD-CLASS AMENITIES

- Attached parking garage with 1.5/1,000 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 SunTrust 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**.



### AVAILABILITY

Suite 200: 6,948 sf  
Suite 402: 4,219 sf

### LEASE RATE

\$25.00-26.00/sf, full service

### PARKING RATIO

Ratio of 1.50/1,000 sf

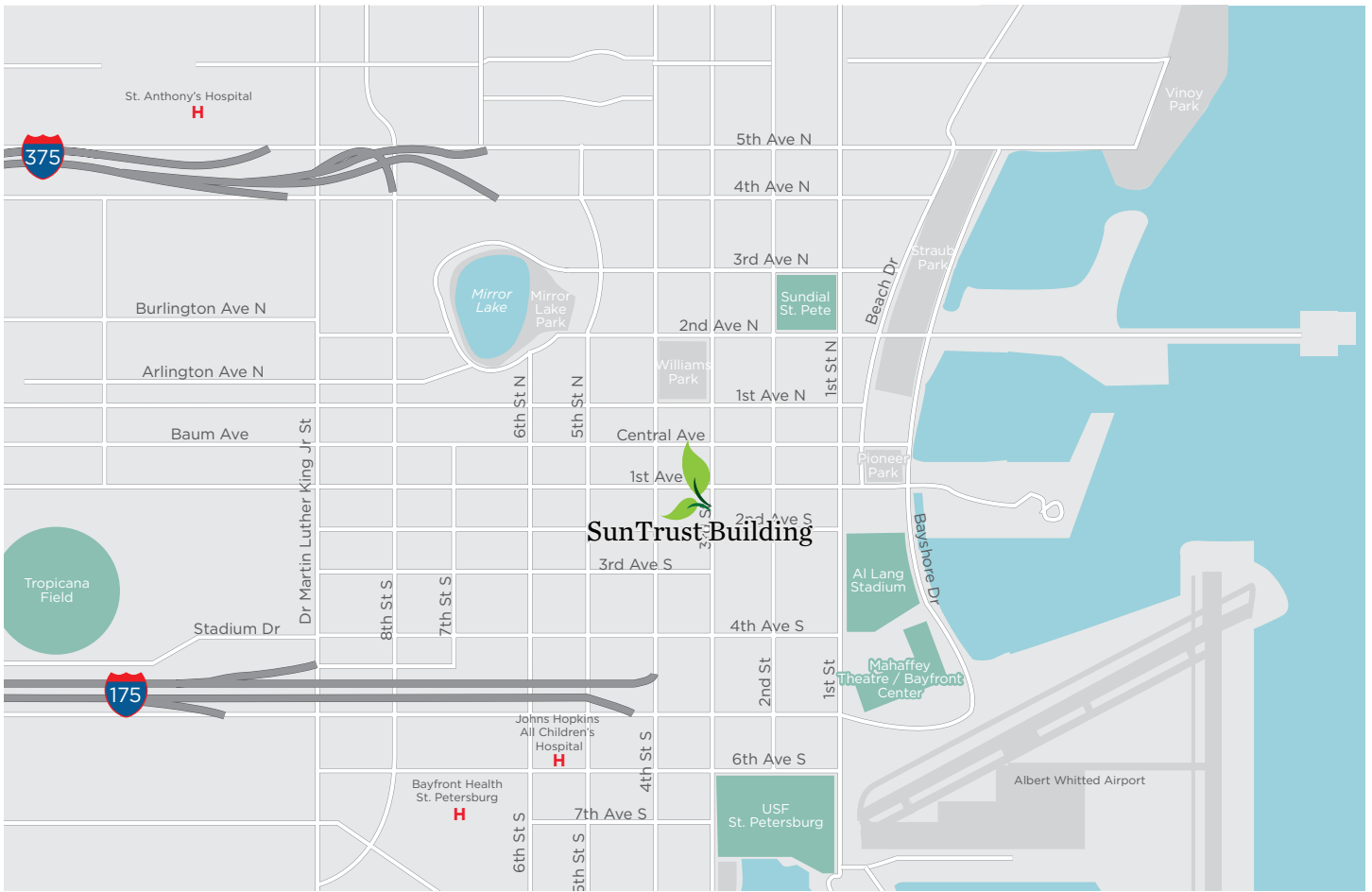


## Green Savings

Green buildings save millions of dollars every year in energy costs. Between 2015 and 2018, green buildings in the United State saved an estimated:

-  **\$149.5 million** in water
-  **\$1.2 billion** in energy
-  **\$715.2 million** in maintenance
-  **\$54.2 million** in waste





# CONNECT WITH

## *Cushman & Wakefield*

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