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THE MANHATTAN
ST. PETERSBURG

Live Remarkably

This is The Manhattan.



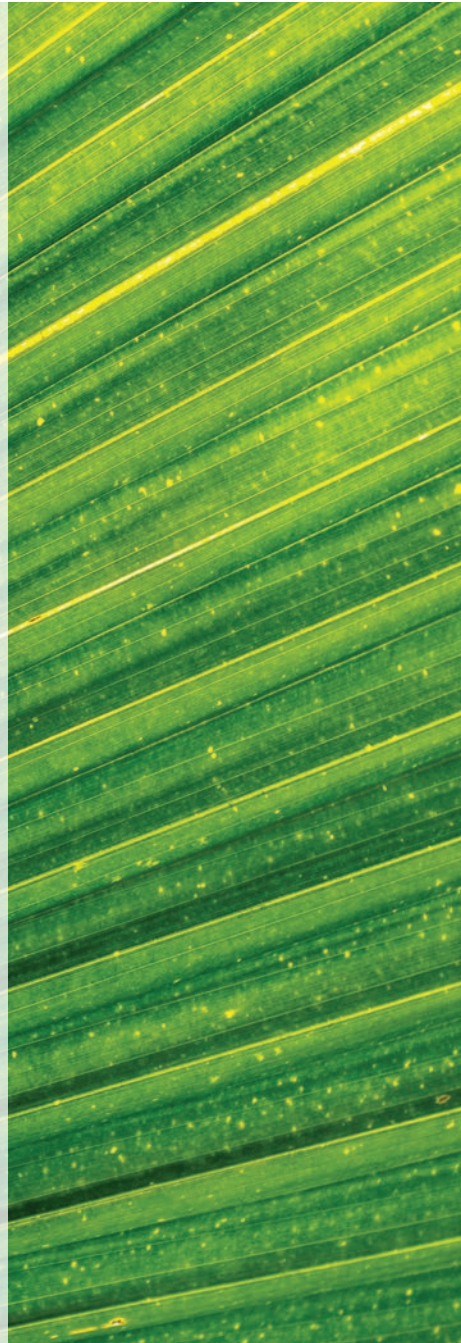
This is where you are meant to be. Just as much as the palms sway, the sailboats arrive to harbor, and the sun dips into the sea—you have arrived exactly where you need to be.

Belonging is an exclusive membership benefit. A membership that is more than a residence, it's access to members-only perks, signature experiences, and tailored care and support when you need it most. It's a key that unlocks new opportunities for active living every day. It's a balcony overlooking the bay, or a morning stroll along the Pinellas Trail, and beautiful preserve.

Membership is exclusive, but The Manhattan is inclusive. It's a distinctive retirement community for individuals who share a passion for quality, vibrant living in beautiful St. Pete. Sometimes, it's an informal gathering of neighbors and other times, it's celebrating a special occasion chef-side in the Lenox Club.

***It's the fulfilling sense of achieving life's goals—
you've arrived at a place you well deserve.***

You belong here.





Everyday staycation

You'll love the fantastic resort-style amenities at The Manhattan, designed and created to support social, active lifestyles in a safe and desirable place that enhances your freedom and enjoyment. You'll value meeting up with friends at Six on Madison, our exclusive Members Club Level, and the many member-only amenities within steps of your apartment home:

- Heated rooftop pool featuring cabanas and lounge seating
- Skydeck with twin bocce courts and poolside services
- Onsite fitness center with full-service gym and aerobics and movement studio
- 116-Seat Auditorium and Theatre
- Full-service spa with massage services
- Beauty salon and barber
- Convenient pet curbing and walking paths





Elevated culinary craftsmanship

We know that members will love the good life; nothing excites the senses like a well-prepared dish. The art of presentation: The balance of color, aroma and, of course, flavor. All are crafted by our chef-led culinary team.

Our kitchens dazzle the palate and seek opportunities to be creative and please you and your guests.

The multiple dining venues at The Manhattan have options to suit your preferences on any given day with a flexible meal plan.

- Open-air dining on the outdoor patios
- Everyday elevated fare at Six on Madison
- Exhibition-style fine dining in the Lenox Club
- Pub-style casual fare at the Tavern on the Yard
- In-home chef services, as well as private catering options available
- Private hosting spaces available with reservation





Balconies and Bay Views

From the beautiful panoramic views to the light-filled, open, and airy floor plans—everything about The Manhattan is a breath of fresh air. The expansive 9-story building features one-, two-, and three-bedroom floor plans, ranging from 1,065 to 2,386 square feet. Fine coastal finishes paired with thoughtful use of technology and design make these enviable modern apartment homes. Every residence has at least one balcony to use as your own private oasis.



YOUR HOME INCLUDES:

- A private balcony
- 17 open floor plans to choose from
- Panoramic views
- Quartz countertops
- Double vanities and tile bathrooms
- Full-size washer and dryer
- Ample storage
- Open living space
- Fine coastal finishes
- *Plus*, your custom selections from our design center



Signature Services

At The Manhattan, you'll have access to services that complement active living and support a relaxed, liberated lifestyle. The Manhattan's unique membership is designed to provide you with the personalized services that make living here exceptional, with the option to elect additional services as needed.

INCLUDED WITH YOUR MANHATTAN MEMBERSHIP:

- All paid utilities and real estate taxes
- Telecommunications package including television, telephone, and live-streaming Wi-Fi services
- Routine preventative maintenance and technology support
- Bi-weekly housekeeping and linen services
- 24/7, onsite security and daily concierge services
- Exclusive access to expansive onsite amenities
- Signature Wellness Program
- Scheduled non-emergency transportation
- Health Navigator Services



MEMBERSHIP PERKS THAT GO ABOVE AND BEYOND.

Enjoy special partnerships with some of St. Pete's best attractions, exciting opportunities to mix and mingle with your neighbors and friends, and access to other benefits both onsite and in the greater community. Manhattan Circle members will have the earliest access to these exclusive perks and special members-only pricing, with some rolling out prior to completion.



This location is a lifestyle.

Our southern St. Petersburg location puts us at the heart of a variety of lifestyle opportunities, such as biking, walking, beach-going, kayaking, and nature sightseeing, along with many cultural, shopping, and entertainment venues at nearby specialty boutiques, arts and theaters, restaurants, and more.



Ideal for art buffs:

The Downtown Central Arts District is located less than 15 minutes away by car.

A Theatre-goer's delight:

An array of entertainment venues nearby includes The Palladium, American Stage, Mahaffey Theater—home to the Florida Orchestra, the St. Petersburg Opera Company, St. Petersburg City Theatre, and more.

Sports aficionado:

Home to sports teams such as the Rowdies, Lightning, Rays, and Buccaneers, opportunities abound for you to cheer on your favorite teams. Prefer a quieter sport? Enjoy a round of golf on a nearby course!

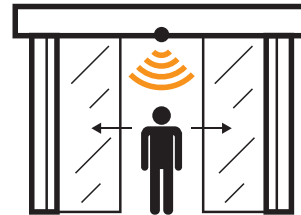
Travel enthusiast:

Easy access to the airport—just thirty minutes away—so getting away (and coming home!) is low stress.

Nature-lovers paradise:

Stroll or explore nearby trails, nature preserves, local parks, and beaches.





Built for Peace of Mind

Priority Support. We want to offer you the greatest peace of mind, no matter what. Besides having priority access to healthcare support, we also have dedicated staff around the clock in the event of an emergency.

Robust Technologies. We intend to optimize your health safety with the use of touchless and voice-activated technologies, motion-activated doors, UV-C lighting, auto-sanitizing hardware, and enhanced air filtration systems.

Safety Preparedness. The Manhattan will be equipped with central monitoring systems in each home and throughout the Community, including fire and smoke, urgent response systems to notify our associates, and life safety systems when we may face Mother Nature and her storm-related power outages. Your home will be equipped with emergency power to keep the lighting, electrical outlets, and refrigerator in your residence operating in the event of an outage.

Health and Wellness

Membership at The Manhattan includes priority access health care services, including Wellness care coordination, In-Home Care, and Assisted Living services. Members will value the many attributes of supporting your health needs, now and in the future. They include:

- Wellness concierge support if you should have an elective inpatient or outpatient procedure, or an unexpected acute hospital or short-term skilled nursing stay. The concierge program includes coordination of your care during and after a medical event.
- Private In-Home Care gives you the choice to receive support in your residence instead of moving to Assisted Living. We pride ourselves on building a framework that supports your needs and fits your budget comfortably. Care coordinators are fully dedicated to the members of The Manhattan.
- Assisted Living services are offered using an elegant, small-house design with the most comprehensive approach to person-centered care. Each of the three households offers sixteen (16) private residences with dedicated licensed and certified staff on every shift, seven (7) days a week to satisfy your daily preferences and care needs.





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All details are subject to change.

