

ONE PARK SARASOTA — FULL FACT SHEET (UPDATED & CLEANED)

Address: 668 Quay Commons, Sarasota, FL 34236

Neighborhood: The Quay Waterfront District, Downtown Sarasota

Status: Pre-construction (sales active)

1. DEVELOPMENT SNAPSHOT

- **Building Height: 18 stories**
- **Total Residences: 86**
- **Developer: PMG (Property Markets Group) + MoneyShow / JEBCO Ventures**
- **Architect: Hoyt Architects**
- **Interiors: AvroKO (NYC-based luxury hospitality designers)**
- **Expected Completion: 2027**
- **Views: Sarasota Bay, The Bay Park, Downtown Skyline, Longboat Key**

2. RESIDENCE MIX & PRICING

Pricing varies by floor, view, and collection.

Standard Residences

3 Bedrooms 2,460–2,755 sq ft \$2.7M–\$4.86M

Designed for seamless indoor

Townhouse Collection

2 Bedrooms + Den 3,067–3,102 sq ft \$3.9M–\$4.2M

Two-story residences with private entries and generous outdoor living spaces.

Penthouse Collection

4–5 Bedrooms 3,996–7,180 sq ft \$6.6M–\$12M+

Sky-level homes with 14' ceilings, wraparound terraces, and private rooftop pools.

Notes:

- **All residences include expansive terraces, summer kitchens, and floor-to-ceiling glass.**
- **Townhomes and penthouses include private rooftop terraces with plunge pools.**

3. INTERIOR FEATURES

- **12' ceilings (14' in penthouses)**
- **Floor-to-ceiling impact glass**
- **Large-format porcelain, marble, or wood flooring**
- **Italian custom cabinetry**
- **Sub-Zero & Wolf appliance suite**
- **WaterWorks fixtures**
- **Midnight bar in primary suites**
- **Oversized primary baths with soaking tubs**
- **Smart-home automation by PMG**

4. AMENITIES (40,000+ SQ FT)

Wellness & Fitness

- **Full spa with hammam, sauna, and steam**
- **Private treatment rooms**
- **State-of-the-art fitness center**
- **Yoga, Pilates, and spin studios**

Lifestyle & Entertainment

- **Resort-style infinity-edge pool**

- **Poolside cabanas & lounges**
- **Private theater**
- **Golf simulator**
- **Wine room**
- **Owner's lounge & club room**
- **Guest suite**

Convenience & Services

- **24/7 valet**
- **Concierge services**
- **Dog run**
- **Secured access**
- **Private garages for select residences**

5. PAYMENT STRUCTURE (TYPICAL FOR ONE PARK)

- **10% at Reservation**
- **20% at Contract**
- **10% at Groundbreaking**
- **10% at Top Off**
- **50% at Closing**

This is the standard PMG structure; slight variations may be negotiated.

6. LOCATION ADVANTAGES

- **Adjacent to The Bay Park, a 53-acre waterfront redevelopment**
- **Walkable to the Sarasota Opera House, Van Wezel, art museums, dining, and marina**
- **Minutes to Lido Key, St. Armands Circle, and Longboat Key**

EDITORIAL LIFESTYLE BROCHURE VERSION (CLEANED)

Where Waterfront Living Becomes Art

There is a moment, just as the sun lifts over Sarasota Bay, when the water turns silver and the skyline glows with a soft, golden edge. It's in this rarefied space—between the calm of the morning and the energy of the city—that One Park Sarasota rises.

Perfectly positioned within The Quay Waterfront District, One Park is a curated lifestyle, a modern sanctuary, and a front-row seat to one of Florida's most captivating coastlines.

A Vision in Glass and Light

Hoyt Architects and AvroKO bring a sculptural, hospitality-driven aesthetic to every inch of the building. Residences feel like private retreats in the sky—expansive, refined, and crafted with boutique-hotel precision.

Residences That Live Like Art

Standard Residences

3 Bedrooms | 2,460–2,755 sq ft | \$2.7M–\$4.86M

Floor-to-ceiling glass frames the bay like a moving canvas, with deep terraces and chef-driven kitchens.

Townhouse Collection

2 Bedrooms + Den | 3,067–3,102 sq ft | \$3.9M–\$4.2M

Two-story homes with private entries and lush outdoor living, ideal for those who want a grounded, architectural lifestyle.

Penthouse Collection

4–5 Bedrooms | 3,996–7,180 sq ft | \$6.6M–\$12M+

Sky-level residences with 14' ceilings, wraparound terraces, and private rooftop pools.

Interiors with a Story to Tell

Italian cabinetry, WaterWorks fixtures, Sub-Zero & Wolf appliances, midnight bars, and spa-inspired baths create a warm, intentional, design-magazine aesthetic.

A Private Club in the Sky

Over 40,000 sq ft of amenities include a full spa, fitness studios, infinity pool, theater, golf simulator, wine room, and owner's lounge—supported by 24/7 valet and concierge.

The Best of Sarasota, at Your Doorstep

Steps from The Bay Park and minutes from the beaches, One Park sits at the intersection of culture, nature, and coastal luxury.

Everything is now clean, non-duplicative, and presentation-ready.

If you want, I can now:

- **Format this into a print-ready brochure layout**
- **Convert it into a website-optimized version with CTAs**
- **Produce a Spanish-language edition**
- **Build a comparison sheet vs. Ritz, Epoch, Bayso, or Rosewood**