

# FRANKLIN TEMPLETON CENTER I

## HIGH - TECH OFFICE SPACE AVAILABLE



140 Fountain Parkway - St. Petersburg, Florida 33716 - Gateway Submarket

**\$28.00 - \$30.00 per RSF Full-Service Lease Rate**

– Pure GROSS Rate with No Operating Expense Increases or Pass-Throughs

**53,319 Total RSF Available In Building:**

- Suite 210: 5,961 RSF **Available February 2025**
- Suite 230: 12,313 RSF **Immediately Available**
- Suite 570: 6,958 RSF **Immediately Available**
- Suite 500: 24,212 RSF **Available February 2026**
- Suite 630: 3,875 RSF **Immediately Available**

– Total Available: 53,319 RSF

– Prime Central Location: Direct Access to I-275 via Ulmerton Road & 25 minutes to 80% of Tampa Bay households

– 12 minutes west of Westshore + TPA International Airport

– 5/1,000 RSF Parking Ratio: Garage + Surface Spaces

– Onsite Conference/Training Room, Cafeteria + Fitness Center

**High-Tech Building Provides:**

- Redundant Electrical Power
- 100% Generator Backup
- New Electrical Switch Gear (for Seamless Power Interruption Recovery)
- On-site Fiber Optic Feed

**Extended Building Hours:**

- Mon - Fri: 7am to 9pm
- Saturday: 8am to 5pm

**ECHELON**

Echelon Real Estate Services, LLC  
Licensed Real Estate Broker



**For More Information Please Contact:**

**Michael S. Talmadge**

**[mtalmadge@echelonre.com](mailto:mtalmadge@echelonre.com)**

**727.214.4650**

**[www.eresproperties.com](http://www.eresproperties.com)**

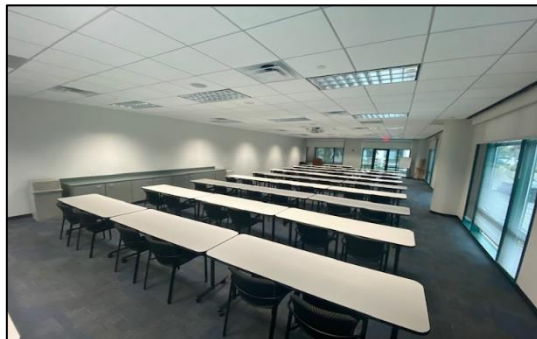
# FRANKLIN TEMPLETON CENTER I

## HIGH TECH OFFICE SPACE AVAILABLE



Franklin Templeton Center is located 15 min West of Tampa International Airport!

432 acre Carillon Park is located at Ulmerton Road & I-275. 25 minutes from 80% of all Tampa Bay households!



**No Additional Charge for:**  
**On-site Conference/Training Rooms**  
**Cafeteria**  
**Fitness Center with Showers/Lockers**

**ECHELON**

Echelon Real Estate Services, LLC  
 Licensed Real Estate Broker



For More Information Please Contact:

Michael S. Talmadge  
[mtalmadge@echelonre.com](mailto:mtalmadge@echelonre.com)

727.214.4650

[www.eresproperties.com](http://www.eresproperties.com)