

CLASS-A PLUG & PLAY OFFICE SPACE



FOR LEASE

+/- 4,200 to 32,000 RSF Available



LOCATED IN THE HEART OF CARILLON OFFICE PARK

200 CARILLON PARKWAY

200 CARILLON PARKWAY | ST. PETERSBURG, FL 33716



PROPERTY OVERVIEW



158,000 SF
Class-A Office



On-Site Ownership
& Management



Adjacent to Walking
Trails, Top Golf, and
Dog Park



Attached Parking Garage
with 5/1,000 parking
at no charge



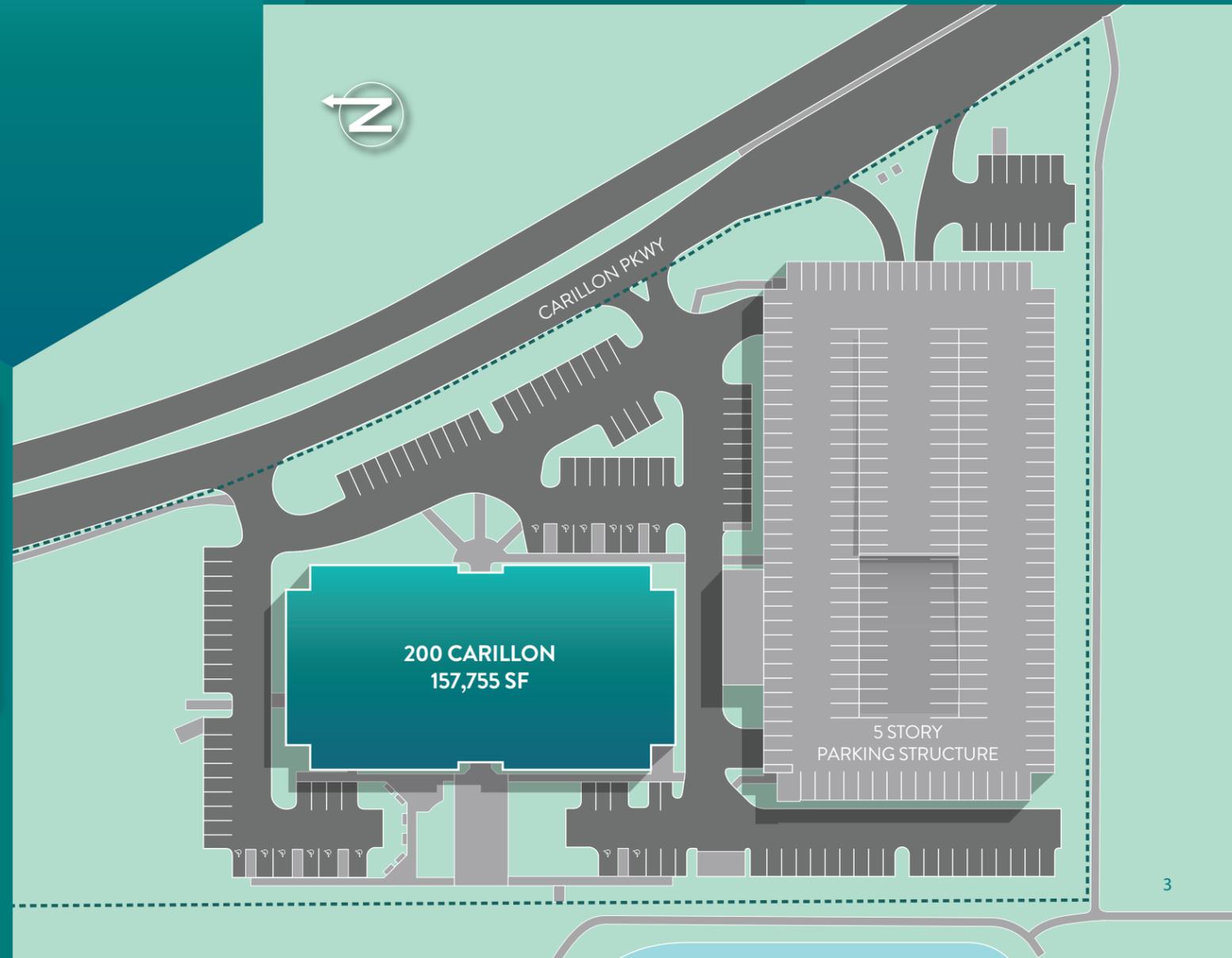
Built in 2000,
Meticulously
Maintained



Not in a Flood Zone



Five-Story Building





ON-SITE AMENITIES

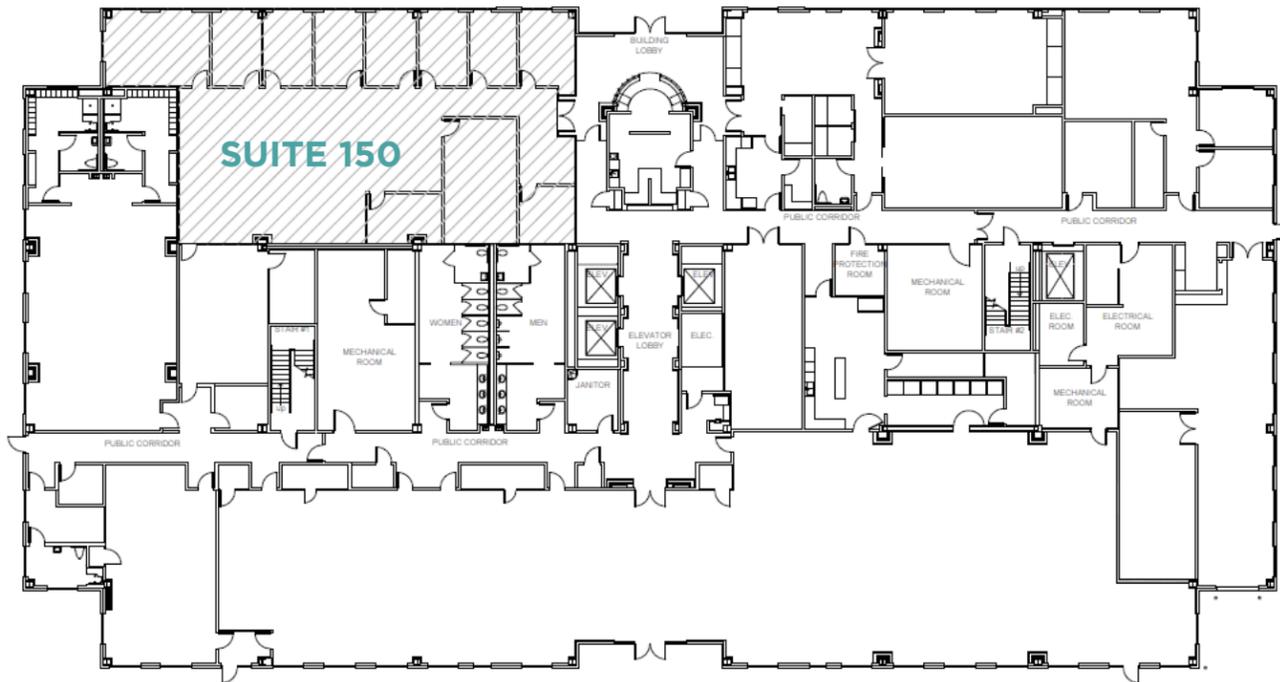
- Fitness Center & Yoga Room
- Large Café Area
- Large Outside Seating/Break Area
- Basketball Court
- Board Room, Conference Rooms & Training Rooms
- On-Site Security During Business Hours
- 24/7 Access for Tenants
- 4 Electric Car Charging Stations
- Spectrum, Frontier & Cogent - Internet Providers at Building
- Basketball and Pickleball Court



AVAILABILITIES

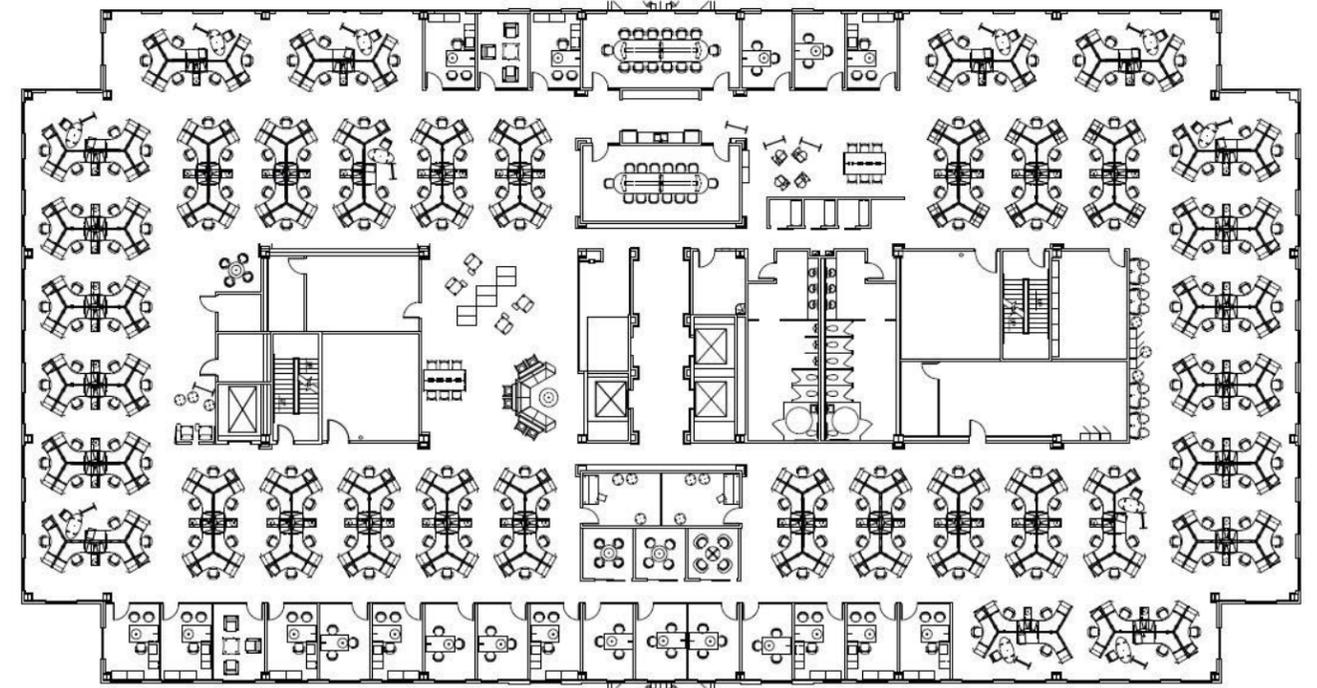
SUITE 150 4,210 SF

- 4,210 RSF on the First Floor
- High End Office Furniture Available for Tenant's Use at No Additional Charge
- Double Door Entrance Directly Off of the Main Building Lobby
- 8 Offices
- 3 Conference Rooms
- Break Room (To Be Installed)
- Direct Access to the Fitness & Yoga Rooms
- Corner Location with Lots of Floor-to-Ceiling Windows



SUITE 300 FULL FLOOR

- 32,089 RSF
- Full Third Floor
- Monument Signage Available for Full Floor Tenant
- Fully Furnished with Like-New High-End Office & Conference Room Furniture & Work Stations at No Additional Charge
- Two Large Board Rooms
- Full 3rd Floor "Plug and Play"
- 22 Offices
- 216 Workstations
- 5 small Conference Rooms
- Numerous Collaboration Areas
- Galley Kitchen



LOCATED IN THE PRESTIGIOUS CARILLON PARK IN THE GATEWAY SUBMARKET

HOME TO MANY CORPORATE HEADQUARTERS
& PRESTIGIOUS COMPANIES



GENERAL DYNAMICS

RAYMOND JAMES®



McKinsey
& Company



velera

CATALINA®



15 MINUTES TO
TAMPA INTERNATIONAL
AIRPORT

ST PETERSBURG CBD
10 MILES

5 minutes to
St. Pete Clearwater
International Airport



AADT 142,000

GANDY BLVD AADT 35,500

4TH ST N AADT 11,900

DR M.L.K. JR ST N AADT 19,800

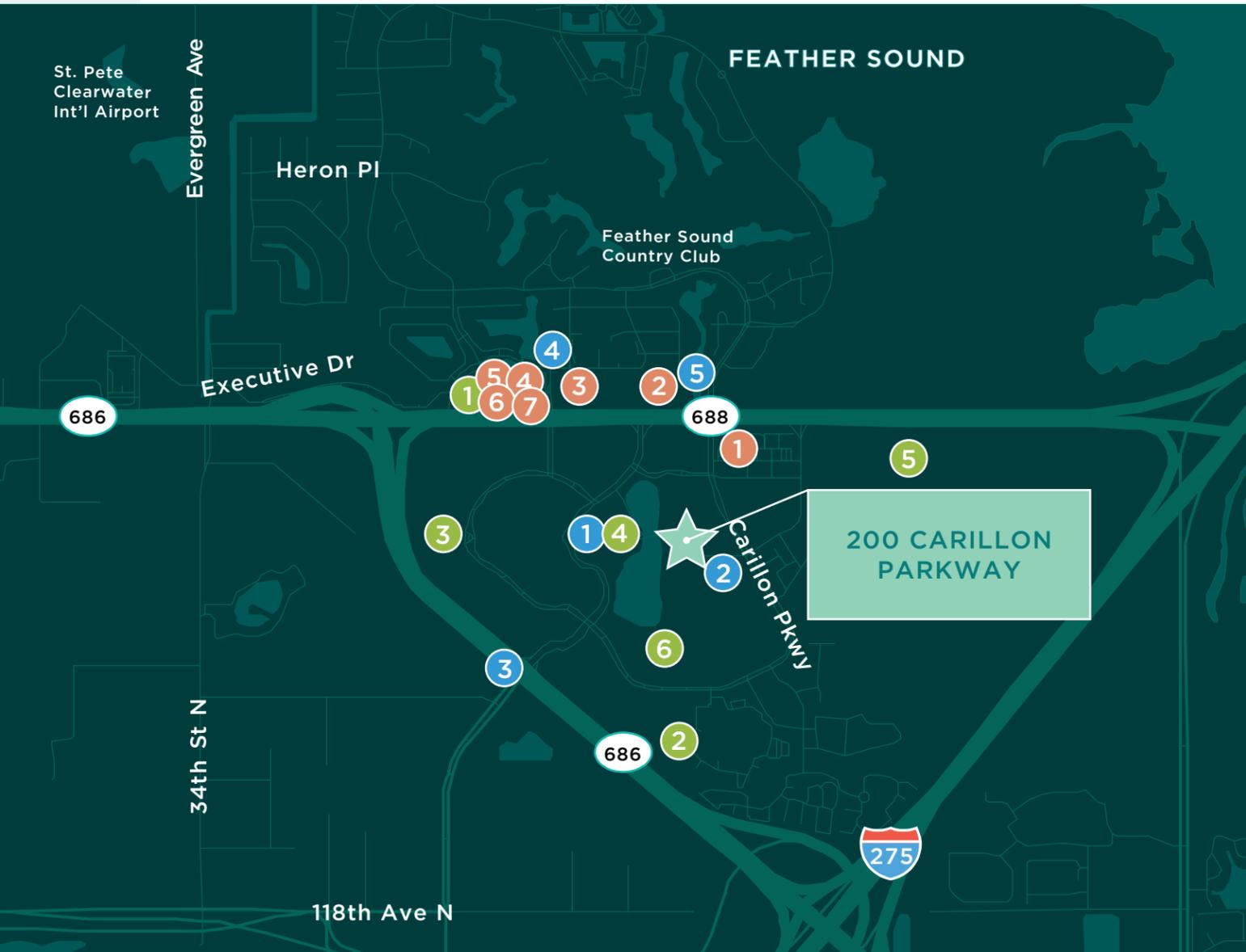
ULMERTON RD AADT 40,000

ROOSEVELT BLVD AADT 54,000

ECHELON CITY CENTER

200 CARILLON PARKWAY | CUSHMAN & WAKEFIELD

LOCAL AMENITIES



FOOD & BEVERAGES

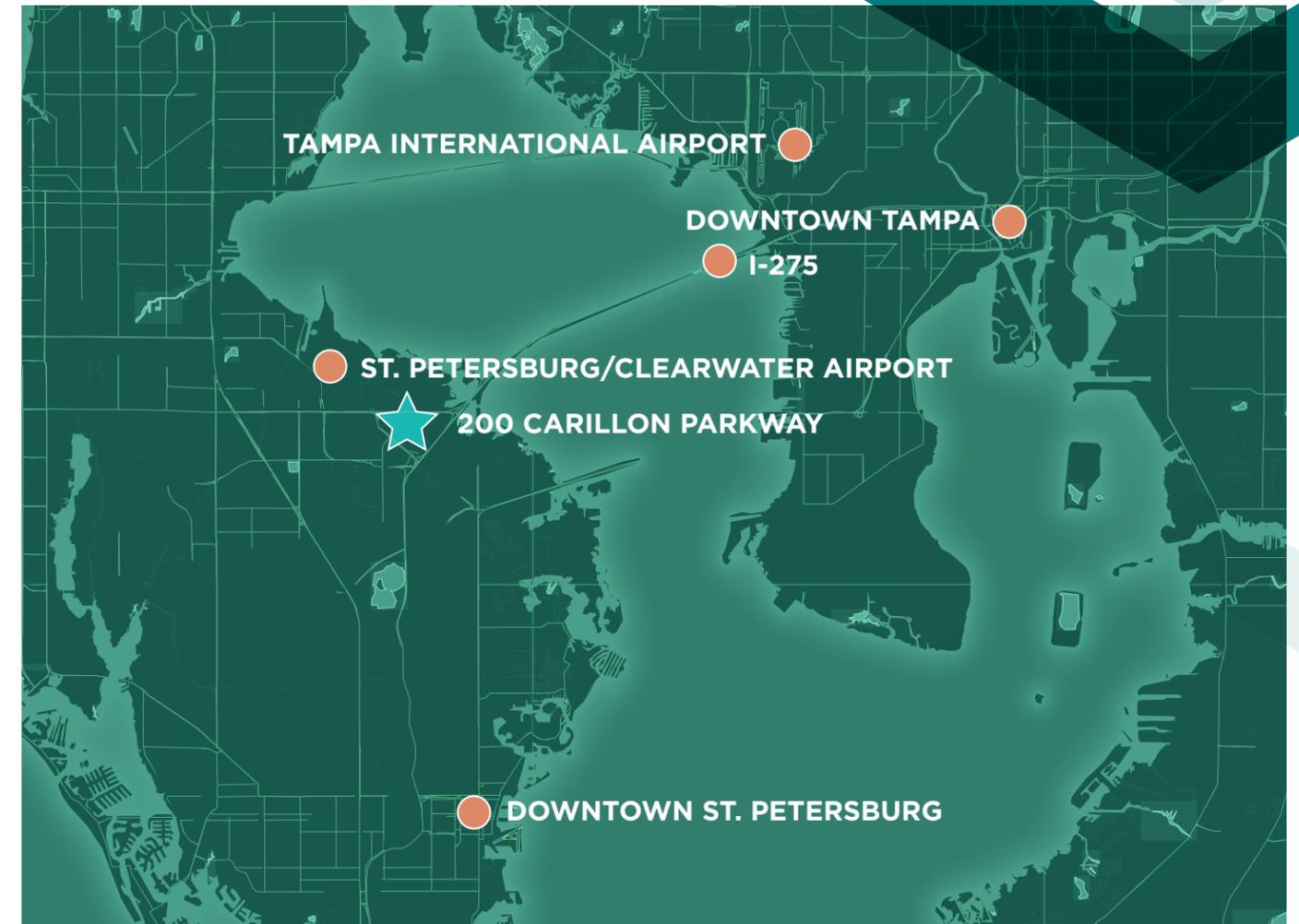
- 1 PUBLIX
- 2 PANERA BREAD
- 3 GRAND HACIENDA
- 4 TAZIKI'S MEDITERRANEAN CAFÉ
- 5 DOMINO'S
- 6 TERIYAKI MADNESS
- 7

FINANCIAL

- 1 CHASE BANK
- 2 PSCU
- 3 RAYMOND JAMES CAMPUS
- 4 PAYCHEX
- 5 FRANKLIN TEMPLETON

ENTERTAINMENT

- 1 HILTON ST. PETERSBURG
- 2 TOP GOLF
- 3 ST. PETERSBURG MARRIOTT CLEARWATER
- 4 KAROL TRIBUTE PORTFOLIO HOTEL
- 5 HILTON HOMEWOOD SUITES



ACCESS WITHIN MINUTES

- ST. PETE CLEARWATER INTERNATIONAL AIRPORT
- I-275 TO TAMPA INTERNATIONAL AIRPORT

- DOWNTOWN TAMPA
- DOWNTOWN ST. PETERSBURG

200

PARKWAY



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FOR MORE INFORMATION, PLEASE CONTACT:

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