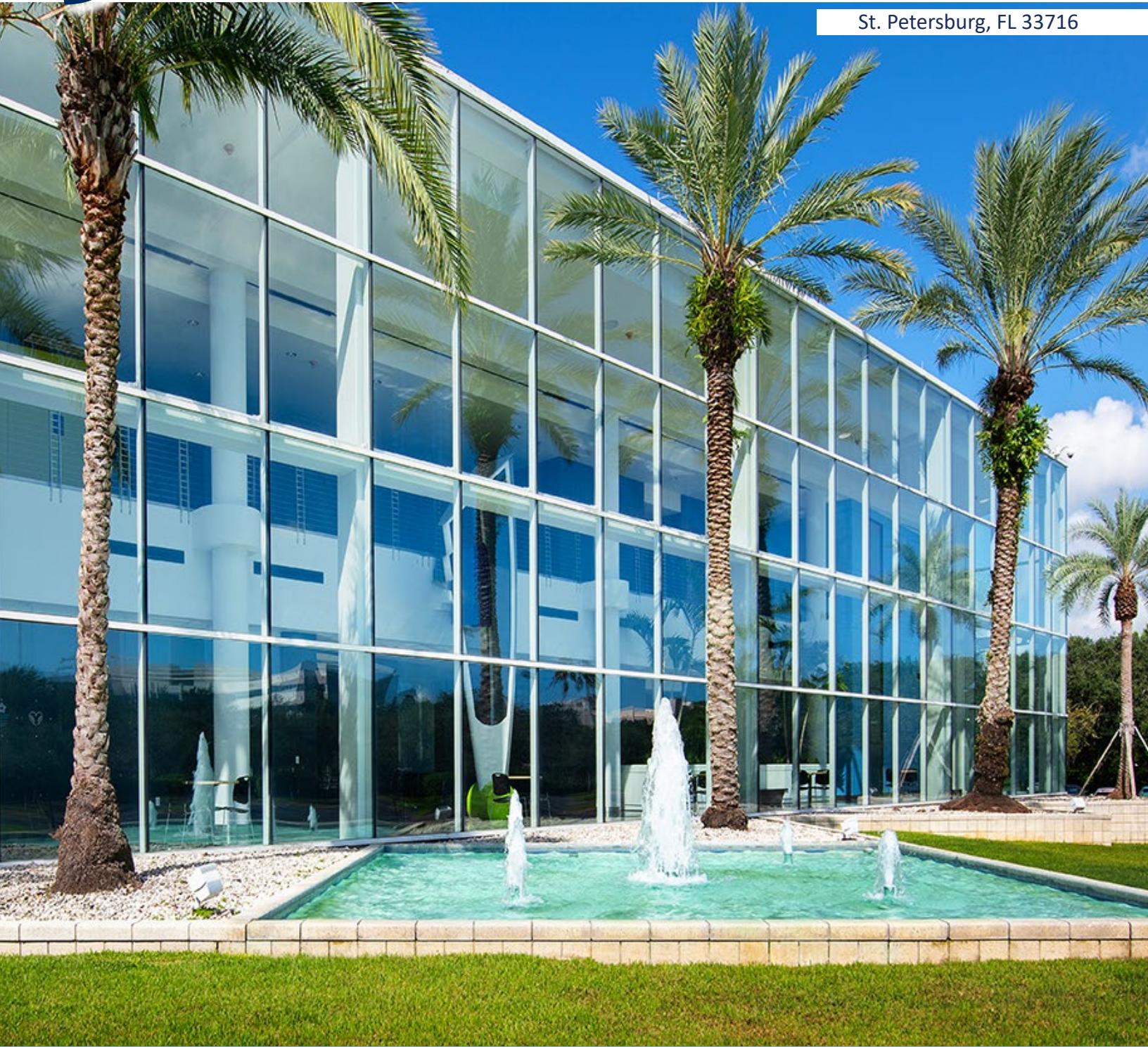


580 CARILLON PARKWAY

St. Petersburg, FL 33716



EXCLUSIVE LEASING AGENTS

**AVISON
YOUNG**

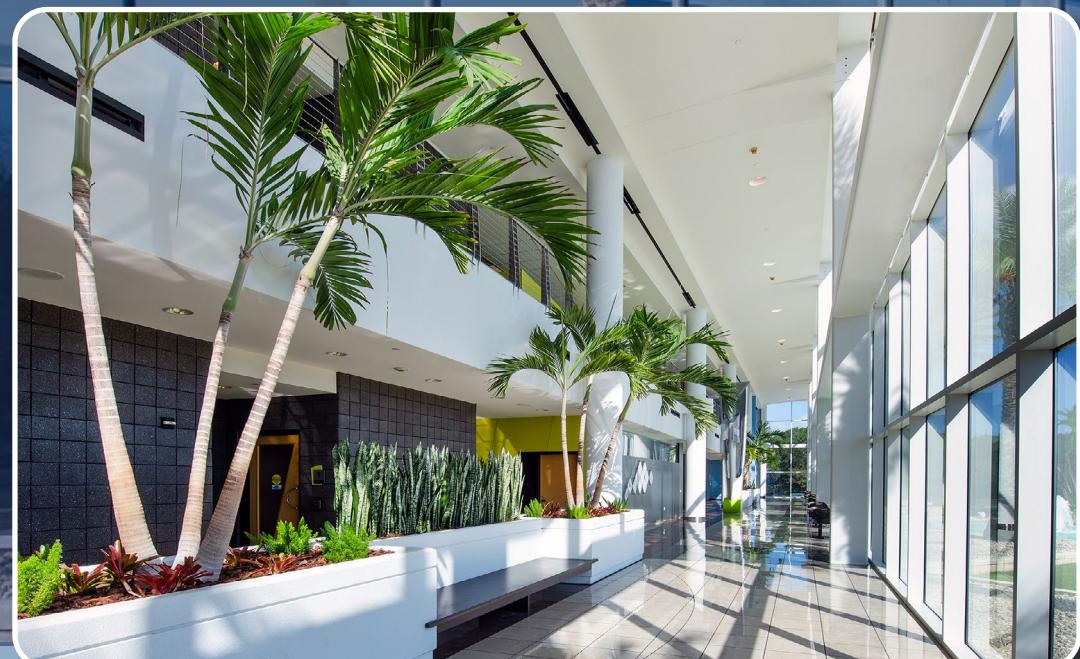
KENNETH E. LANE III
813.789.2737
AVISONYOUNG.COM

JOHN BENCIVENGA
813.802.9398

OWNED BY



Building's BLUEPRINT



ELEVATE YOUR BUSINESS AT CARILLON PARK ST. PETERSBURG'S PREMIER CORPORATE HEADQUARTERS

580 Carillon Parkway offers a 99,750 SF of Class A office space ideal for single or multi-tenant occupancy. Located in the heart of Carillon Park, this campus delivers a professional environment with unmatched convenience, visibility, and access.

BUILDING HIGHLIGHTS

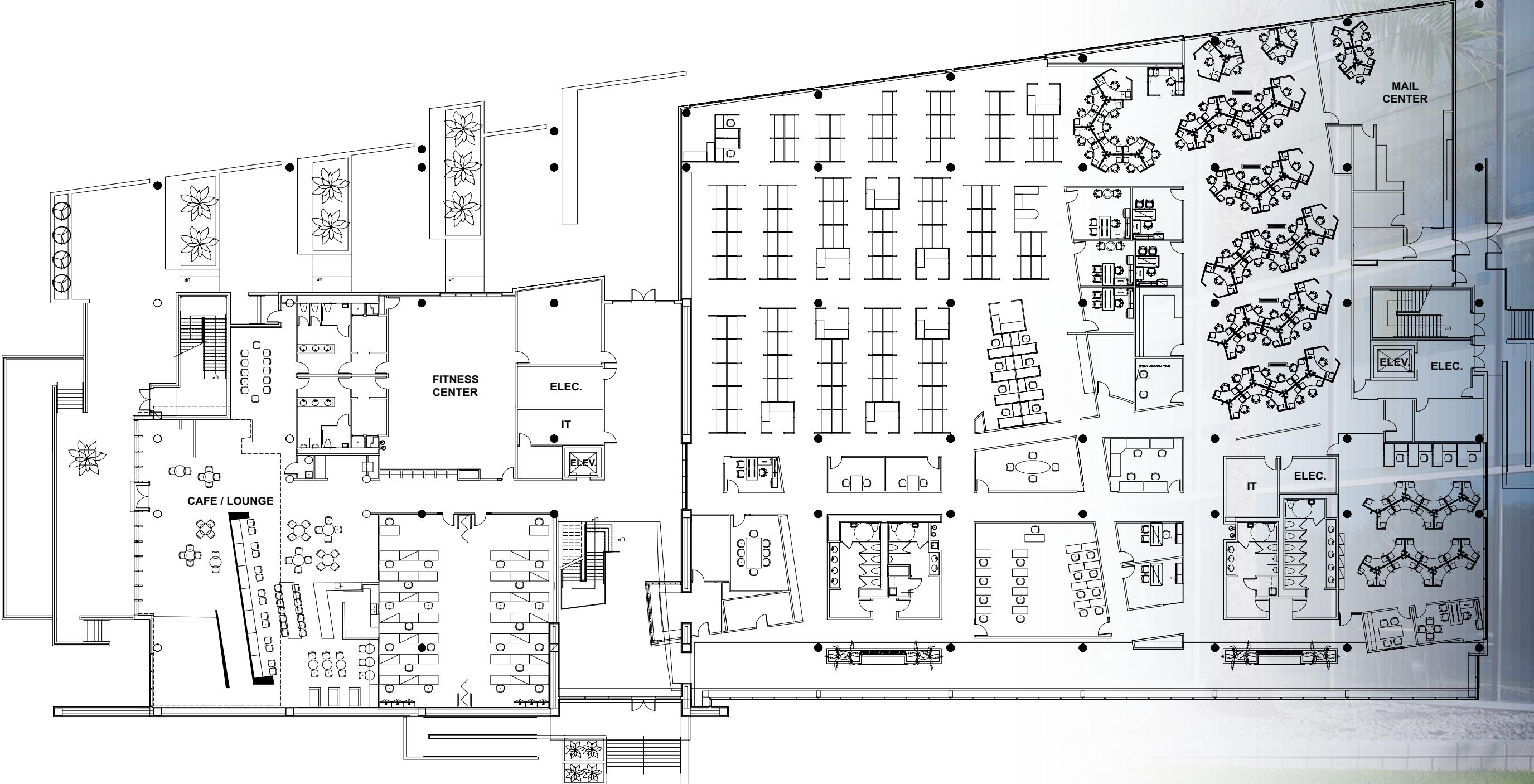
- Building signage available
- On-site fitness center
- On-site cafe, lounge, and outdoor seating overlooking adjacent lake
- Fully furnished and Plug n' Play ready
- Expansive ceiling heights
- Loading dock
- 350 KW backup generator

KEY HIGHLIGHTS

- Institutional-Quality Campus: Designed for corporate headquarters, offering a professional and polished environment. Ample parking at 4.4 spaces per 1,000 SF (438 surface spots), supported by onsite security guard station and camera surveillance.
- Prime Location: Situated amongst Fortune 500 companies at the southern gateway to Carillon Park, one of Florida's most prestigious mixed-use developments.
- Live-Work-Play Environment: Surrounded by restaurants, a Publix anchored shopping center, and hotels enhancing employee experience.
- Expansion Potential: Ample acreage and flexible layout allow for future expansion at sister property.
- Ready for immediate occupancy with modern infrastructure.
- Convenient access to Interstate 275, Roosevelt Boulevard, and Ulmerton Road
- Strong Market Fundamentals: Located in the thriving Tampa-St. Petersburg-Clearwater MSA.

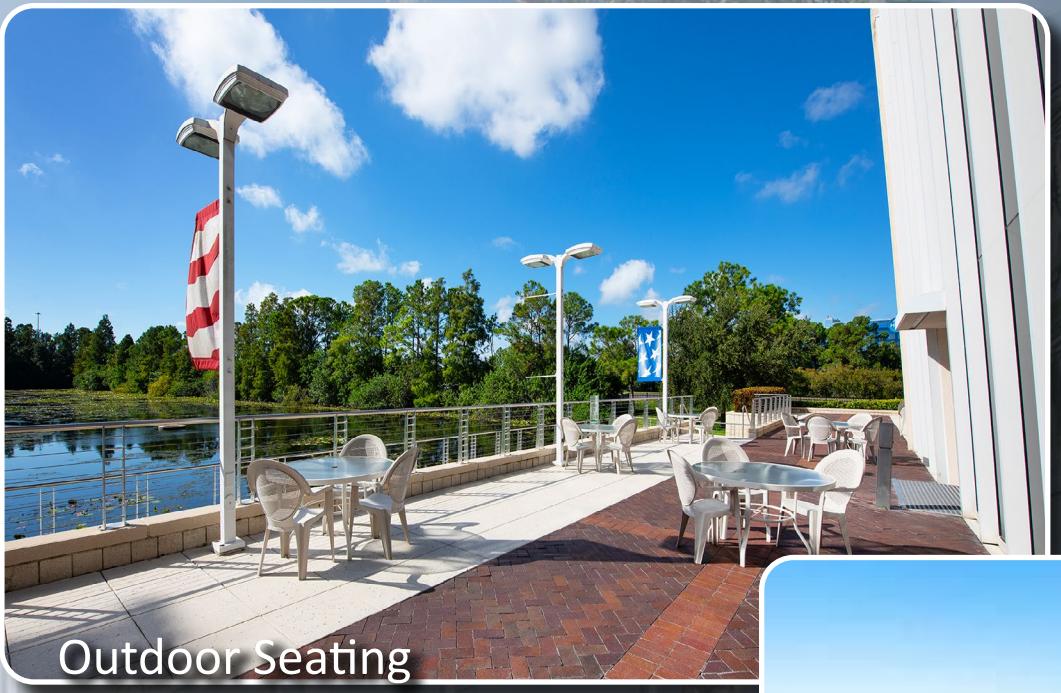
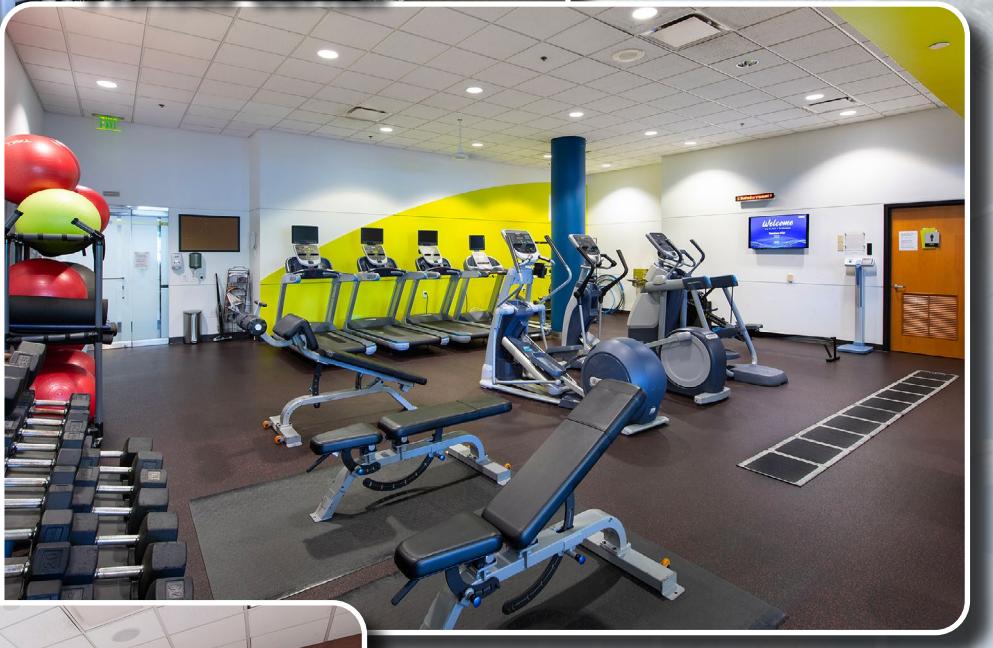
Whether you're expanding, relocating, or upgrading your footprint, 580 Carillon Parkway offers the scale, sophistication, and flexibility to support your growth.

First FLOOR





Fitness Center



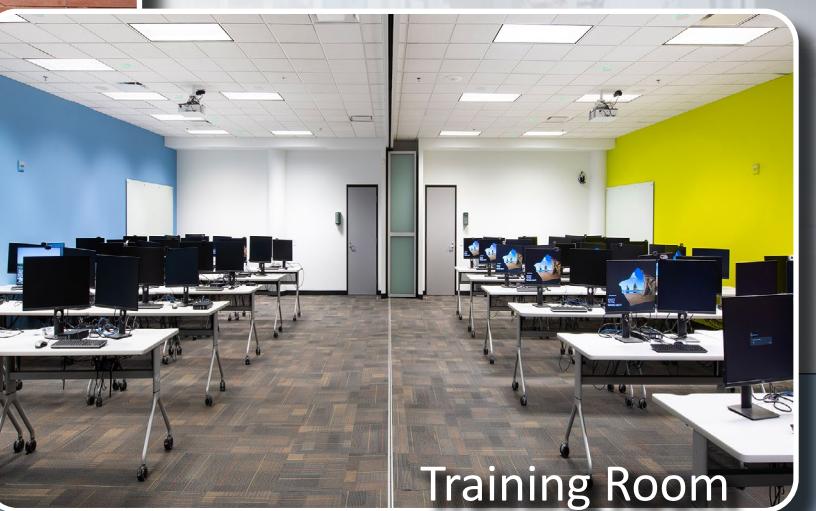
Outdoor Seating



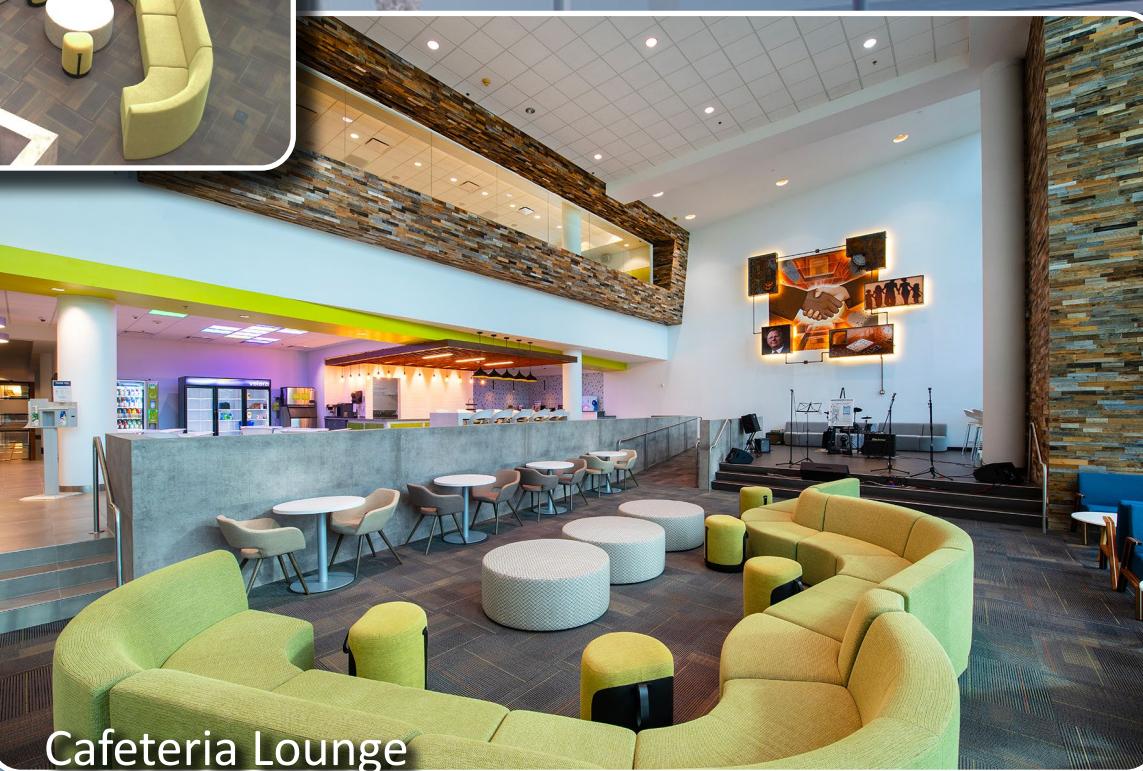
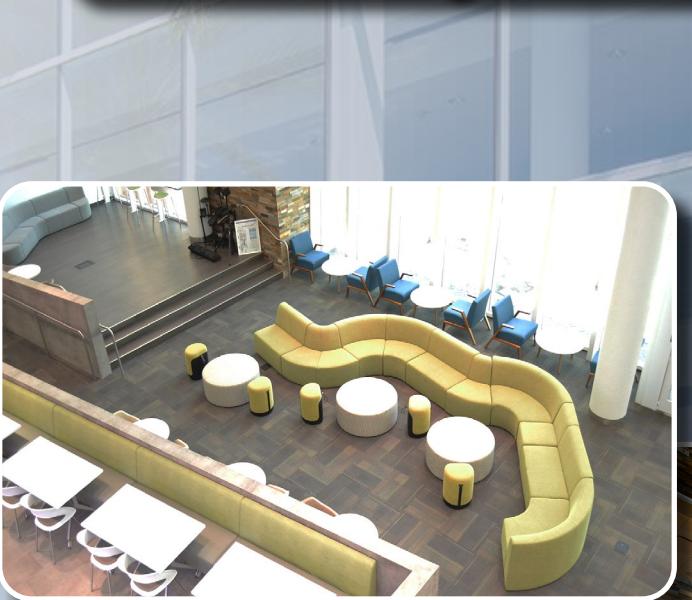
Outdoor Trail



Conference Center

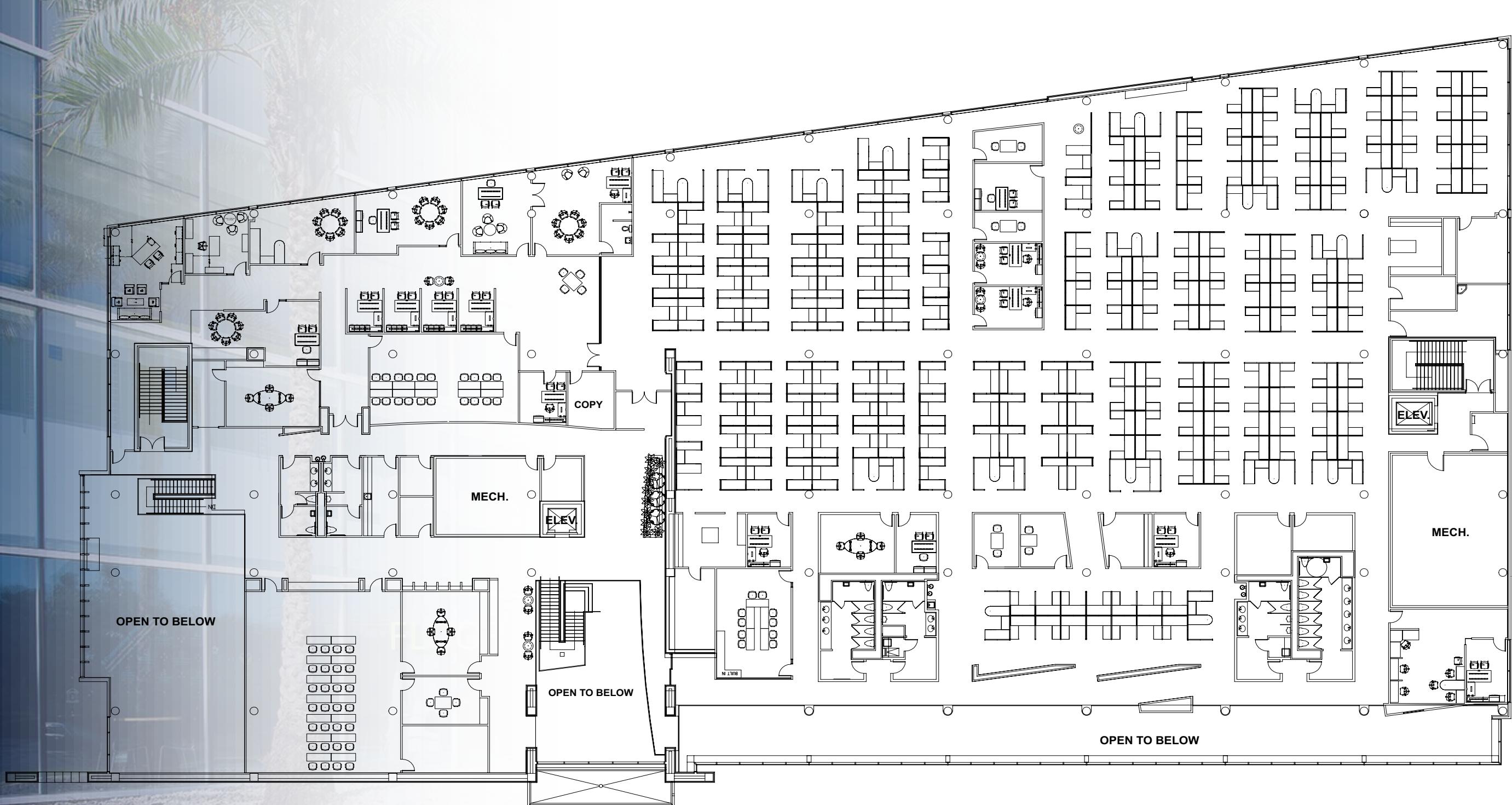


Training Room



Cafeteria Lounge

Second FLOOR



Neighboring TENANTS



GATEWAY – A CORPORATE DESTINATION

- The Gateway submarket is home to approximately 4,500 businesses and supports an employment base of nearly 84,000 people.
- Convenient access to the region's expanding transportation infrastructure makes the area an ideal location for businesses seeking to attract and retain skilled talent.
- The Florida Department of Transportation recently completed the \$600 million Gateway Expressway project, significantly improving traffic flow throughout the submarket.
- Several of Tampa Bay's largest corporations are located within the Gateway submarket.

CORPORATE HEADQUARTERS THAT HAS MADE CARILLON THEIR HOME

RAYMOND JAMES



GENERAL DYNAMICS



DRIVE TIMES

St. Pete-Clearwater Airport	3.0 miles	7 minutes
Tampa International Airport	12.0 miles	15 minutes
Downtown St. Petersburg	10.0 miles	15 minutes
Westshore	10.0 miles	12 minutes
Downtown Tampa	14.7 miles	20 minutes

