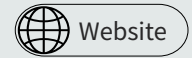


# 570 Carillon

Newly Renovated



570 Carillon Parkway  
St. Petersburg, FL 33716



## Property Overview

570 Carillon is conveniently located in the premier Carillon Business Park. Ownership has recently completed renovations to the building's full service café and added a building conference room.

The building is enriched by the amenities located in the park including the restaurants, hotels, retail shops, banks, walking trails as well as residential neighborhoods and complexes.

570 Carillon offers excellent access to major throughfares in Pinellas County and is located at the crossroads of I-275, Ulmerton Road and Roosevelt Boulevard.

- » Built in 1998
- » 250,000 RSF, 5 Stories
- » Class A Office Building
- » Parking Ratio 5.5/1,000
- » On-site cafe & FedEx drop box
- » Spectrum & Frontier high speed cable & fiber services available
- » 24/7 Building access & on-site security



Renovated Lobby

# 570 Carillon

570 Carillon Parkway | St Petersburg, FL 33716



New Conference Room

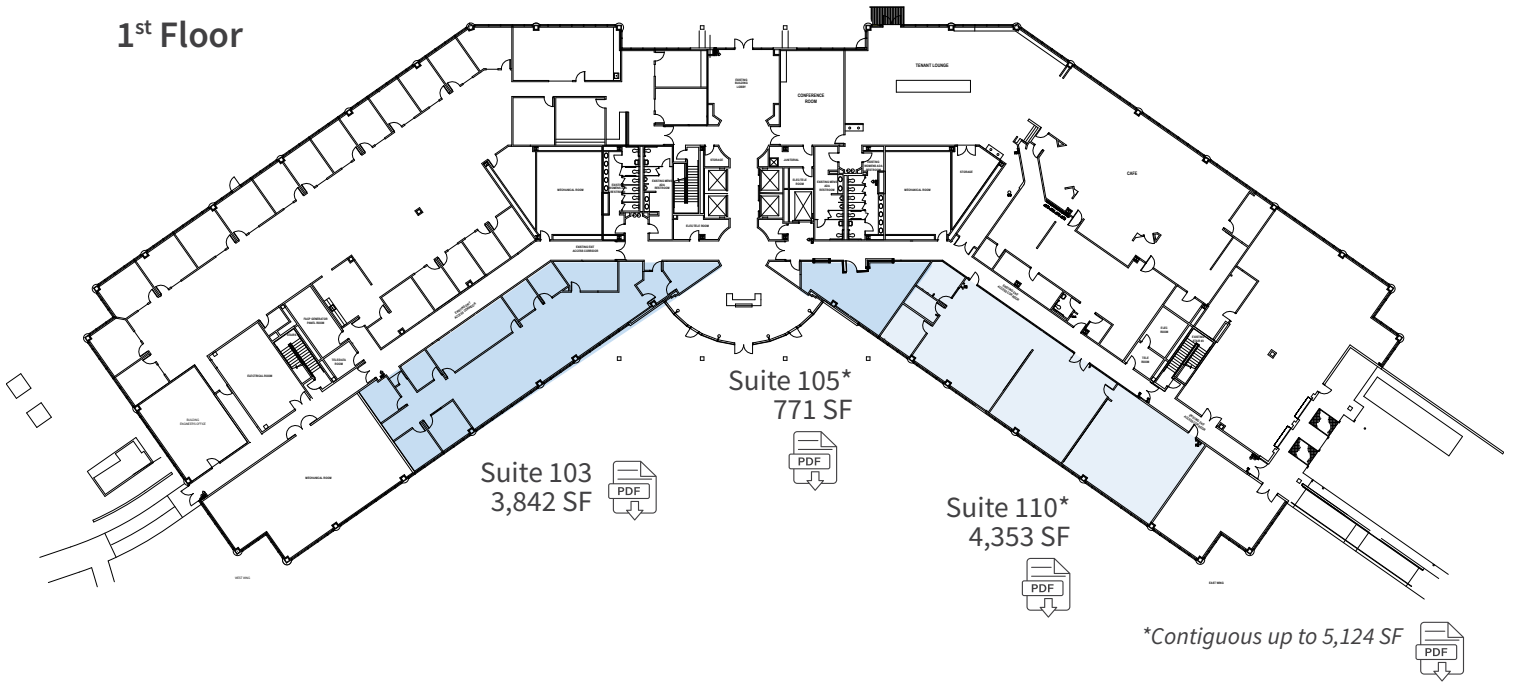


Renovated Cafe

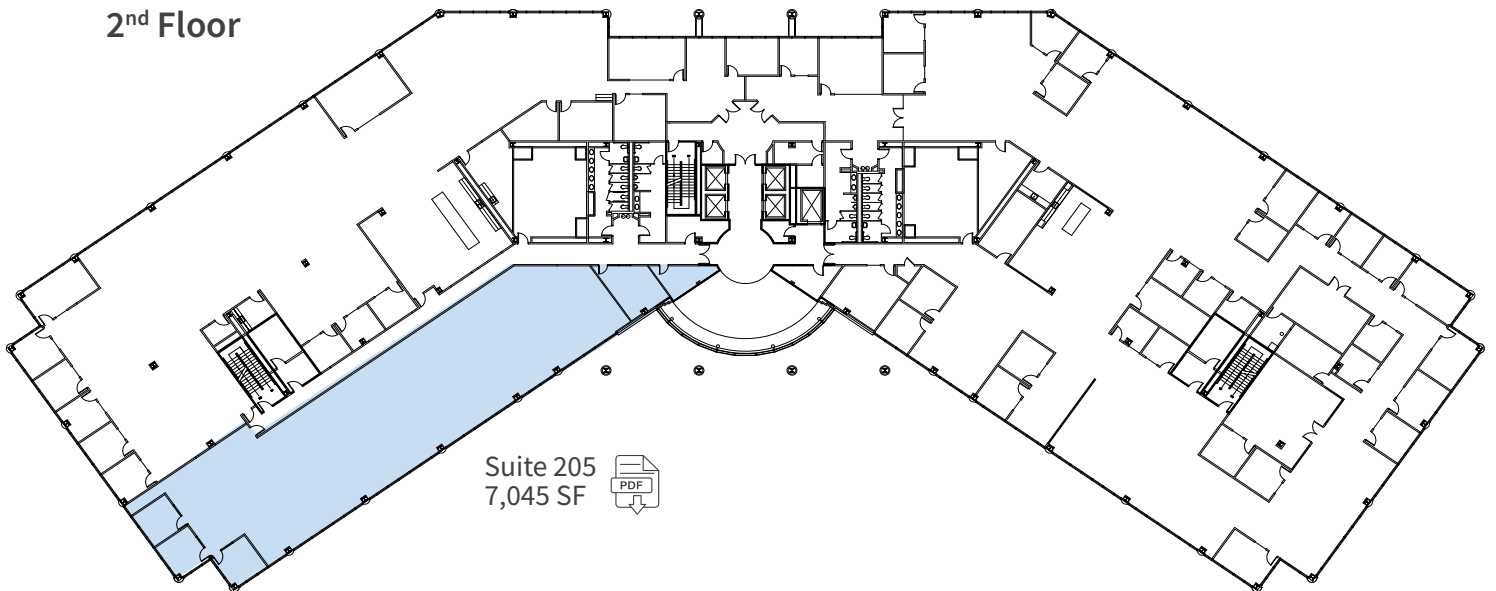


Renovated Cafe Seating

## 1<sup>st</sup> Floor



## 2<sup>nd</sup> Floor



# Area Overview



The Gateway residential community has a variety of living choices including 29 hotels and 67 apartment complexes. As of September 2023 the average apartment rent for a studio is \$1,482, \$1,642 for a one bedroom, \$2,012 for two bedrooms and \$2,408 for three bedrooms. The area has seen a 1.6% year-over-year increase in rent. The Gateway housing market is a highly active market with 398 homes sold within the last 90 days. The overall St. Petersburg market has a median home value of \$412,500 while the home values have gone up by 1% in the last year.



Carillon Office business park is a fully-integrated live, work, play community with over 40,000 SF of retail, 2,500 residential units, BayCare Fitness Center, 30,000 SF of state-of-the-art fitness center, recently completed Top Golf, convenient child care, a four star Hilton hotel and over 2 miles of paved trails and boardwalks through the Carillon Park Nature Preserve.



Gateway Business District is highly accessible to regional transportation assets including four major bridges, six major roadways and two international airports making Gateway an ideal location for businesses to have access large talent pool and strong workforce population of 2.6 million people within a 45-minute drive time. The building is equidistant to each of Tampa Bay's CBDs – Tampa, St. Petersburg and Clearwater.



570 Carillon is in the heart of the Gateway Business District, located at the crossroads of I-275, Ulmerton Road and Roosevelt Boulevard, major thoroughfares in Pinellas County. The area is home to the top employers including:

- » **Foot Locker**
- » **Raymond James Financial**
- » **Franklin Templeton**
- » **Paychex**
- » **Baycare**
- » **Jabil**





Three (3) brand new, Class "A" multi-family projects - the 226-unit, 15-story WaterView and the 298-unit, 5-story Axio and the 176-unit, 17-story Park & Main (under construction).

**570 Carillon**

## Contact Us

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