

1 ASI WAY  
ST. PETERSBURG, FL 33702



Up to 123,752 +/- SF AVAILABLE FOR LEASE – PLUG & PLAY

## SPACE FEATURES

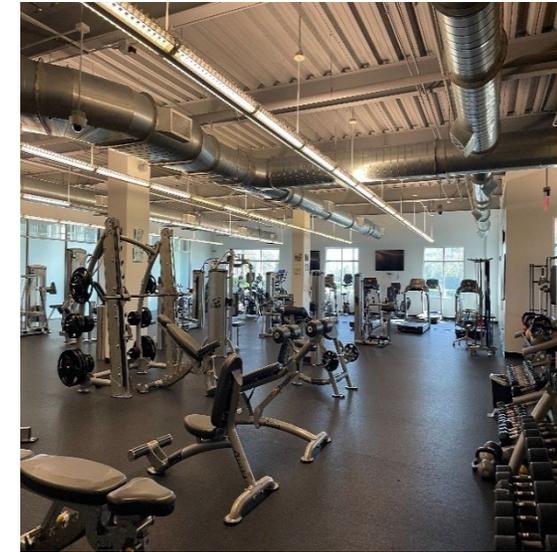
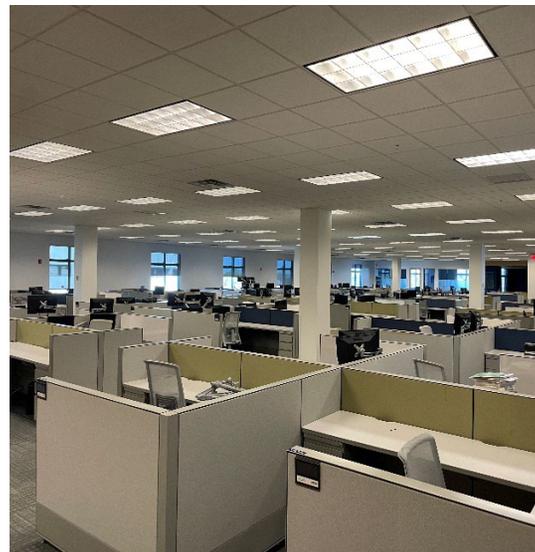
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- Up to 123,752 +/- SF available for lease
- 3 Stories
  - 1st Floor is approx. 20,844 SF
  - Floors 2& 3 are each approx. 51,454 SF
- Prominent exterior building signage for full building tenant
- Built in 2013
- 5-story parking deck
- 56 covered parking spaces on 1<sup>st</sup> floor of the building
- Plug and Play - 638 Total workstations
  - 1<sup>st</sup> Floor – Main reception, fitness center & covered parking
  - 2<sup>nd</sup> Floor – 347 Workstations
  - 3<sup>rd</sup> Floor – 291 Workstations
- Backup generators
- State-of-the-art fitness center, outdoor plaza, jogging trails, outdoor volleyball and basketball courts
- Multiple large outdoor balconies

## BUILDING LOCATION

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- Located in the heart of Pinellas County
- Minutes from the Gandy Bridge & Howard Frankland Bridge



FOR MORE INFORMATION, PLEASE CONTACT

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## ADDITIONAL SPACE FEATURES

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### **Elevators**

- Three (3) 3,500lb Otis passenger elevators

### **HVAC**

- Four (4) Trane RTU's (2 x 90-ton, 2 x 75-ton) where conditioned air is distributed to the 2<sup>nd</sup> and 3<sup>rd</sup> floor via to VAV terminals. The first floor is cooled by seven (7) Trane split systems.

### **Energy Management System**

- Trane Tracer SC energy management system.

### **Energy & Fire Safety**

- Building is equipped with an automatic wet-pipe sprinkler system. Additional life safety equipment includes hardwired smoke detectors, heat detectors, pull stations, illuminated exit signs, alarm horn/strobes, and portable fire extinguishers. The smoke detectors, pull stations, flow switches, and fire pump in the sprinkler systems are monitored by an addressable Notifier fire alarm control panel—one (1) located in each building with annunciators in each lobby. All life safety egress systems are backed by generators—three (3) ASCO Automatic transfer switches (one (1) in each building and one (1) in garage).

### **Generators**

- There are four (4) CAT 500 kW generators that supply power to the entire site and includes a 12,000 gallon above ground fuel tank that auto-feeds the generator fuel tanks. There are also two (2) 100kVA Schneider Electric Symmetra PX UPS units that supply UPS power to the data center

### **Computer/Data Room**

- Raised floor
- FM-200 Fire Suppression System

### **Lighting**

- Exterior: A combination of pre-cast concrete pole-mounted metal halide light fixtures throughout the surface parking lot and building-mounted LED light fixtures. Parking garage lighting is 4' fluorescent lighting.
- Interior: 2' x 4' recessed, fluorescent fixtures throughout; LED can lighting in common areas.

### **Electrical**

- 277/480-volt, 3-phase, 4-wire service feeding a 3,000-amp main panel.

### **Utilities**

- Electric: Duke Energy
- Domestic Water: City of St. Petersburg
- Storm & Sanitary Water: City of St. Petersburg

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LOBBY



2<sup>ND</sup> FLOOR LOBBY



CONFERENCE ROOM



CAFE



GENERATORS



PARKING GARAGE

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WORKSTATIONS



WORKSTATIONS



WORKSTATIONS



DATA CENTER



TRANSFER SWITCH

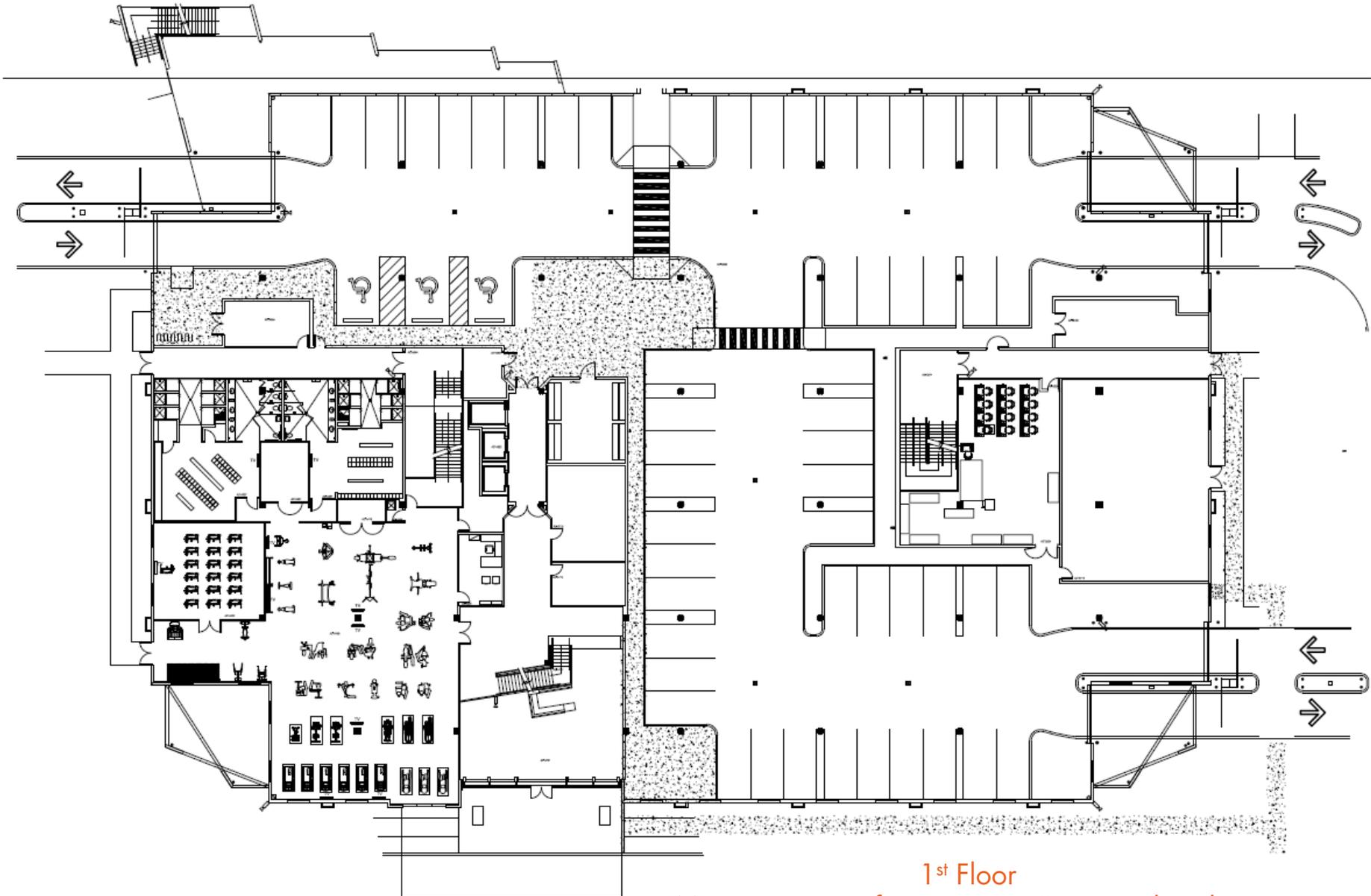
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1<sup>st</sup> Floor  
Main reception, fitness center & covered parking

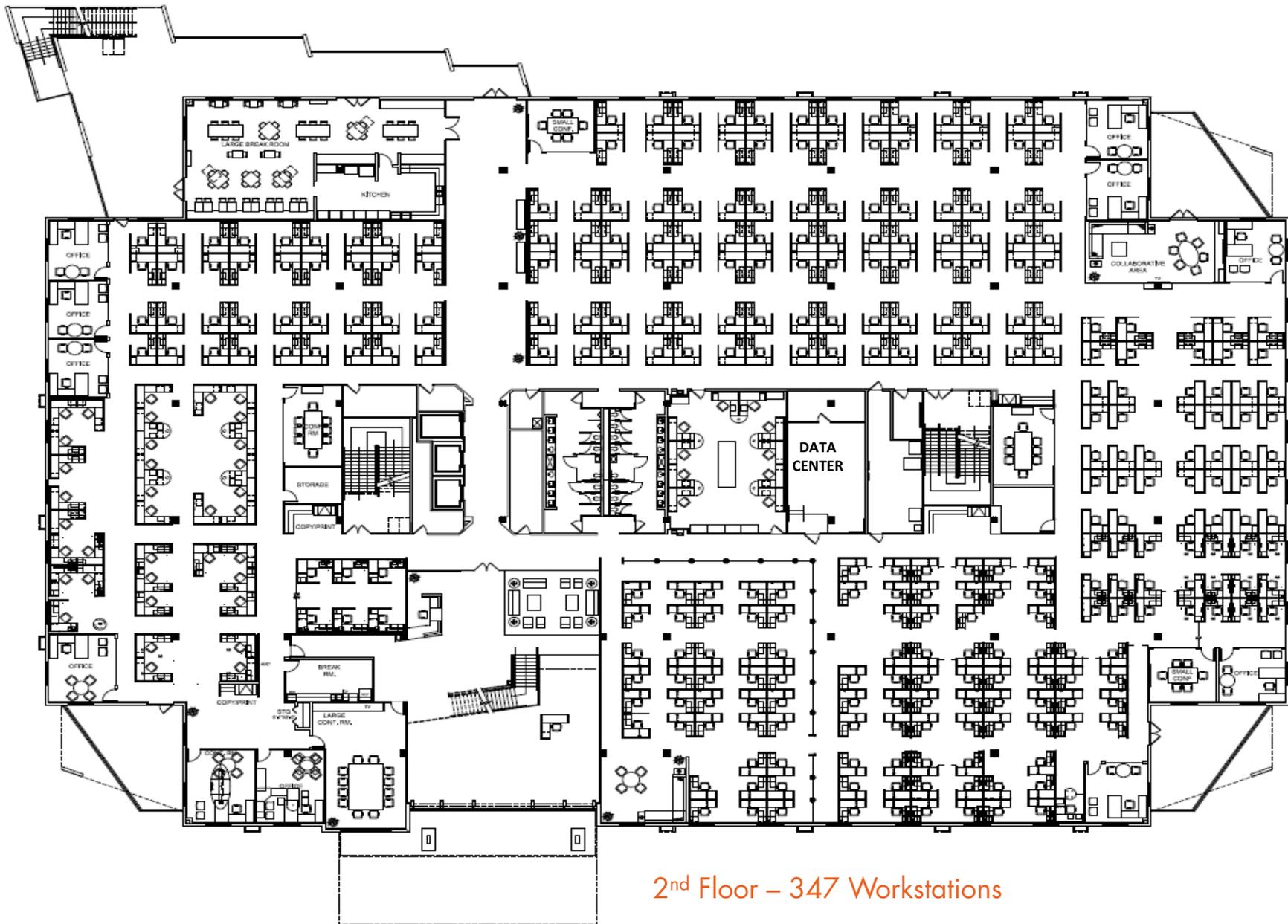
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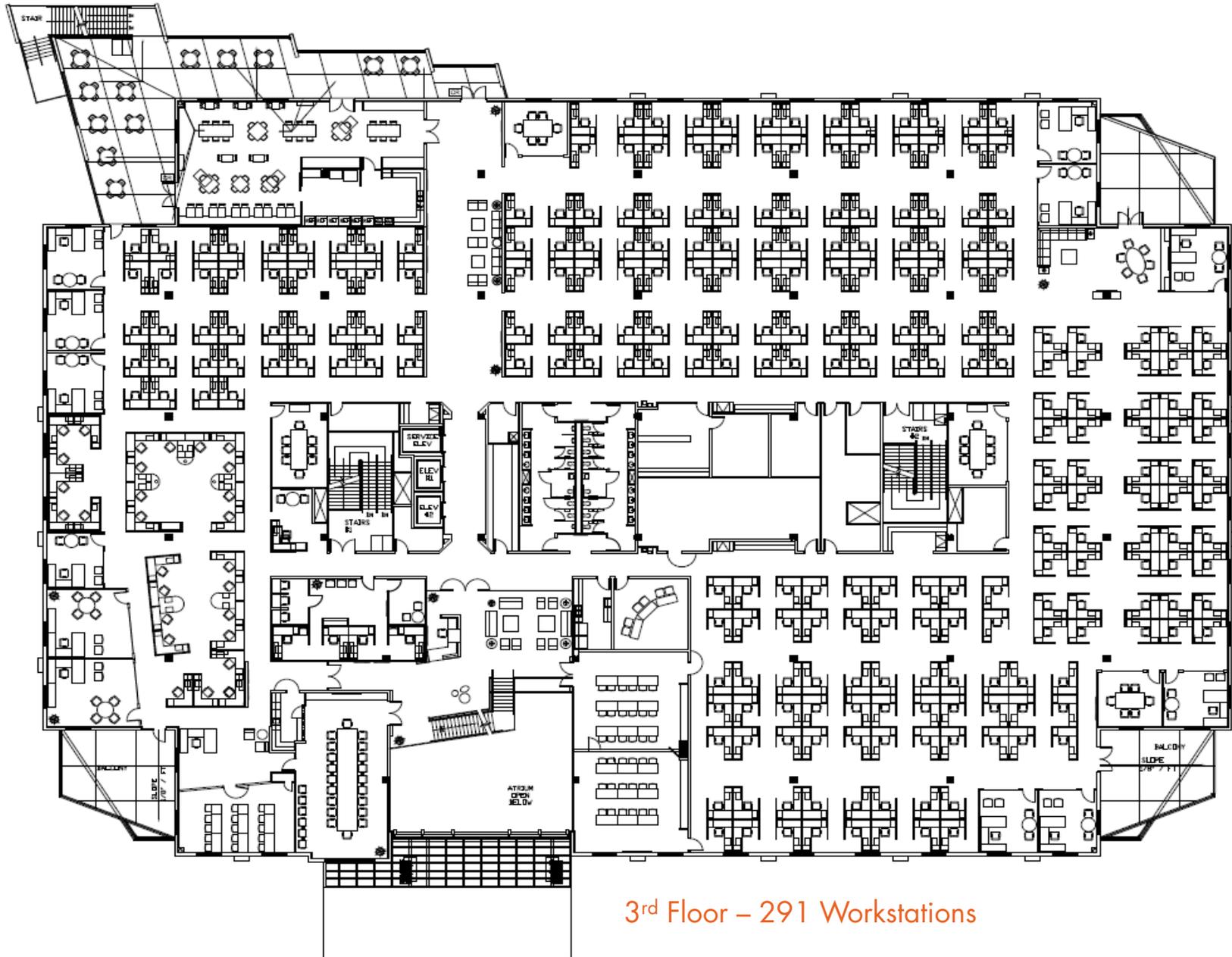
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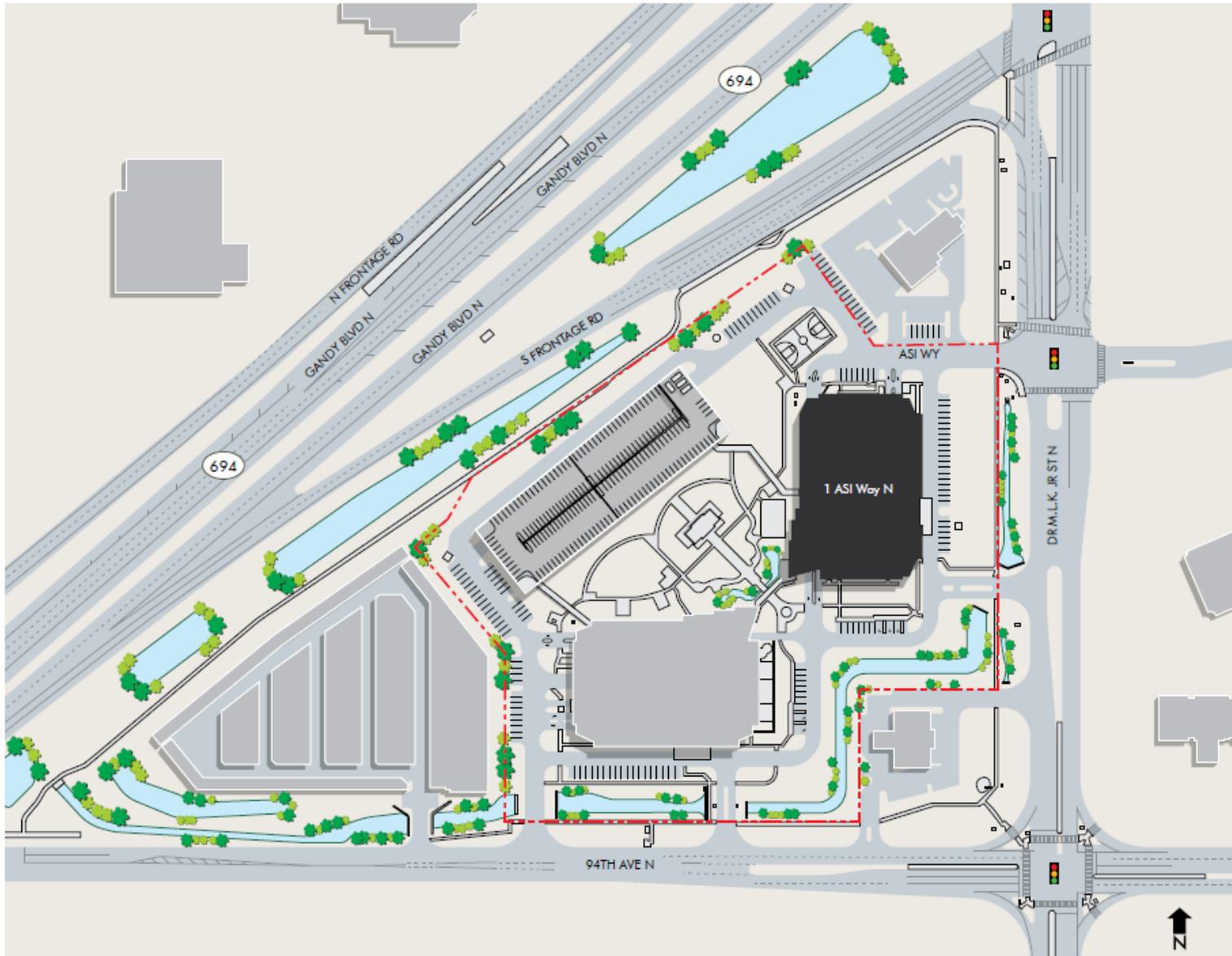
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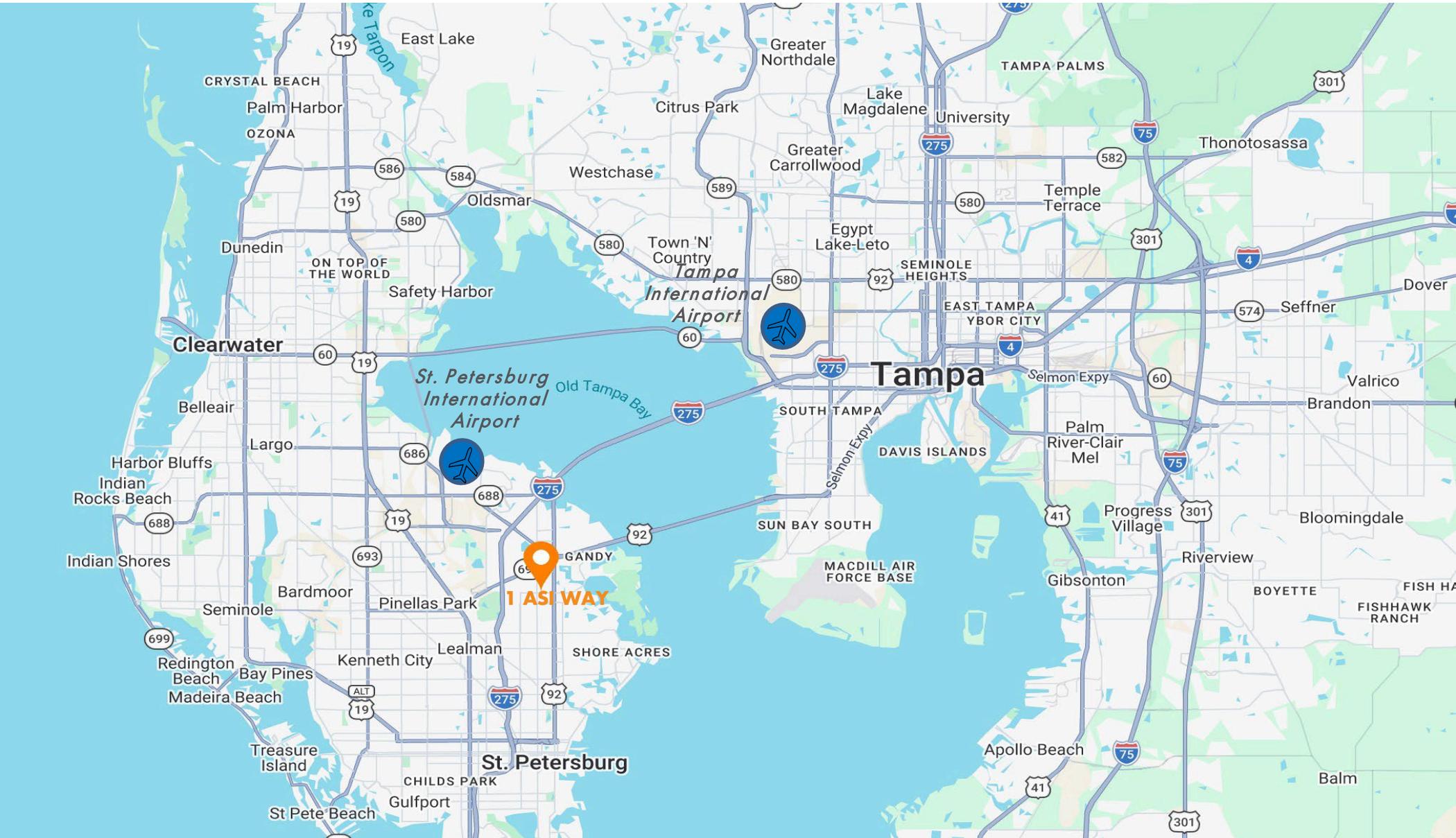
## Site Plan

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