

FRANKLIN TEMPLETON CENTER II

CLASS A OFFICE SPACE



120, 160 + 180 Fountain Parkway - St. Petersburg, Florida 33716
Mid-Pinellas County/Gateway Submarket

Building 120: 57,546 RSF Total Available

- Suite 110: 6,083 RSF
- Suite 130: 5,658 RSF
- Suite 150: 7,830 RSF
- Suite 200: 37,975 RSF Plug & Play

Building 160: Suite 130, 7,830 RSF Available

Building 180: Suite 100, 4,747 RSF Available

\$26.00 to \$28.00/RSF Full-Service Gross Lease Rate

- This is Pure GROSS Rate with No Operating Expense Increases or Pass- throughs which will save \$2.00/RSF (approx.) of additional rental cost per year.
- 5/1,000 RSF Parking Ratio: Surface Spaces
- Onsite Conference/Training Rooms, Cafeteria + Fitness Center
- **Extended Building HVAC Hours:**

Monday - Friday: 7 am to 9 pm

Saturday: 8 am to 5 pm

High-Tech Building Provides:

- Redundant Electrical Power
- 100% Generator Backup
- New Electrical Switch Gear (for seamless Power Interruption Recovery)

On-site Fiber Optic Feed

Prime Central Location:

- Direct Access to I-275 N via Ulmerton Road
- 25 Minutes to 80% of Tampa Bay households
- 15 Minutes west of Westshore + TPA International Airport

For More Information Please Contact:

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727.214.4650

ECHELON



Echelon Real Estate Services, LLC
Licensed Real Estate Broker

www.eresproperties.com

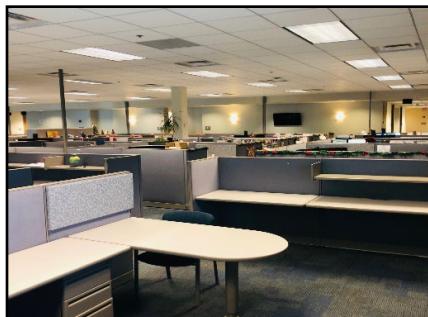
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Franklin Templeton Center is located 15 minutes west of the Tampa International Airport!

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



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