

# 560 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 ADDRESS

560 Carillon Parkway offers a 80,029 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
- Two story atrium with plantscaping and water feature
- Multiple meeting spaces overlooking atrium
- Spacious corner offices
- Conference room
- Common breakroom
- Tenant collaboration area
- Outdoor seating area
- Fully furnished and Plug n' Play ready
- 250 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 (359 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, 560 Carillon Parkway offers the scale, sophistication, and flexibility to support your growth.*

# Floor PLANS



Conference Room



Outdoor Seating

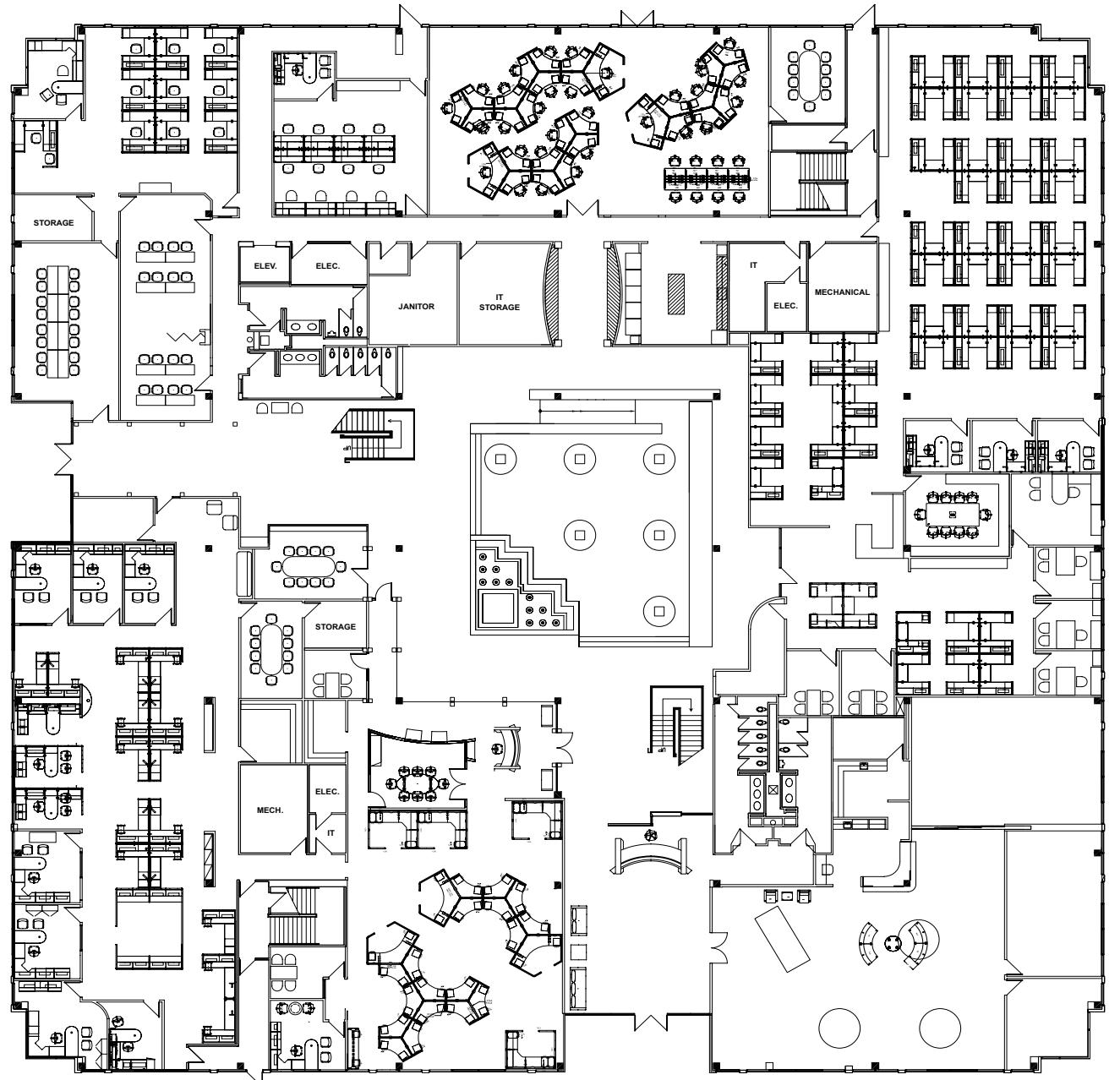


Renovated Restrooms

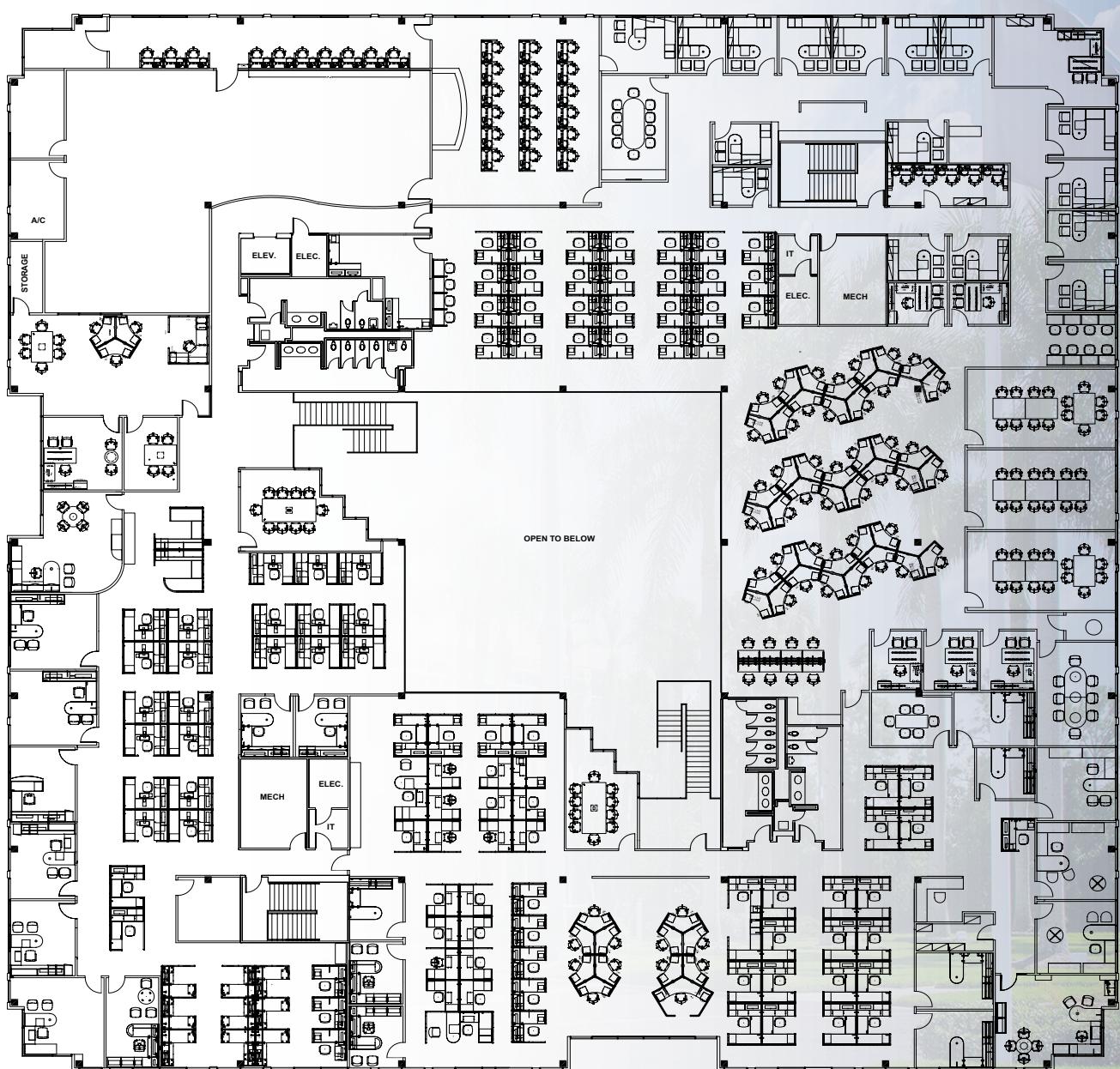


Corner Offices

1st Floor



2nd 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

# Property AERIAL



© 2025 Avison Young – Florida, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

5411 Skycenter Drive | Suite 210 | Tampa, Florida 33607