



### LEASE RATE

\$44.50 PSF  
(NNN ~\$7 PSF)



### RETAIL SPACE SIZE

15,078 +/- SF Total  
9,649 +/- SF AVAILABLE



### YEAR BUILT

2024



### NUMBER OF UNITS

5 Units Total  
4 Units AVAILABLE



### UNIT SIZES

655 to 6,915 +/- SF  
of Contiguous Space

**210 FOUNTAIN PARKWAY NORTH  
ST. PETERSBURG, FL 33716**

## ECHELON CITY CENTER

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# PROPERTY INFORMATION



# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

ACT ON THIS SUPERIOR AND EXTRAORDINARY RETAIL & HOSPITALITY SPACE NOW! Over 9,649 +/- SF of Space Available for Lease within the Master Planned Echelon City Center where there is a robust one-of-a-kind work, play, live community. Bring your concept to this vibrant 20.5 +/- acre community that includes over 2,300 multifamily units (of which 700 are completed within the Center), 120 Key Extended Stay Hotel, 150,000 +/- SF of Retail, and 20,000 +/- SF of office space.

This will be a true live, work, play community within a class-A employment center. With plenty of parking on site, this property includes 4 cars/1,000 RSF leased. The north retail façade boasts a 1,780 +/- SF expansive deck with outdoor seating, additional sidewalk seating on main street, and a 1,700 +/- SF overhead balcony with built-in dumbwaiter for easy F&B delivery. The southern retail façade features a 2,600 +/- SF paver patio, also with 1,900 +/- SF overhead balcony and built-in dumbwaiter for easy F&B delivery, all adjacent to a 13,000 +/- SF park with lawn space, seating, and shade trees.

The 17-story apartment tower under construction contains 176 units featuring one, two, and three bedroom floorplans as well as large unique 2 story penthouse units on the top floor. There is an extensive array of resident amenities including a rooftop pool, fitness center, lounge, recreation room, gaming, and TV areas. There is also a private movie theater, private conference rooms, private office workstations, and electric vehicle charging stations. From the roof, there is an amazing view of the downtown St Pete skyline as well as Tampa overlooking the water.

This building meets the latest Miami/Dade County 130+ MPH Windstorm + Flood Construction Standards and includes 2-way backup electric power with redundant Duke Energy Power Feed with 2 Gen Sets. It also includes 3-way fiber optic service.

# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 9,649 +/- SF of Demisable Class-A Retail & Hospitality Space AVAILABLE
- Asking \$44.50 PSF NNN (~\$7 PSF NNN)
- NEW CONSTRUCTION - VANILLA SHELL DELIVERY (Slab, Drywall, Stubbed Utilities, HVAC)
- Additional 2,300 +/- SF ground-floor patio and two 2nd Floor Balcony Spaces
- Located in the Gateway Business District between St. Petersburg, Tampa & Clearwater
- Delivery Q3 2024
- 5-Minute Drive to St Pete Clearwater International Airport
- 10-Minute Drive to Tampa International Airport
- Adjacent to the Newly Opened Top Golf
- 20.5 +/- Arce Community
- 2,300 +/- Multifamily Units Nearby
- 120 Key Extended Stay Hotel
- 150,000 +/- SF of Retail and Hospitality Space
- 20,000 +/- SF of Office Space
- Within a 17-Story, 176-Unit Multifamily Building
- 6 Levels of On-Site Structure Parking with electric vehicle charging
- Miami/Dad County 130+ MPH Windstorm + Flood Construction Standards
- 2-Way backup electric power with redundant Duke Energy Power Feed
- 3-Way Fiber Optic Service

# PROPERTY DETAILS

Lease Rate	<b>\$44.50 SF/YR</b>
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## LOCATION INFORMATION

Building Name	ECHELON CITY CENTER
Street Address	210 Fountain Parkway North
City, State, Zip	St. Petersburg, FL 33716
County	Pinellas
Market	Tampa Bay Metro
Sub-market	St. Petersburg Carillon - Feather Sound
Cross-Streets	I-275, Ulmerton Road & Carillon Parkway
Side of the Street	North
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	I-275, Ulmerton Avenue

## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Power Center
Zoning	Retail Commercial
Lot Size	2 Acres
Power	Yes

## PARKING & TRANSPORTATION

Street Parking	Yes
Parking Ratio	4 / 1,000 RSF
Parking Description	6-Levels of Parking & Electric Vehicle Charing Stations

## UTILITIES & AMENITIES

Gas / Propane	Yes
Utility Description	2-way backup electric with redundance Duke Energy Power Feed w/ 2 Gen sets. 3-way fiber optic service.



# AVAILABLE LEASE SPACES



## LEASE INFORMATION

Lease Type:	NNN (~\$7 PSF)	Lease Term:	Negotiable
Total Space:	655 - 6,915 SF	Lease Rate:	\$44.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
South Side Units 3, 4 & 5	Available	6,915 SF	NNN	\$44.50 SF/yr	Three units can be combined for a total of 6,915 +/- SF on the south side of the building that includes an outside patio area.
Unit 1	Available	2,734 SF	NNN	\$44.50 SF/yr	Northwest corner space with outside patio area.
Unit 2	-	5,438 SF	NNN	\$44.50 SF/yr	-
Unit 3	Available	655 SF	NNN	\$44.50 SF/yr	Small southside inline retail space that overlooks the park/green space with outside patio area.
Unit 4	Available	2,782 SF	NNN	\$44.50 SF/yr	Larger southside inline retail space that overlooks the park/green space with outside patio area.
Unit 5	Available	3,476 SF	NNN	\$44.50 SF/yr	Southeast corner space retail space that overlooks the park/green space with outside patio area.

# 2ND LEVEL BALCONY & OUTDOOR DINING SPACES





# ADDITIONAL PHOTOS



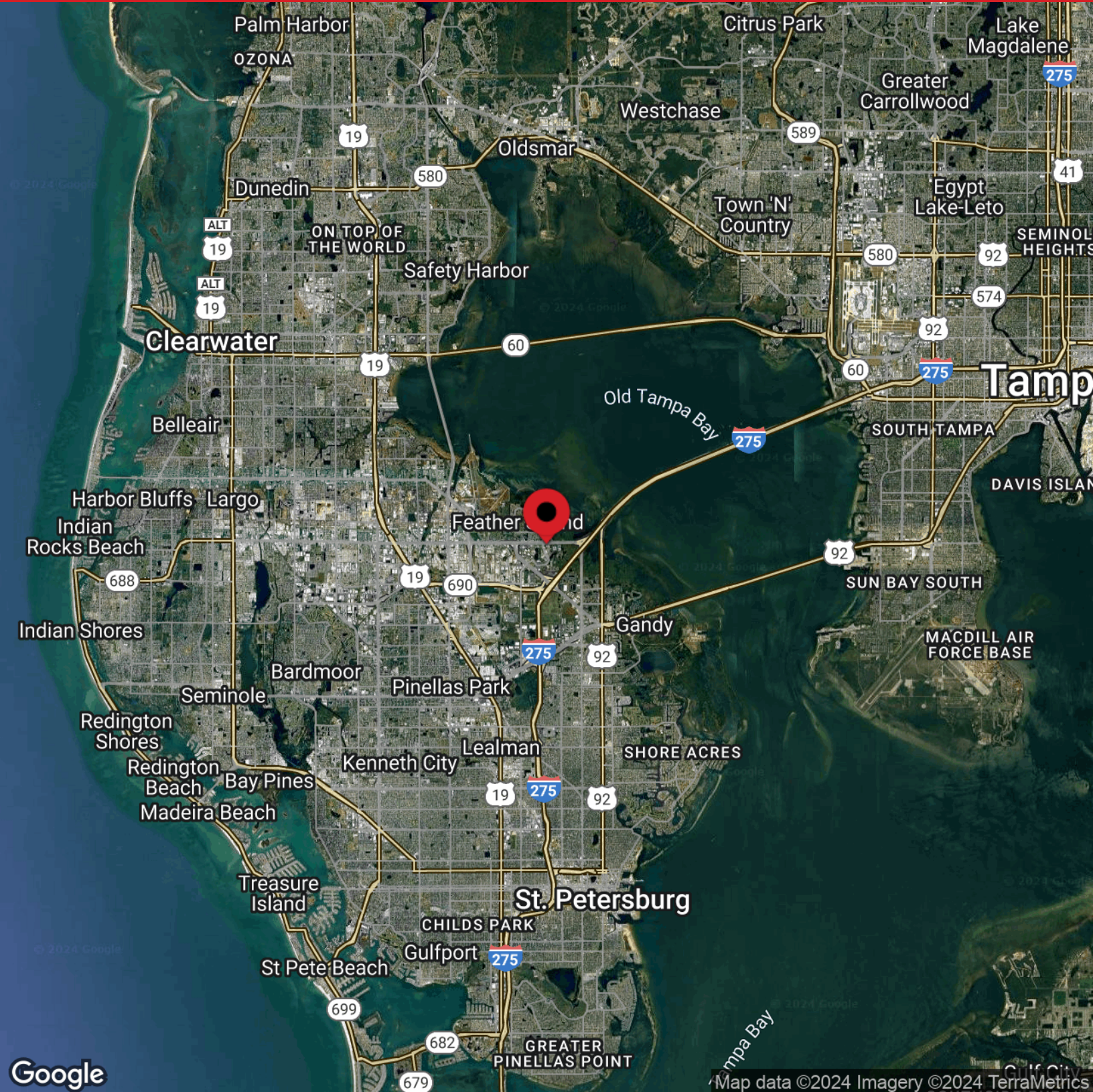
# ADDITIONAL PHOTOS



# LOCATION INFORMATION




# REGIONAL MAP



# MASTER PLAN & LOCATION DESCRIPTION

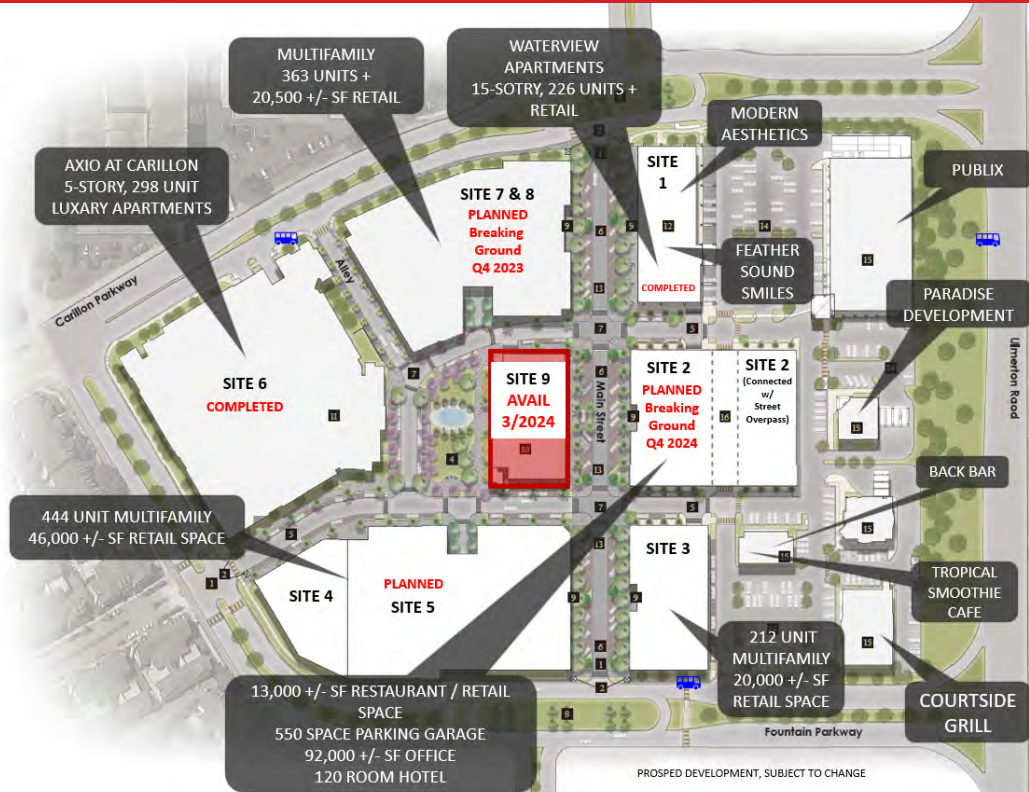
MASTER PLAN ILLUSTRATIVE

Scale: 



LEGEND

- 1 Main Street Entrance
- 2 Entry Kiosk / Entry Signage
- 3 Park Area with Lawn Space, Seating, and Shade Trees
- 4 Entry Boulevard (Primary Street)
- 5 Streetscape with Specialty Paving (Main Street)
- 6 Specialty Paved Intersections with Crosswalks, Typical "Oval-About" with Specimen Palms and Iconic Features
- 7 Retail Plaza / Frontage
- 8 Hotel with Signature Restaurant
- 9 Multi-Family Development by Spanos
- 10 WaterView Development
- 11 45° Angled Parking
- 12 Surface Parking
- 13 Existing Parcels
- 14 Street Underpass



## LOCATION DESCRIPTION

You Say Trifecta? Nestled perfectly in the Gateway Business District, between St Petersburg, Tampa, and Clearwater, rises a new City Center to Live, Work, Stay & Play - Echelon City Center. A massive mixed-use development project that incorporates multi-family towers, potential hotels offices & free-standing entertainment sites including retail and restaurants along a Main Street corridor that is sure to bustle with life and vibrant culture. This is a destination to see, be seen and to simply enjoy. Punch your ticket early to ensure your access and entrance. Be at the CENTER of it ALL in the perfect location to capture both residents and visitors alike from the West Coast's largest and most lively metro area!

The Location is simply stellar, located in the new, modern, and convenient Echelon City Center. The address is just 30 seconds off Ulmerton Road / State Road 688 and only 2 minutes to the Interstate. Ulmerton Road is particularly significant because it is the # 1 east-west corridor that runs from Tampa Bay to the Gulf of Mexico, crossing the whole county and enjoys a potential customer base of over 80% of the Tampa Bay Regions' households within a 25-minute drive.

The surrounding immediate area includes an extensive list of employers within the Carllion Office Park just to the west of this site. Employers include Spectrum Networks, Raymond James Financial, Hilton at Carillon, St . Anthony's Outpatient Care, Jabil, TopGolf, Franklin Templeton Investments, Aegon Transamerica, McKinsey & Company and more. With these major employers, the 432-acre Carillon Office Park boasts over 18,000 +/- employees and growing as well as includes well over 8,500 +/- multifamily units nearby.

Easy on and off access to I-275 both Northbound and Southbound, as well as easy Ulmerton Road and Roosevelt Blvd access - a main corridor to the beaches as well as providing easy access to Tampa. Furthermore, it is just a 5-minute drive from the St Pete Clearwater International Airport and only a 10-minute drive to the Tampa International Airport. This site is sure to attract visitors from the surrounding areas in addition to the residents and hotel guests from the immediate one.

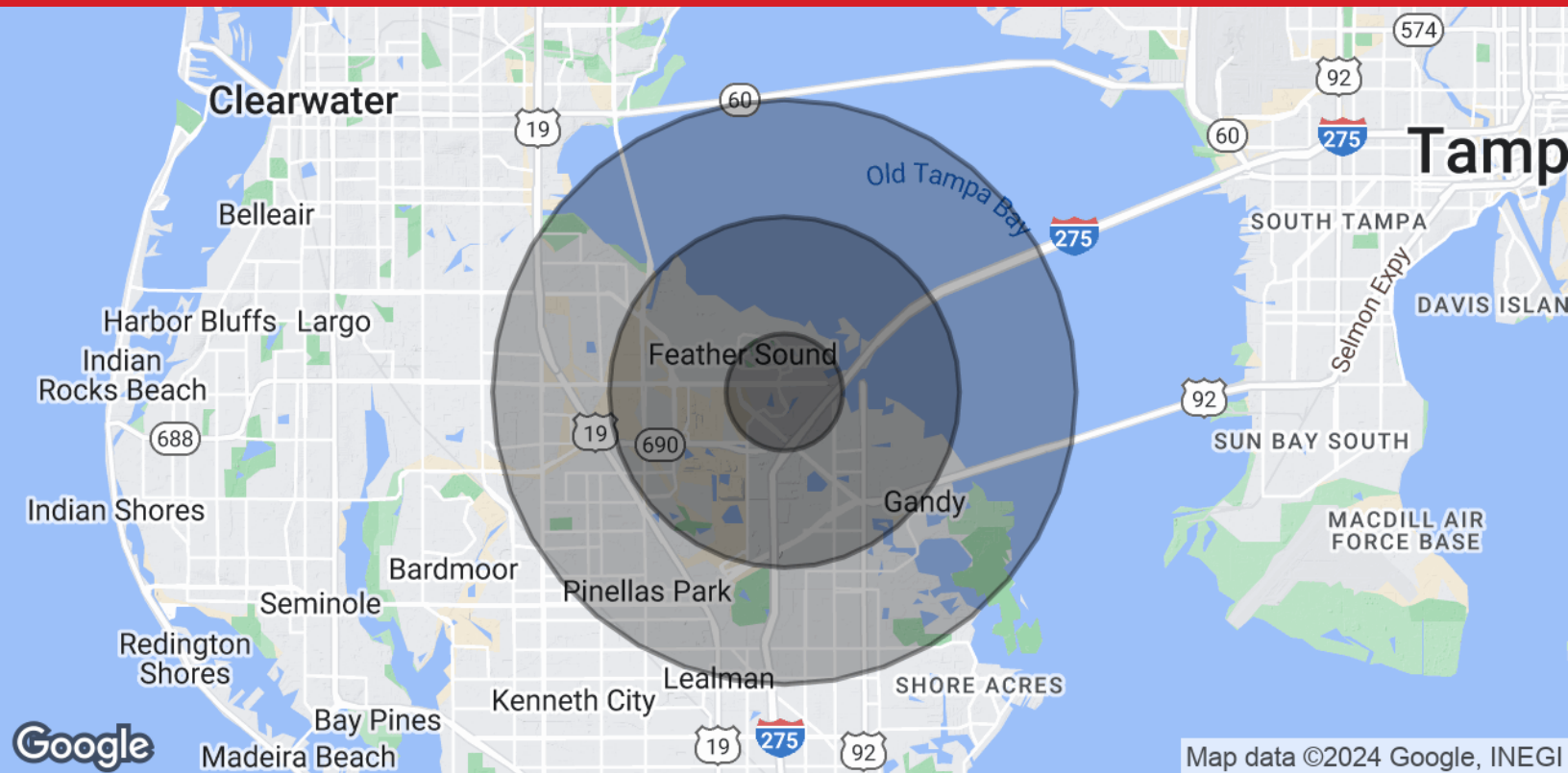
# RETAILER MAP



# DEMOGRAPHICS



# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,854	35,580	138,879
Average Age	36.9	40.1	41.8
Average Age (Male)	35.2	38.1	40.2
Average Age (Female)	39.0	42.2	43.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,603	18,689	67,938
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$93,589	\$62,104	\$58,411
Average House Value	\$308,989	\$174,224	\$167,177

2020 American Community Survey (ACS)