

FRANKLIN TEMPLETON CENTER II

CLASS A OFFICE SPACE



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

\$26.00 to \$28.00 per RSF Full-Service Lease Rate

Pure GROSS Rate - No Operating Expense Increases or Pass-Throughs - Will save \$2.00/RSF of additional rental cost per year.

Building 120: Suite 200 – 37,975 RSF Available

Building 160: Suite 100 – 11,268 RSF Available

Building 180: Suite 110 – 8,112 RSF Available

5/1,000 RSF Parking Ratio: Garage + Surface Spaces

Onsite Conference/Training Rooms, Cafeteria + Fitness Center

Prime Central Location:

Direct Access to I-275 via Ulmerton Road

25 Minutes to 80% of Tampa Bay households

15 minutes west of Westshore + TPA International Airport

Extended Building 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

For More Information Please Contact:

Michael S. Talmadge

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727.214.4650

ECHELON

Echelon Real Estate Services, LLC
Licensed Real Estate Broker



www.eresproperties.com

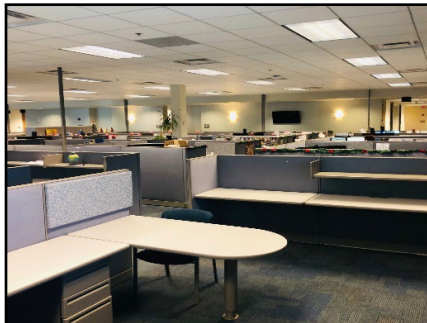
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Franklin Templeton Center is located 15 minutes west of the Tampa International Airport!

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



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