

FRANKLIN TEMPLETON CENTER I

HIGH - TECH OFFICE SPACE AVAILABLE



140 Fountain Parkway - St. Petersburg, Florida 33716 - Gateway Submarket

\$28.00 - \$30.00 per RSF Full-Service Lease Rate

- Pure GROSS Rate with No Operating Expense Increases or Pass-Throughs

41,006 Total RSF Available In Building:

- Suite 210: 5,961 RSF **Available February 2025**
- Suite 570: 6,958 RSF **Immediately Available**
- Suite 500: 24,212 RSF **Available February 2026**
- Suite 630: 3,875 RSF **Immediately Available**
- Total Available: 41,006 RSF
- Prime Central Location: Direct Access to I-275 via Ulmerton Road & 25 minutes to 80% of Tampa Bay households
- 12 minutes west of Westshore + TPA International Airport
- 5/1,000 RSF Parking Ratio: Garage + Surface Spaces
- Onsite Conference/Training Room, Cafeteria + Fitness Center

High-Tech Building Provides:

- Redundant Electrical Power
- 100% Generator Backup
- New Electrical Switch Gear (for Seamless Power Interruption Recovery)
- On-site Fiber Optic Feed

Extended Building Hours:

- Mon - Fri: 7am to 9pm
- Saturday: 8am to 5pm

ECHELON

Echelon Real Estate Services, LLC
Licensed Real Estate Broker



For More Information Please Contact:

Michael S. Talmadge

mtalmadge@echelonre.com

727.214.4650

www.eresproperties.com

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Franklin Templeton Center is located 15 min West of Tampa International Airport!

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



No Additional Charge for:
On-site Conference/Training Rooms
Cafeteria
Fitness Center with Showers/Lockers

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