

# FRANKLIN TEMPLETON CENTER I

**PLUG & PLAY SPACE AVAILABLE: 6958 RSF**



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

## **Immediately Available: Long Term Sublease or Release of Space**

- Expires 05/31/33 but Sublease can be converted to a DIRECT Landlord Lease (preference). **Unobstructive water views of Tampa Bay!**
- \$30.00 per RSF Full-Service Lease Start Rate
- Pure GROSS Rate with No Operating Expense Increases or Pass-Throughs
- **This space is very efficient and completely furnished with 42 Workstations, Large Conference Room Table + Chairs and 8 Offices of Furniture + Small Conference Room and Lounge area furniture.**
- No Additional Charge for: Onsite Conference/Training Rooms, Cafeteria + Fitness Center with Showers/Lockers
- 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: Large Garage + Surface Spaces

## **High-Tech Building Provides:**

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

## **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](mailto:mtalmadge@echelonre.com)

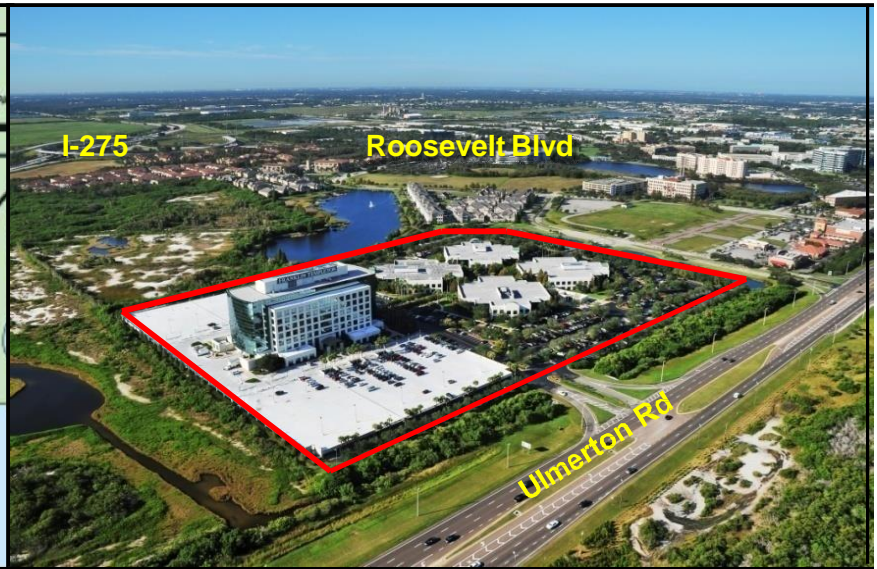
**727.214.4650**

[www.eresproperties.com](http://www.eresproperties.com)



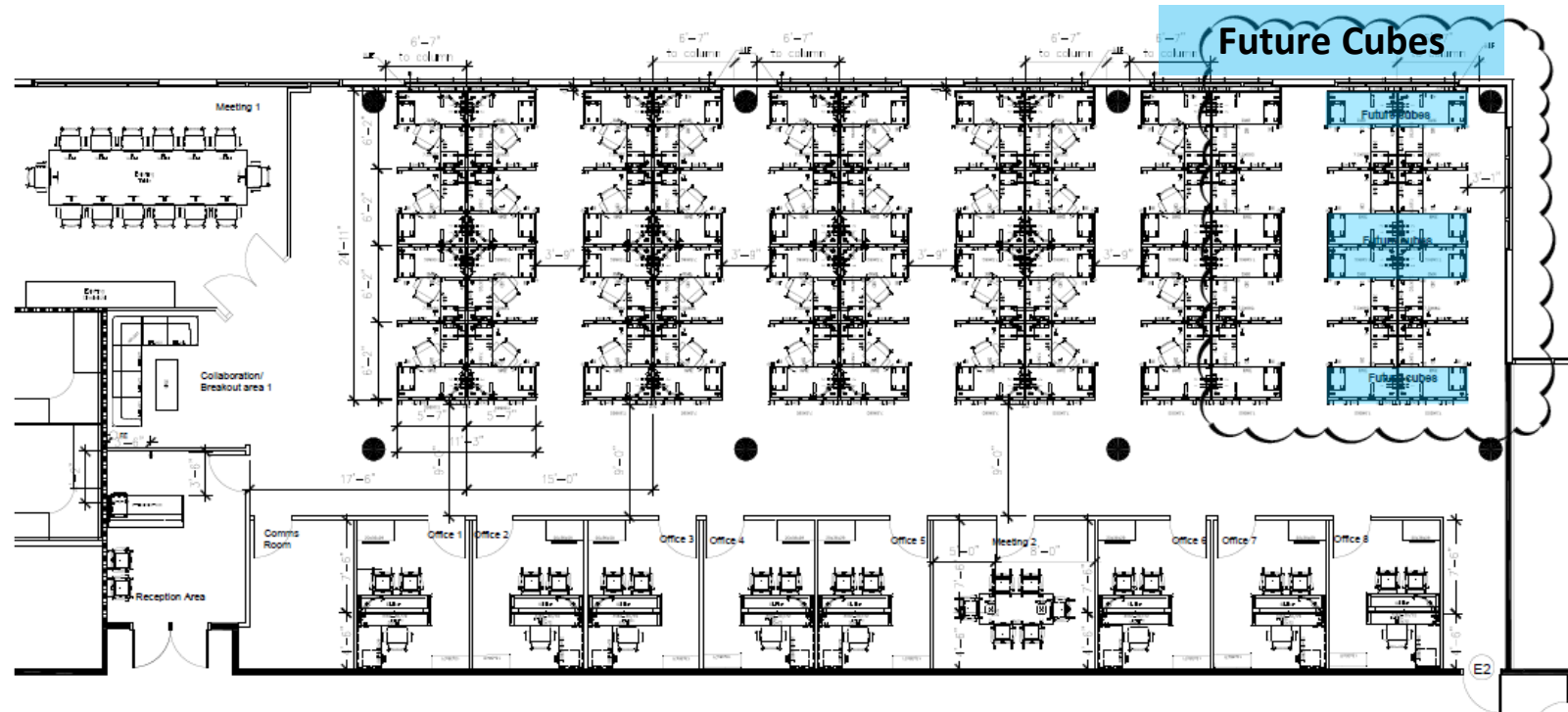
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Franklin Templeton Center is located 15 min West of Tampa International Airport!

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



**Suite 570: 6,958 RSF Suite offers 9 Offices + has capacity of up to 58 Workstations**

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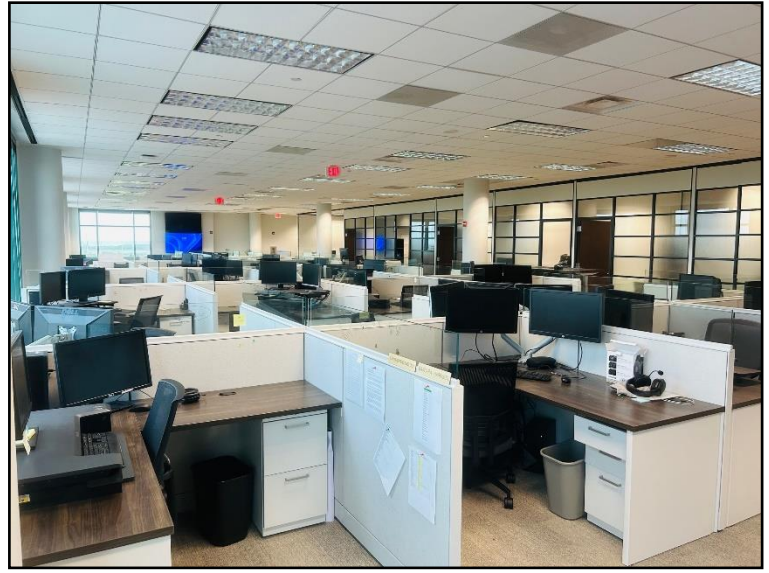
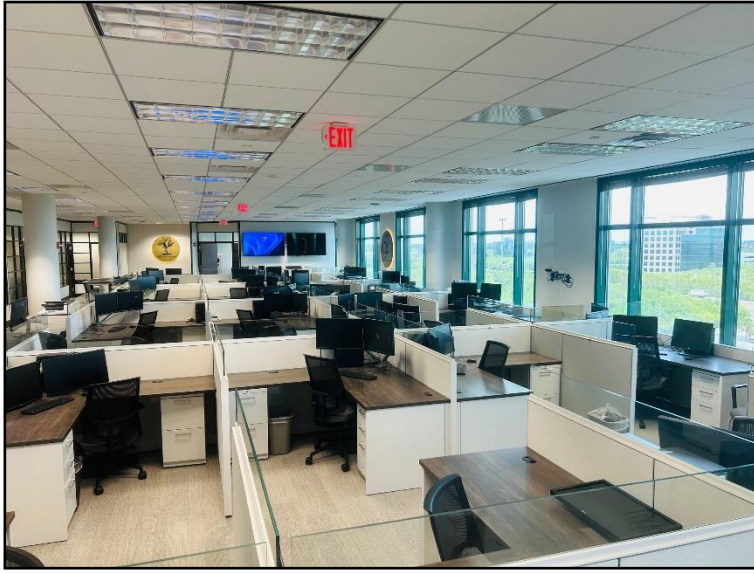
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