7 5 0 C E N T R A L CLASS A OFFICE SPACE - BUILD TO SUIT ST. PETE CBD



PROPERTY HIGHLIGHTS:

* Location:

750 Central Avenue St. Petersburg, Florida 33701 Less than one mile from direct access to I-275!

- * Submarket: St. Petersburg CBD
- * Net Rentable Square Feet Available (RSF): 250,000
- * 2006 Operating Expenses: \$8.00
- * Lease Rate: \$25.00 per RSF
- * Parking: 5 parking spaces per 1,000 RSF leased
- * Take Advantage-generous Enterprise Zone tax credits!

The ARC Group has retained Echelon Real Estate Services, LLC as exclusive representative in the lease of the class A Build-to-suit 750 Central Building. This 250,000 RSF office space will be built out with class A finishes. 750 Central will be located in the heart of the St. Petersburg CBD near many cultural attractions and features spectacular panoramic city scape and Tampa Bay views.

EXCLUSIVELY OFFERED BY:

MICHAEL S. TALMADGE
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The information provided in this offering summary was gathered from sources deemed reliable, but the owner and ERES do not warrant or represent that the information is true or correct. Prospective purchasers are advised to verify the information independently.

70109-011504

750 CENTRAL AVENUE - ST. PETERSBURG, FLORIDA

BUILDING INFORMATION

Lease Rate: \$25.00 per RSF

PREMIER LOCATION AND SITE VISIBILITY:

Located in the St. Petersburg central business district, 750 Central's site is approximately 1/4 mile from direct access to I-275. I-275 links St. Petersburg to Tampa and Clearwater with a commute of approximately 25 - 30 minutes.

Total Building Size: 250,000 RSF

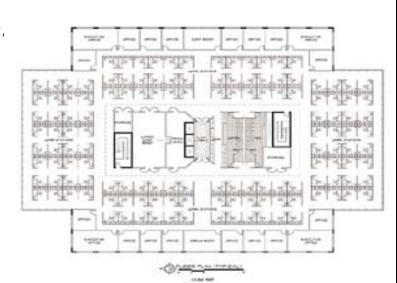
Average Floor Size: 15,169 RSF

Total Available RSF: 250,000

Number of Stories: 6

Class A Finishes: The building will be built out with

class A common areas including marble restrooms and granite floors.



SAMPLE FLOOR PLAN

Clearwater Clearw

Estimated Operating

Expenses: \$8.00 per RSF stop

Tenant Improvement

Allowance: \$20.00 per RSF

Parking Ratio: 5 / 1,000 RSF leased

Common Area 1.06 single tenant; Factor: 1.18 multi tenant

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