

750 CENTRAL 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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Echelon Real Estate Services, LLC

For more info - log onto:
www.ERESproperties.com
ID #70109

750 CENTRAL

750 CENTRAL AVENUE - ST. PETERSBURG, FLORIDA

ON THE WEB - ERESproperties.com
PROPERTY # 70109

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



Estimated Operating Expenses: \$8.00 per RSF stop

Tenant Improvement Allowance: \$20.00 per RSF

Parking Ratio: 5 / 1,000 RSF leased

Common Area Factor: 1.06 single tenant; 1.18 multi tenant

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