

# BLUE HERON TECHNOLOGY CENTER

11208 BLUE HERON BLVD  
ST. PETERSBURG, FLORIDA

51,604 RSF

GATEWAY SUBMARKET

## PURCHASE OPPORTUNITY - \$8.4 MILLION (\$162.77/RSF)

EXCELLENT GATEWAY INTERSTATE LOCATION - EFFICIENT FLOOR PLATES



### BUILDING HIGHLIGHTS:

- Total Building Size: 51,604 RSF
- Immediately Available for Occupancy:
  - Suite 150 – 5,453 RSF
  - Suite 200 - 10,263 RSF
  - Total – 15,716 RSF
- Hewlett Packard occupies 15,741 RSF in Suite 250
- Draper Laboratories occupies 20,627 RSF in Suite 100
- 4.6/1000 RSF Parking Ratio



FOR MORE INFORMATION, PLEASE CONTACT:

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Echelon Real Estate Services, LLC  
Licensed Real Estate Broker

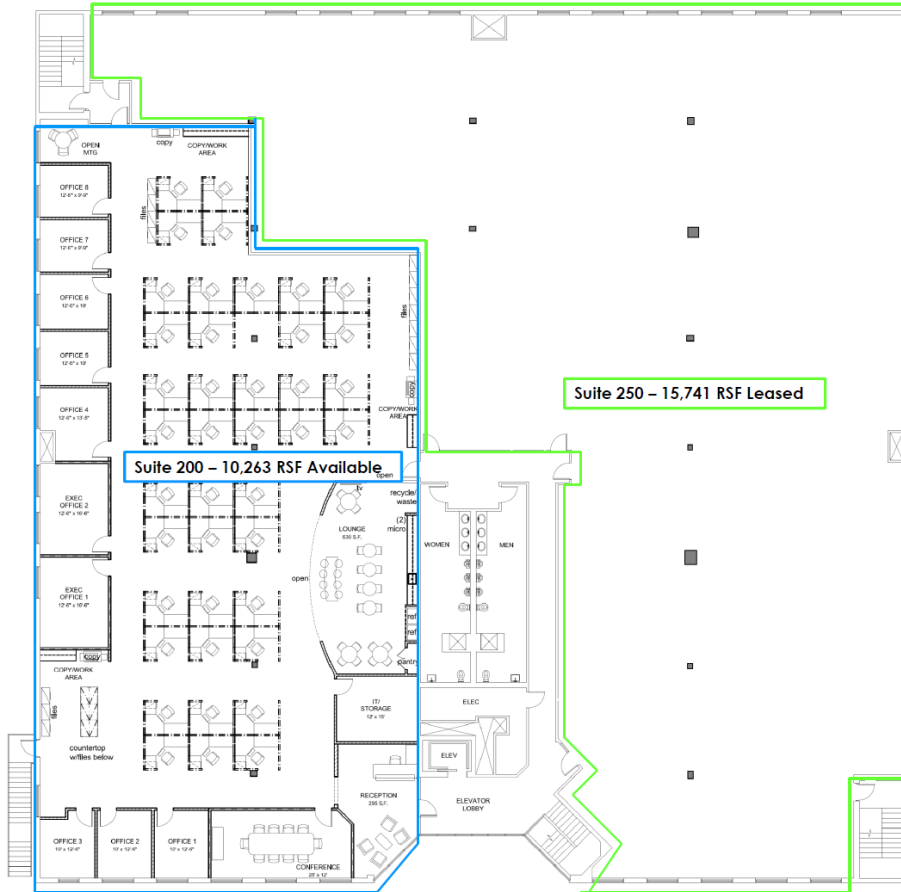
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## Sample Space Plan



### First Floor – 5,453 RSF

- 1 reception desks
- 6 offices
- 35 workstations

### Second Floor – 10,263 RSF

- 1 reception desk
- 10 offices
- 41 workstations

### Total – 15,716 RSF

- 2 reception desks
- 16 offices
- 76 workstations
- 92 Total Headcount

### LOCATION HIGHLIGHTS:

- Located with immediate access to Roosevelt Blvd & I-275.
- The building is located within 10 - 15 minutes of both the Tampa & St. Petersburg / Clearwater International Airports, Downtown St. Petersburg & Westshore.
- Premier Central Tampa Bay Location: within 25 minutes of 80% of all Tampa Bay households.



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