

# BLUE HERON TECHNOLOGY CENTER

11208 BLUE HERON BLVD  
ST. PETERSBURG, FLORIDA

15,716 RSF AVAILABLE

GATEWAY SUBMARKET

## CLASS A OFFICE SPACE – FOR LEASE

EXCELLENT GATEWAY INTERSTATE LOCATION - EFFICIENT FLOOR PLATES

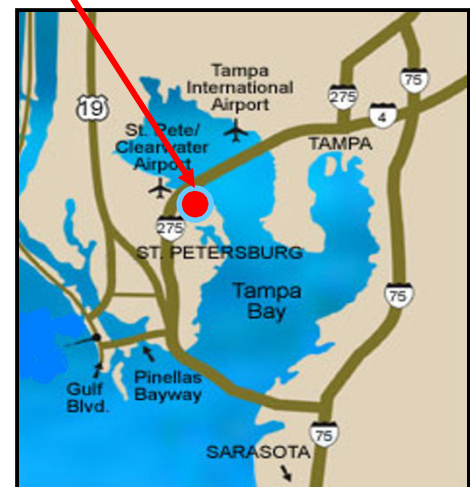


### BUILDING HIGHLIGHTS:

- Total Building Size: 51,604 RSF
- Immediately Available for Occupancy:
  - Suite 150 – 5,453 RSF
  - Suite 200 – 10,263 RSF

---

Total – Up to 15,716 RSF Available
- \$22.00 per RSF Full Service Gross Lease Rate
- Recently renovated common areas.
- 4.6/1000 RSF Parking Ratio.



FOR MORE INFORMATION, PLEASE CONTACT:

**MICHAEL S. TALMADGE**

727.214.4650

[mtalmadge@echelonre.com](mailto:mtalmadge@echelonre.com)

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



Echelon Real Estate Services, LLC  
Licensed Real Estate Broker

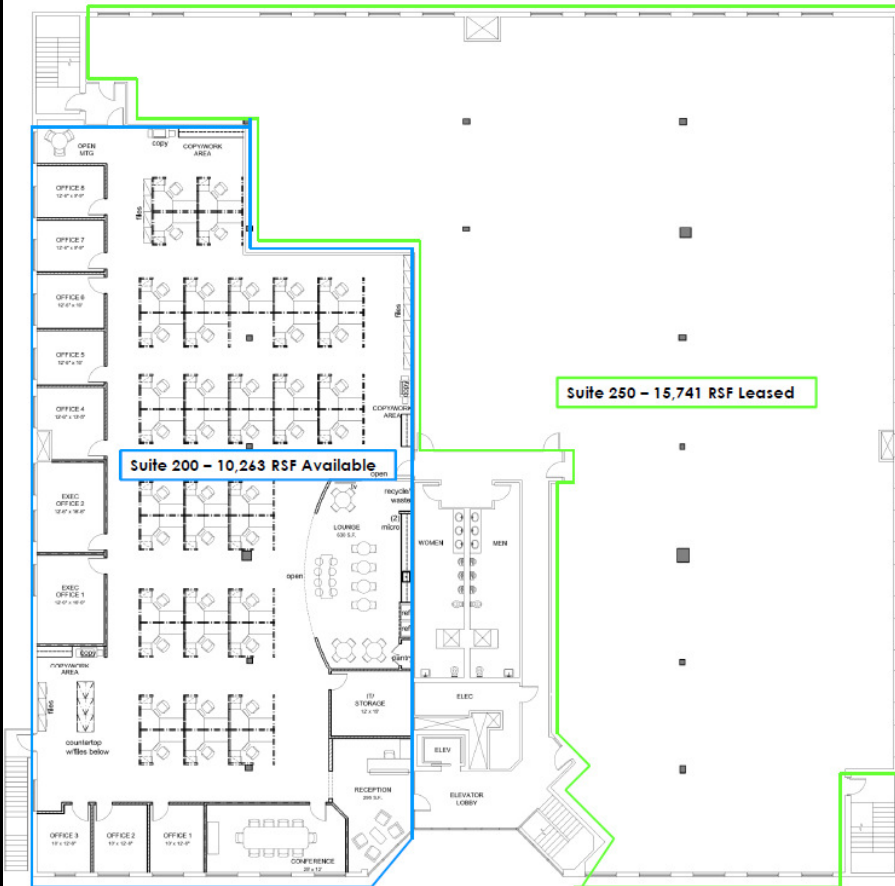
# BLUE HERON TECHNOLOGY CENTER

11208 BLUE HERON BLVD  
ST. PETERSBURG, FLORIDA

UP TO 15,716 RSF AVAILABLE

GATEWAY SUBMARKET

## Sample Space Plan



### First Floor – 5,453 RSF

- 1 reception desk
- 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 within 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.



**ECHELON**

Echelon Real Estate Services, LLC  
Licensed Real Estate Broker



FOR MORE INFORMATION,  
PLEASE CONTACT:

**MICHAEL S. TALMADGE**

727.214.4650

mtalmadge@echelonre.com

www.eresproperties.com