

CARILLON CROSSING

BUILD TO SUIT OPPORTUNITY



CLASS A OFFICE + MEDICAL SPACE FOR LEASE

- **24,000 RSF** approximate
- **\$30/RSF Gross (Full Service)** 1st Year Lease Rate
- **10 year lease term** required
- **Three (3) Story Structure**
- **Floor size: 8,000 RSF** approximate
- **5 Cars per 1000 RSF** leased parking ratio
- **Lighted Building Signage** Available
- **Great Visibility from Roosevelt Boulevard**
- **Permit + Site work 100% complete** – We are ready to go Vertical!



ECHELON

Echelon Real Estate Services, LLC
Licensed Real Estate Broker



For More Information Please Contact:

Michael S. Talmadge
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727.214.4650

www.eresproperties.com

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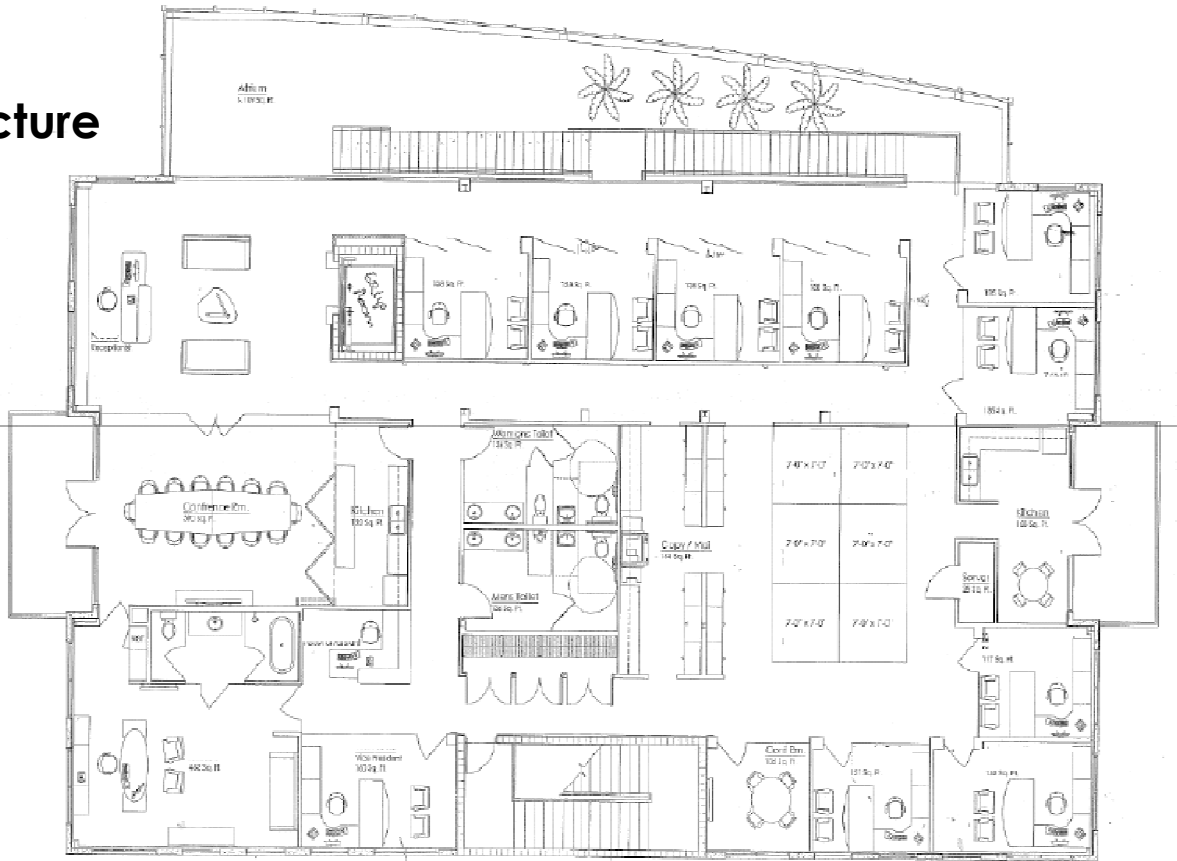


Within 25 minutes of 80% of all Tampa Bay households. Situated immediately off Roosevelt Blvd adjacent to Carillon Park with instant accessibility to I-275 & 12 minutes from Tampa International Airport. Marriott & Hilton Hotels are within close proximity to the project along with Starbucks, Panera, & other restaurants & retail.

3 Story Structure

8,000 RSF
per floor
approximate

24,000 RSF
Total
approximate



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