

# ECHELON CITY CENTER

CARILLON PARK: ULMERTON RD & I-275  
ST. PETERSBURG, FLORIDA

UP TO 220,000 SF AVAILABLE

Destination Office, Retail, Multi-Family & Hotel

## CLASS A OFFICE + RETAIL SPACE - FOR LEASE

NEW CONSTRUCTION ~ OPTIMAL LOCATION ~ HIGH TECH INFRASTRUCTURE



Current Plan, Subject to Change

**Office: \$37.50 to \$39.50/RSF GROSS FULL SERVICE**

**Retail: \$35.00 to \$40.00/RSF NNN**

### Site 2: 12 Stories + 180,000 RSF

- Restaurant + Retail:  $\pm$  13,000 RSF Ground Floor
- Parking Garage: 550 Spaces, 6 Floors + 7<sup>th</sup> Floor Parking Deck
- Office:  $\pm$  92,000 RSF Floors 7, 8 & 9
- Hotel: 120 rooms, Floors 10, 11 & 12

### Site 9: 4 Stories + 97,000 RSF

- Restaurant + Retail:  $\pm$  24,000 RSF +  $\pm$  3,700 RSF Ground Floor Patio
- Office:  $\pm$  48,000 RSF + Patio 2<sup>nd</sup> Floor
- Event Space:  $\pm$  18,000 RSF + 3<sup>rd</sup> Floor Patio – includes Kitchen/Back of the house.
- Rooftop Restaurant:  $\pm$  2,500 RSF +  $\pm$  3,300 RSF Patio
- Connected to 12 story Tower via 100 LF Bridge

### Site 2 + 9 Parking:

- Parking Garage: 550 Spaces
- Ground Floor:  $\pm$  80 Spaces



FOR MORE INFORMATION, PLEASE CONTACT:

MICHAEL S. TALMADGE

727.214.4650

mtalmadge@echelonre.com

www.eresproperties.com

ECHELON

Echelon Real Estate Services, LLC  
Licensed Real Estate Broker

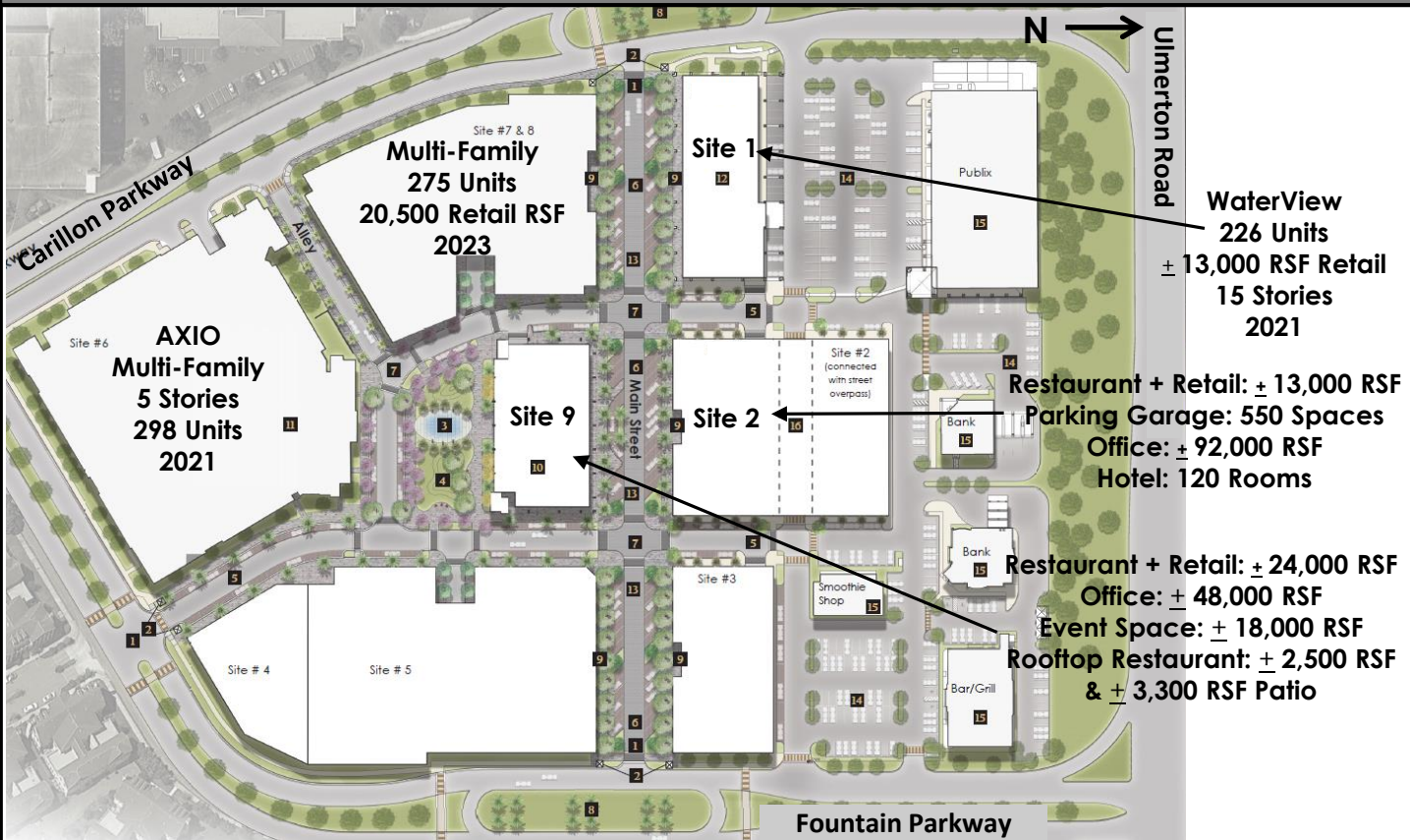


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ST. PETERSBURG, FLORIDA**

**UP TO 220,000 SF AVAILABLE**

**Destination Office, Retail, Multi-Family & Hotel**



**WaterView**  
226 Units  
± 13,000 RSF Retail  
15 Stories  
2021

**Restaurant + Retail: ± 13,000 RSF**  
**Parking Garage: 550 Spaces**  
**Office: ± 92,000 RSF**  
**Hotel: 120 Rooms**

**Restaurant + Retail: ± 24,000 RSF**  
**Office: ± 48,000 RSF**  
**Event Space: ± 18,000 RSF**  
**Rooftop Restaurant: ± 2,500 RSF**  
**& ± 3,300 RSF Patio**



## PLANNED PROJECT HIGHLIGHTS:

- Office: \$37.50 to \$39.50/RSF Gross Full Service
- Retail: \$35.00 to \$40.00/RSF NNN
- Delivery: 2021 + 2022
- Premier Central Location: Within 25 minutes of 80% of all Tampa Bay households.
- Class A Mixed Use Project
- 3 Fiber Optic Options: (Verizon, Spectrum + Frontier).
- Electric Power Redundancy: Duke Energy power feed via single substation with six (6) separate feeds + two (2) Gen Sets.
- On-site Back Up Generator: 1500 KW providing important redundancy.
- Built to latest Miami/Dade County Windstorm + Flood construction standards.

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727.214.4650  
[mtalmadge@echelonre.com](mailto:mtalmadge@echelonre.com)

**SHAMYL DI CRISTANZIANO**  
813.812.0806  
[shamyld@echelonre.com](mailto:shamyld@echelonre.com)

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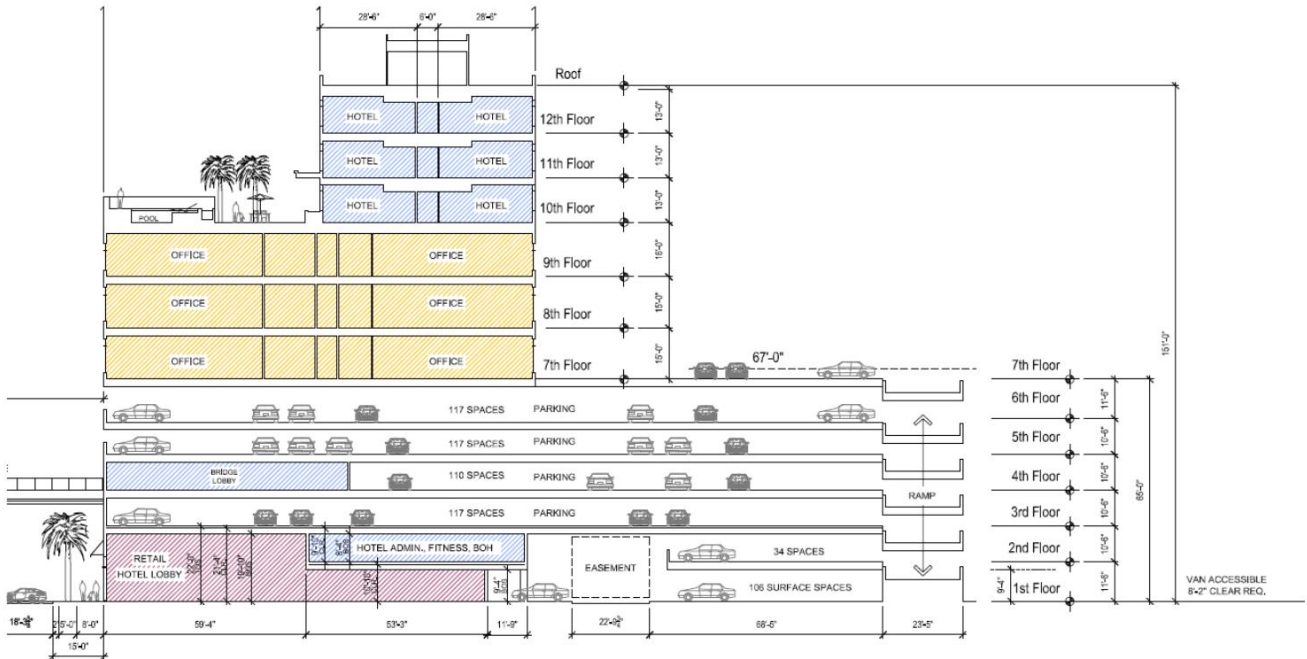
CARILLON PARK: ULMERTON RD & I-275  
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BUILDING SECTION CROSS SECTION - Current Plan, Subject to Change

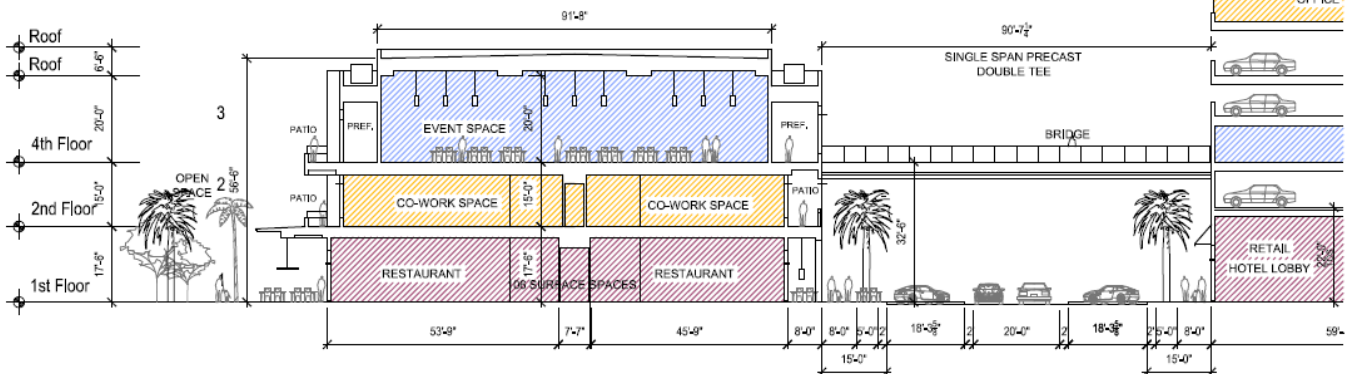
## Site 2: 12 Stories + 180,000 RSF

- Restaurant + Retail: ± 13,000 RSF Ground Floor
- Parking Garage: 550 Spaces, 6 Floors + 7th Floor Parking Deck
- Office: ± 92,000 RSF Floors 7, 8 & 9
- Hotel: 120 rooms, Floors 10, 11 & 12



## Site 9: 4 Stories + 97,000 RSF

- Restaurant + Retail: ± 24,000 RSF + ± 3,700 RSF Ground Floor Patio
- Office: ± 48,000 RSF + Patio 2nd Floor
- Event Space: ± 18,000 RSF + 3rd Floor Patio – includes Kitchen/Back of the house.
- Rooftop Restaurant: ± 2,500 RSF + ± 3,300 RSF Patio
- Connected to 12 story Tower via 100 LF Bridge



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