

Echelon Pointe

Property Data Sheet

For more info: Please contact Mike Talmadge 727.214.4650

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Project Name:	Echelon Pointe at Carillon
Address:	970 Lake Carillon Drive, St. Petersburg, FL 33716
Owner/Developer:	Carillon Pointe, LLC
Mgmt/Leasing Company:	Michael Talmadge - Echelon Real Estate Services
Phone Number:	(727) 214-4650
Fax Number:	(727) 214-2808
Email:	mtalmadge@echelonre.com
Number of Buildings:	1
Number of Stories:	5 stories
Average Floor Size:	25,000 RSF
Total Project Size:	125,000
Total Available RSF:	68,622 RSF
Year Built:	2007
Minimum to Maximum Tenant Size:	1,500 RSF to 68,622 RSF
Lease Rate:	\$26.00 per RSF Gross
Term:	5 to 15 years
Operating expenses:	Estimate Base Year \$9.75
Tenant Improvement Allowance:	Landlord will provide a Tenant Improvement Allowance
Common Area Factor:	1.05 Single Tenant Floor 1.15 Multi-tenant Floor
Parking Ratio:	4/1000 using ULI Shared Parking
Amenities:	Beautiful Lake Carillon Views. Conveniently located adjacent to "4-star" St. Petersburg Hilton at Carillon with on-site dining and meeting functions. Covered reserved parking available under the building.