

## ERES - SPACE AVAILABLE

For more info: Please contact Mike Talmadge 727.214.4650

mtalmadge@echelonre.com

**Project Name:** Echelon Pointe @ Carillon

**Address:** 920 Lake Carillon Drive, St. Petersburg, FL 33716

**Owner/Developer:** Echelon Development, LLC

**Mgmt/Leasing Company:** Michael Talmadge - Echelon Real Estate Services

**Phone Number:** (727) 214-4650

**Fax Number:** (727) 803-8202

**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:** 125,000

**Year Built:** 2007

**Minimum to Maximum Tenant Size:** 2,500 RSF to 125,000 RSF

**Lease Rate:** \$28.50 per RSF Gross

**Term:** 5 to 15 years

**Operating expenses:** Estimate Base Year \$9.00

**Tenant Improvement Allowance:** Landlord will provide a Tenant Improvement Allowance of \$18.00 per RSF.

**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.