

FRANKLIN TEMPLETON CENTER II

HIGH TECH PLUG + PLAY!



100 + 160 + 180 Fountain Parkway - St. Petersburg, Florida 33716
Gateway Submarket

\$25.00 to \$27.00 per RSF Full-Service Lease Rate

– Pure GROSS Rate - No Operating Expense Increases or Pass-Throughs

Building 100: Suite 210 – 21,026 RSF Available October 2024

Building 160: Suite 100 – 11,577 RSF Available

Building 180: Suite 110 – 7,914 RSF Available

- 5/1,000 RSF Parking Ratio: Garage + Surface Spaces
- Onsite Conference/Training Room, Cafeteria + Fitness Center

Prime Central Location:

- Direct Access to I-275 via Ulmerton Road
- 25 Minutes to 80% of Tampa Bay households
- 12 minutes west of Westshore + TPA International Airport

Extended Building Hours:

- Monday - Friday: 7am to 9pm
- Saturday: 8am to 5pm

High-Tech Building Provides:

- Redundant Electrical Power
- 100% Generator Backup
- New Electrical Switch Gear (for seamless Power Interruption Recovery)
- On-site Fiber Optic Feed

For More Information Please Contact:

Michael S. Talmadge
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727.214.4650

ECHELON

Echelon Real Estate Services, LLC
Licensed Real Estate Broker



www.eresproperties.com

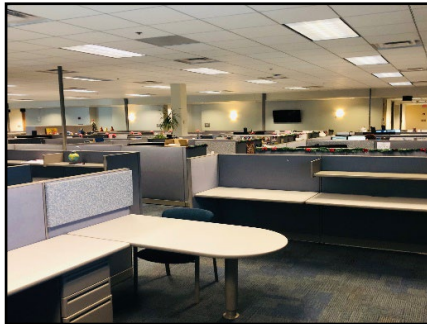
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Franklin Templeton Center is located 15 minutes west of Tampa International Airport!

432 acre Carillon Park is located at Ulmerton Road & I-275 25 minutes from 80% of all Tampa Bay households!



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