

# FRANKLIN TEMPLETON CENTER II

## HIGH TECH PLUG + PLAY - AVAILABLE!



**120 Fountain Parkway - St. Petersburg, Florida 33716**  
**Mid-Pinellas County/Gateway Submarket**

### **Suite 200 – 37,975 RSF Available For Lease**

### **\$24.00 to \$26.00 per RSF Full-Service Lease Rate**

- Pure GROSS Rate - No Operating Expense Increases or Pass-throughs will save \$2.00/RSF of additional rental cost per year
- 5/1,000 RSF Parking Ratio
- Onsite Conference/Training Rooms, Cafeteria + Fitness Center

### **Prime Central Location:**

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

### **Extended Building Hours:**

Air Conditioning is Provided

Monday - Friday: 7am to 9pm

Saturday: 8am to 5pm

At no Additional Charge

### **High-Tech Building Provides:**

Redundant Electrical Power

100% Generator Backup

On-site Fiber Optic Feed

### **For More Information Please Contact:**

Michael S. Talmadge

mtalmadge@echelonre.com

727.214.4650

**ECHELON**

Echelon Real Estate Services, LLC  
Licensed Real Estate Broker



**[www.eresproperties.com](http://www.eresproperties.com)**

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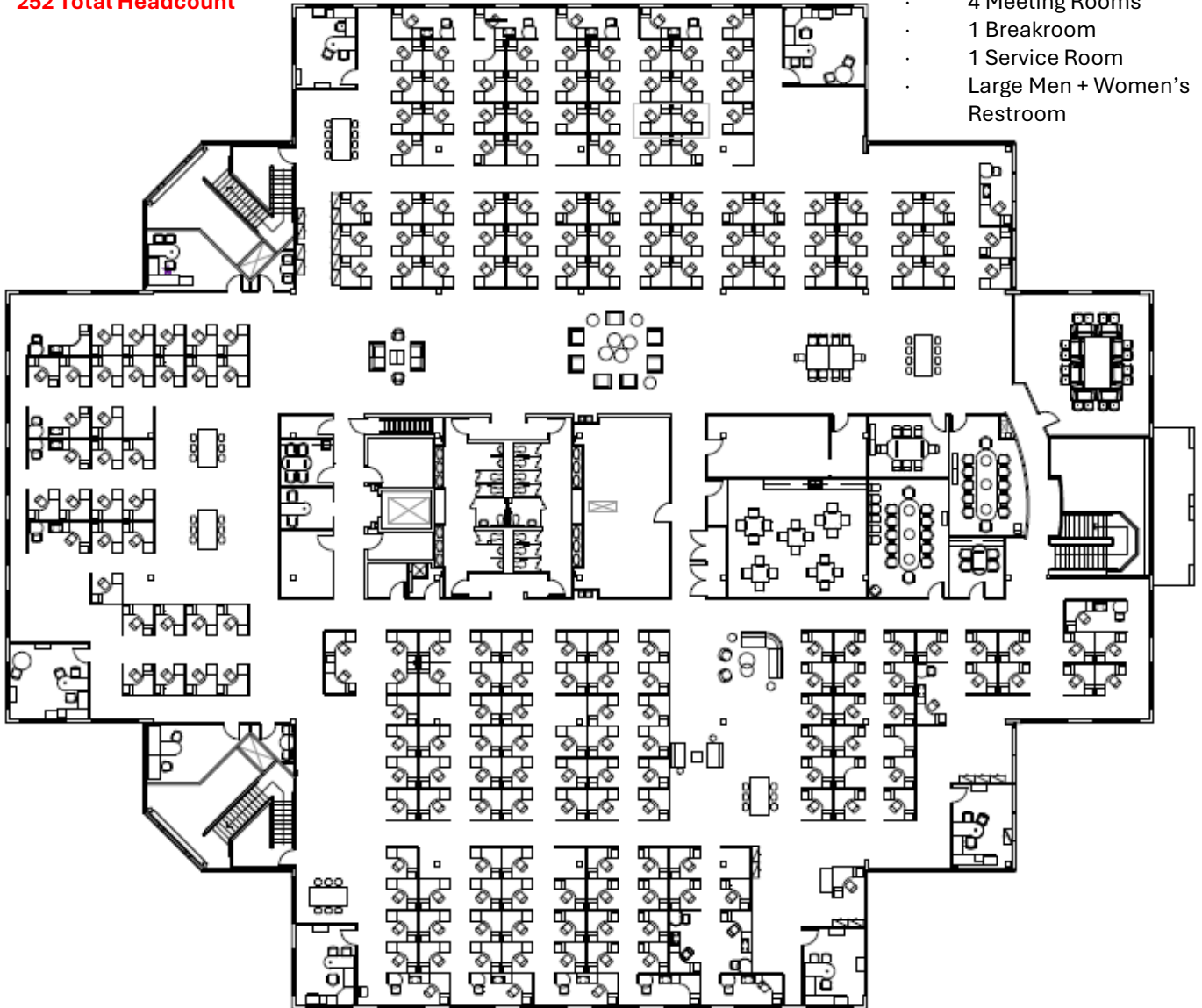
**245 Workstations**

**7 Offices**

**252 Total Headcount**

### In-Place Support Facilities

- 3 Conference Rooms
- 4 Meeting Rooms
- 1 Breakroom
- 1 Service Room
- Large Men + Women's Restroom



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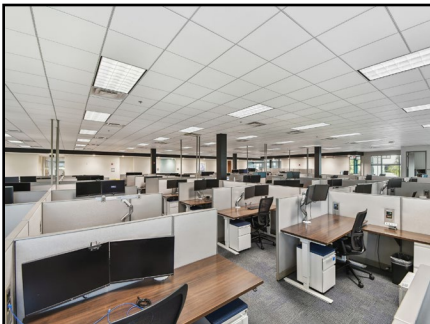
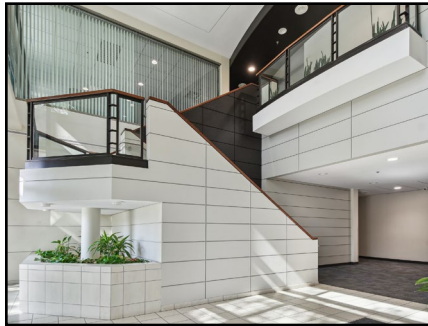
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Franklin Templeton Center is located 15 minutes west of the Tampa International Airport!

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



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