

FRANKLIN TEMPLETON CENTER I

HIGH - TECH OFFICE SPACE AVAILABLE



140 Fountain Parkway - St. Petersburg, Florida 33716 - Gateway Submarket

\$27.00 - \$29.00 per RSF Full-Service Lease Rate

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

33,179 Total RSF Available In Building:

- Suite 230: 12,901 RSF Immediately Available
- Suite 570: 6,958 RSF Immediately Available
- Suite 620: 9,445 RSF Available May 2024
- Suite 630: 3,875 RSF Immediately Available
- Total Available: 33,179 RSF

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

High-Tech Building Provides:

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

Extended Building Hours:

- Mon - Fri: 7am to 9pm
- Saturday: 8am to 5pm

ECHELON

Echelon Real Estate Services, LLC
Licensed Real Estate Broker



For More Information Please Contact:

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