

# FRANKLIN TEMPLETON CENTER II



FRANKLIN TEMPLETON CENTER II  
180 Fountain Parkway, St. Petersburg, FL  
37,256 RSF - HIGH TECH SPACE FOR LEASE

| <u>Floor</u>           | <u>RSF Available</u> | <u>Full Service Gross Lease</u> |
|------------------------|----------------------|---------------------------------|
| 1                      | 2,256                | \$19.00 per RSF                 |
| 2                      | 35,000               | \$19.00 per RSF                 |
| <hr/>                  |                      |                                 |
| 37,256 TOTAL AVAILABLE |                      |                                 |



*For More Info, Please Contact:*

*MICHAEL S. TALMADGE*

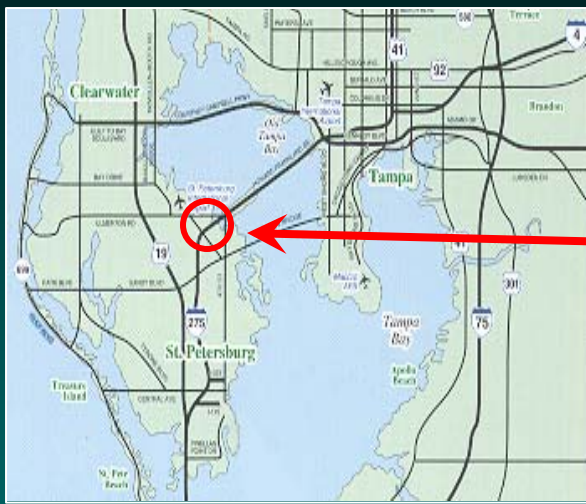
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## INTERSTATE 275 & ULMERTON ROAD



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!

|                                    |   |
|------------------------------------|---|
| Total Building Size:               | 70,000 RSF  |
| Average Floor Size:                | 35,000 RSF  |
| Total Available RSF:               | 37,256 RSF  |
| Number of Stories:                 | 2   |
| Operating Expenses:                | Pure full service gross lease<br>with no operating expense increases or pass-throughs                                 |
| Tenant Improvement Allowance:      | \$10.00 per RSF   |
| Parking Ratio:                     | 5 / 1,000 RSF leased  |
| Electricity & Fiber Optic Service: | Redundant electrical power; on site fiber service; on site generator provides complete back up for 100% of the space! |

Franklin Templeton Center II features top quality Class A finishes. This 70,000 square foot building is located in beautiful Carillon Office Park and offers the latest features, services and amenities: redundant electrical power, generator backup, fiber optic feed, fitness center, dining facility and training rooms.

### **MICHAEL S. TALMADGE**

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