

ERES - SPACE AVAILABLE

For more info: Please contact Mike Talmadge 727.214.4650

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Project Name:	Gandy Center
Address:	3491 Gandy Boulevard, Pinellas Park, FL 33781
Owner/Developer:	Gandy Associates, LLP
Mgmt/Leasing Company:	Michael Talmadge - Echelon Real Estate Services
Phone Number:	(727) 214-4650
Fax Number:	(727) 214-2808
Email:	mtalmadge@echelonre.com
Number of Buildings:	1
Number of Stories:	2 stories
Average Floor Size:	23,500 RSF (Approx.)
Total Project Size:	47,000 RSF (Approx.)
Total Available RSF:	23,765 RSF (Approx.)
Year Built:	1987
New Renovations:	2009 - 2010
Minimum to Maximum Tenant Size:	1,000 RSF to 23,765 RSF
Lease Rate:	\$17.00 per RSF Gross
Term:	5 to 20 years
Operating expenses:	Estimated Base Year \$9.00
Tenant Improvement Allowance:	Turn Key
Common Area Factor:	1.10 Single Tenant Floor 1.15 Multi-Tenant Floor
Parking Ratio:	4/1000 RSF Leased
Amenities:	<ul style="list-style-type: none">• Situated directly on Gandy Boulevard, with direct access to I-275 and US-19.• Beautiful campus setting conveniently located just minutes from St. Pete, Tampa, and Clearwater!