

# Gateway Technology Center

10222 MCI Drive, Pinellas Park, Florida 33782

Detailed property information is  
available on-line at:

[www.ERESproperties.com](http://www.ERESproperties.com)



## HIGH TECH BUILDING - 124,983 RSF

- ◆ “PLUG & PLAY” OPPORTUNITY
  - Fiber & copper data telecom lines
  - Verizon SmartPark
  - Uninterruptable Power Supply (UPS)
  - Two Emergency Backup Generators
  - Approx 700 Workstations in Place
- ◆ CENTRALLY LOCATED
  - Mid-Pinellas County/Gateway Area
  - Just minutes from St. Pete, Tampa & Clearwater
- ◆ MAJOR BUILDING SIGNAGE OPPORTUNITY
- ◆ 124,983 RSF, 3 STORIES
- ◆ \$19.00 PER RSF GROSS LEASE RATE
- ◆ 10 ACRE SITE ADJACENT FOR FUTURE EXPANSION!



**MICHAEL S. TALMADGE**  
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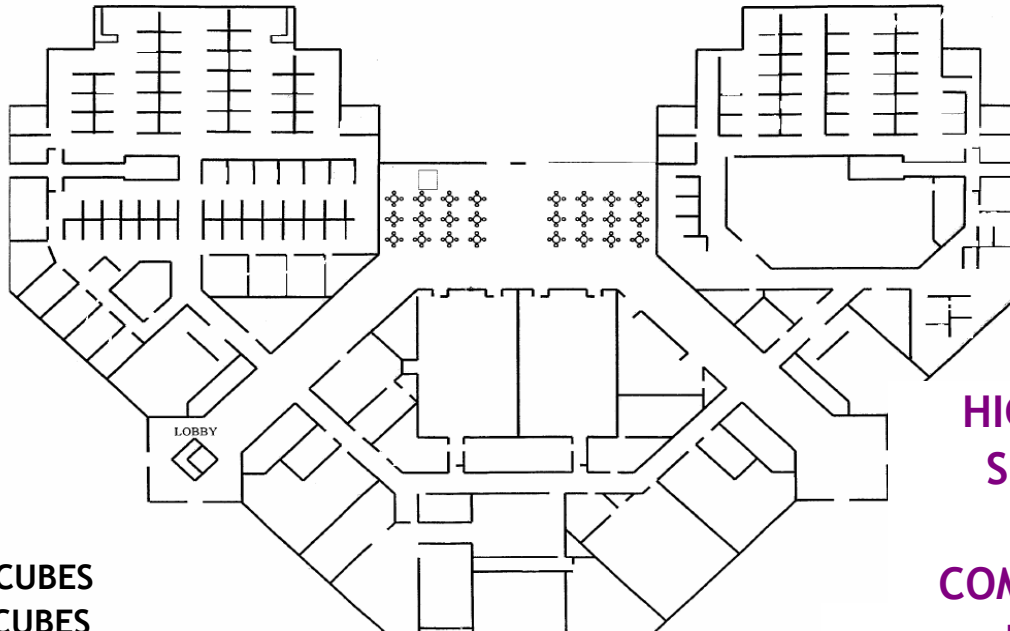
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## AS BUILT FLOOR PLAN and MAP



NORTH = 73 CUBES  
SOUTH = 48 CUBES

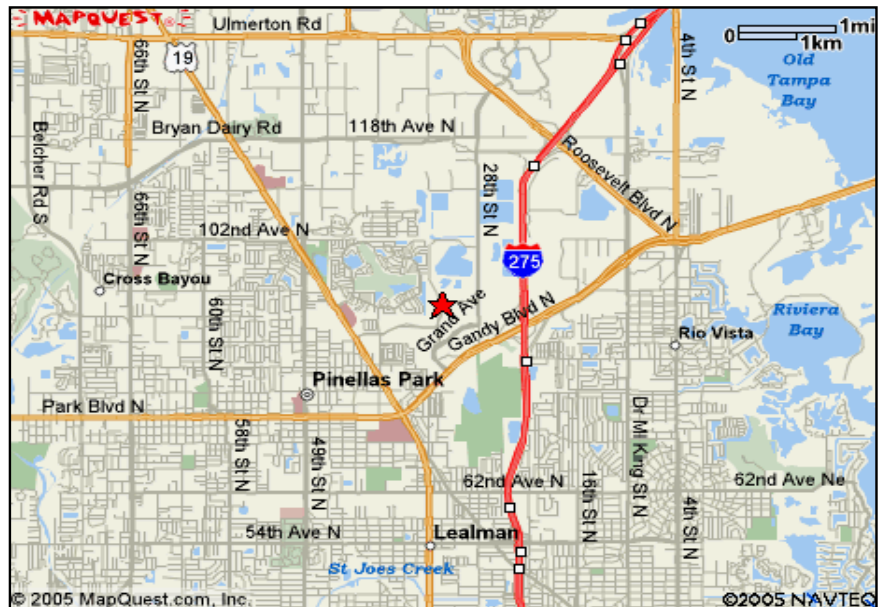
1st Floor

**HIGH TECH  
SPACE...  
AT A  
COMPETITIVE  
RATE!!**

**LEASE RATE:** \$19.00 per RSF Gross - Includes net rent, real estate taxes, Building insurance, Common Area maintenance, 5 day per week Janitorial Services, and Premises electricity.

### CENTRAL LOCATION AND SITE VISIBILITY:

Centrally located in Mid-Pinellas County/Gateway District, with easy access to I-275, Gandy Boulevard & Route 19. I-275 links the Gateway Area to Tampa, Clearwater, and Sarasota with a commute of approximately 20 - 35 minutes.



### EXCLUSIVELY OFFERED BY:

**MICHAEL S. TALMADGE**

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Licensed Real Estate Broker

*For More Info, Please Visit the ERES Web Site !*

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