

THE JAMES MUSEUM BUILDING

HIGH TECH PLUG + PLAY!



CLASS A OFFICE SPACE IN DOWNTOWN ST. PETERSBURG – FOR LEASE

- \$27.00/RSF Full Service Gross Lease Rate
- 2nd Floor Available:
 - 16,988 RSF Completely Built Out + Ready for Release
 - 4,651 RSF Shell Condition
- Beautiful High Tech Buildout + Finishes!
- High Quality Office/Meeting Furniture + 60 Workstations Onsite Available at an additional cost
- 10 ft + Ceiling height with large perimeter windows
- Onsite Parking: Up to 68 (5/1000 per RSF) spaces at \$100/space per month
- Electronic Key Card Access System for 24/7 Access
- Private elevator from the main entrance to the reception area on the 2nd floor
- Entire Suite is backed up by a 260kW (391 Amps) Natural Gas Generator
- 400 Amp Automatic Transfer Switch (ATS)
- Dedicated (2) Ton AC unit for the IT Room tied to the ATS + Generator
- Both Men's + Women's Restrooms have a Shower



**Main Entrance will Feature
New Tenant Name!**



For More Information Please Contact:

Michael S. Talmadge

mtalmadge@echelonre.com

727.214.4650

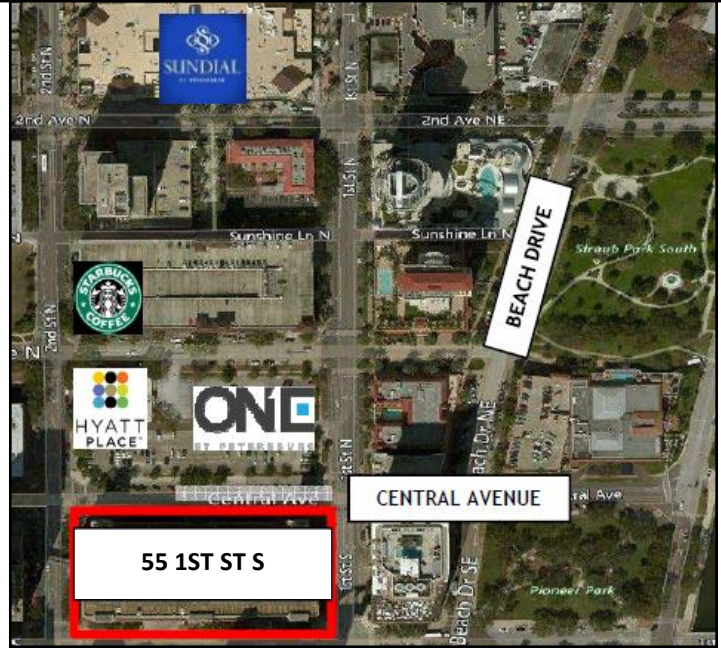
www.eresproperties.com

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Licensed Real Estate Broker



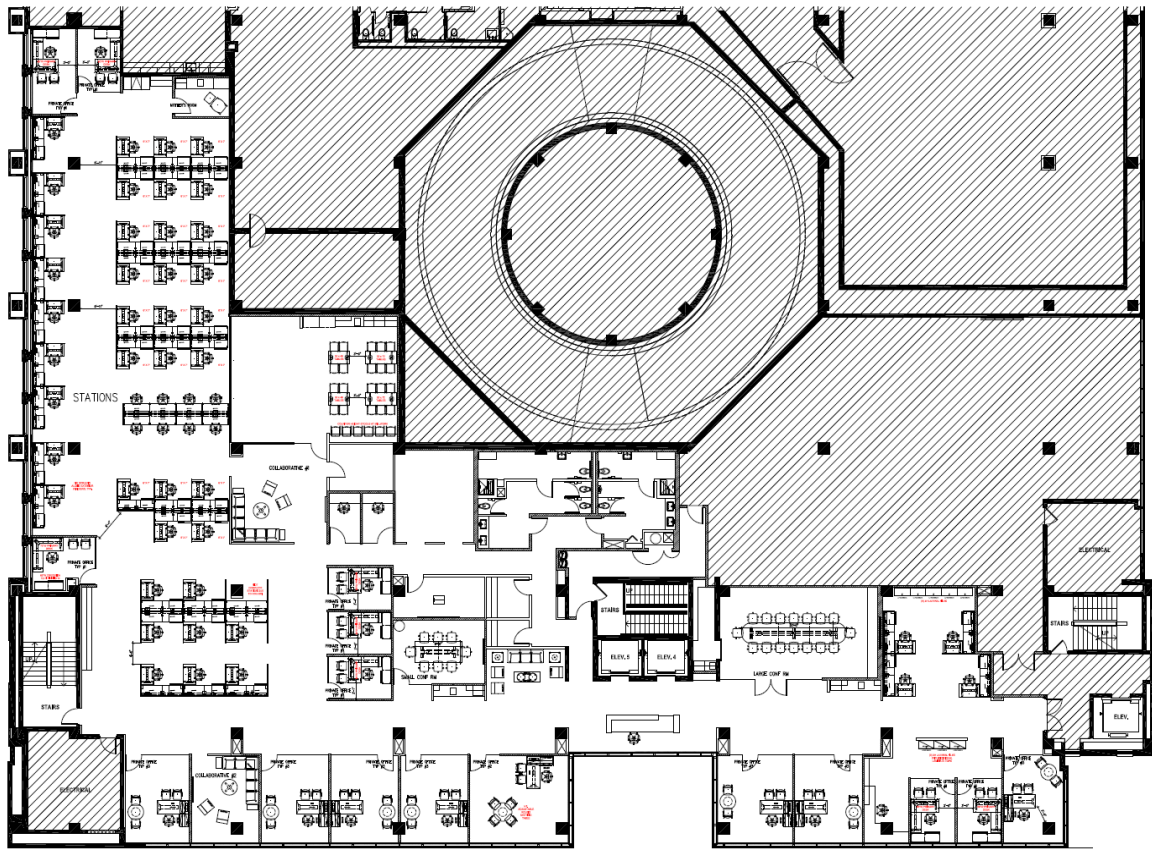
THE JAMES MUSEUM BUILDING HIGH TECH PLUG + PLAY!



2nd Floor:
16,988 RSF
Available

As-Built Layout:
17 Offices
60 Workstations
1 Sm Conf Room
1 Lg Conf Room

Building Signage
Available



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The James Museum Building – 2nd Floor New Construction with High Tech Buildout + Beautiful Finishes



Building Entrance



Building Entrance (Looking North)



Reception Area



Perimeter Offices



**The James Museum Building – 2nd Floor
New Construction with High Tech Buildout + Beautiful Finishes**



Perimeter Office



Interior Office



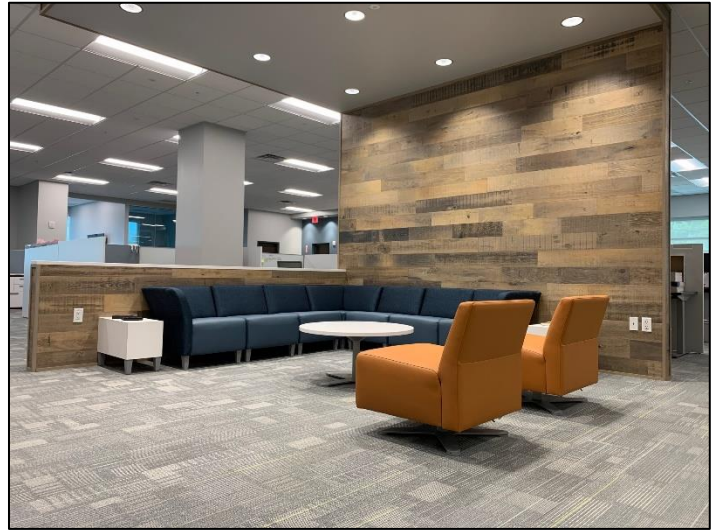
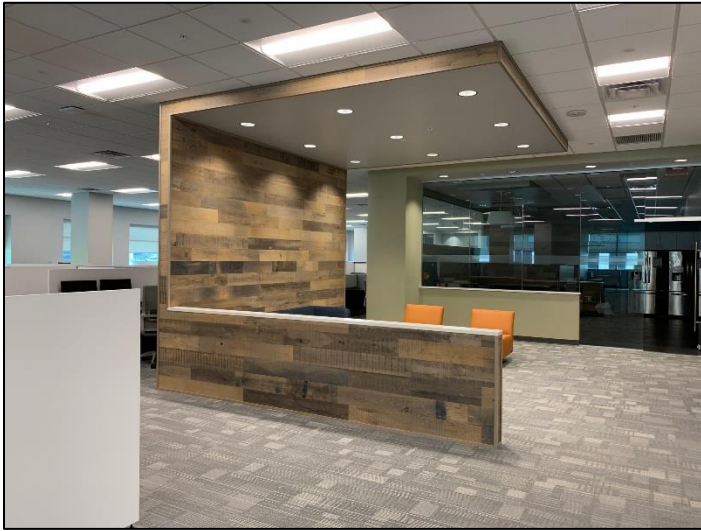
Conference Room – Northside



Secondary Reception Area



**The James Museum Building – 2nd Floor
New Construction with High Tech Buildout + Beautiful Finishes**



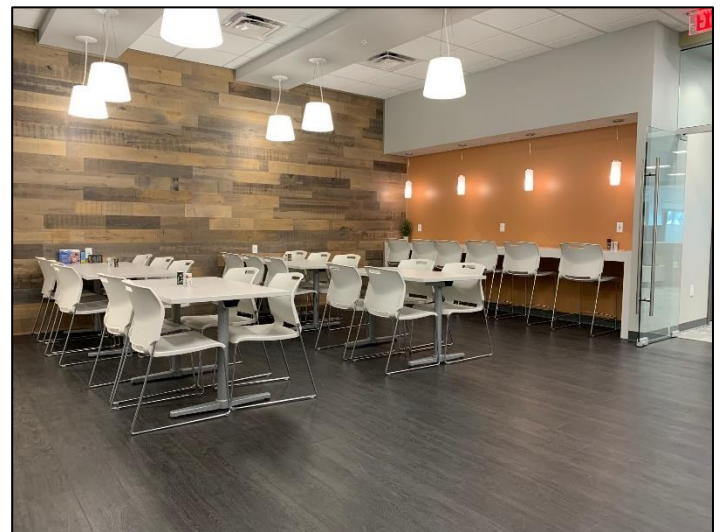
Collaboration Area



Collaboration Area



Breakroom

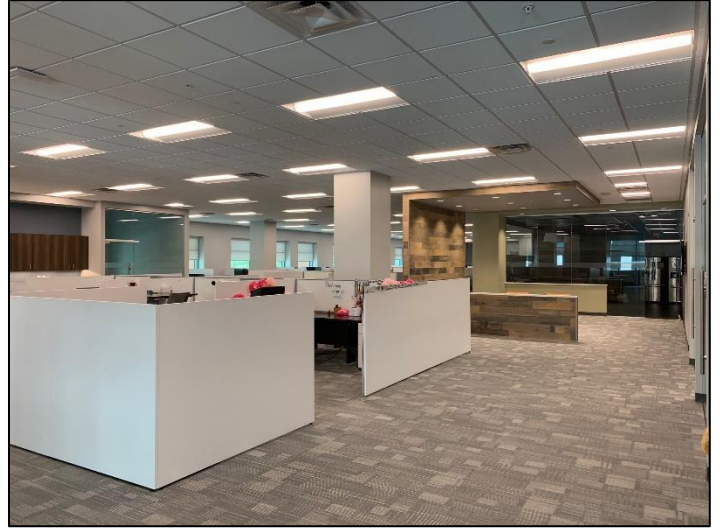


Breakroom

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Workstation Typical



Workstation Area



Approx. 60 Workstations