

# Echelon Real Estate Services, LLC

235 Third Street South, Suite 300, St. Petersburg, Florida 33701

Phone: (727) 803-8222 Fax: (727) 803-8202

Detailed property information is available on-line at:  
[www.ERESproperties.com](http://www.ERESproperties.com)

## AVAILABLE SPACE DOWNTOWN ST. PETERSBURG CENTRAL BUSINESS DISTRICT



### BANK OF AMERICA TOWER

**WEB ID# 70101**

One Progress Plaza  
 Downtown St. Petersburg, Florida 33701  
 (200 Central Avenue)

| Suite        | RSF           | Full Service<br>Gross Rate | Availability |
|--------------|---------------|----------------------------|--------------|
| 820          | 1,979         | \$19.50                    | Immediate    |
| 720          | 2,355         | \$19.50                    | Immediate    |
| 620          | 3,536         | \$19.50                    | Immediate    |
| 500          | 12,380        | \$19.50                    | Immediate    |
| 440          | 3,090         | \$19.50                    | Immediate    |
| 420          | 2,593         | \$19.50                    | Immediate    |
| <b>Total</b> | <b>25,933</b> |                            |              |

### PROGRESS ENERGY SUBLEASE SPACE AVAILABLE

| Suite | RSF    | Full Service<br>Gross Rate | Availability | Expiration |
|-------|--------|----------------------------|--------------|------------|
| 1100  | 12,597 | \$17.50                    | Immediate    | 11/30/06   |

### OTHER SUBLEASE SPACE AVAILABLE

This sublease space represents some of the finest buildout and water views in the Tampa Bay area.

| Suite | RSF   | Gross Rate | Availability | Expiration |
|-------|-------|------------|--------------|------------|
| 2600  | 6,627 | \$17.00    | 05/01/05     | 11/30/06   |
| 2500  | 6,593 | \$17.00    | 05/01/05     | 11/30/06   |
| 2400  | 7,626 | \$17.00    | 05/01/05     | 11/30/06   |
| 700   | 5,639 | \$19.50    | Immediate    | 01/31/07   |

#### Building Amenities:

Panoramic Views of Tampa Bay!  
 4 per 1,000 RSF Parking

#### On-site Retail:

William Short Clothiers Men's Shop, Oasis Convenience Store, Subway Sandwiches, Pedro's Tonsorial Hair Salon, JoJo's in Citta Restaurant, Shoe Shine, Drycleaning and Car Detailing Service.



Licensed Real Estate Broker

Contact: **Mike Talmadge** 727.409.3801  
[mtalmadge@echelonre.com](mailto:mtalmadge@echelonre.com)

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## DOWNTOWN ST. PETERSBURG CENTRAL BUSINESS DISTRICT



### SUNTRUST BANK BUILDING

WEB ID# 70102

300 First Avenue South  
Downtown St. Petersburg, Florida 33701

## FULLY LEASED!!

Mike Talmadge  
727.409.3801

mtalmadge@echelonre.com



### MCNULTY STATION

WEB ID# 70103

200 First Avenue South  
Downtown St. Petersburg, Florida 33701

| Suite | RSF   | Rate    |              |
|-------|-------|---------|--------------|
| 110   | 1,291 | \$18.50 | Full Service |

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### MCNULTY STATION - Mercantile Bank Building Sublease

240 First Avenue South

| Suite     | RSF   | Rate    | Availability |
|-----------|-------|---------|--------------|
| 4th Floor | 3,206 | \$17.00 | Immediately  |

### MCNULTY STATION - Wilson Building - Sublease

239 Second Avenue South

| Suite     | RSF   | Rate    | Availability |
|-----------|-------|---------|--------------|
| 1st Floor | 8,655 | \$17.00 | Immediately  |

*Both subleases expires August 31, 2007*

*Furniture available in both suites*

*CB Richard Ellis represents Accenture in these sublease transactions.*

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**MICHAEL S. TALMADGE**  
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## DOWNTOWN ST. PETERSBURG CENTRAL BUSINESS DISTRICT



### NORTHERN TRUST BUILDING

WEB ID# 70105

100 Second Avenue South  
Downtown St. Petersburg, Florida 33701

| Suite        | RSF           | Gross Rate | Availability |
|--------------|---------------|------------|--------------|
| 1201S        | 7,472         | \$17.00    | Immediate    |
| 602S         | 3,608         | \$17.00    | Immediate    |
| 502S         | 4,609         | \$17.00    | Immediate    |
| 402N         | 4,018         | \$17.00    | Immediate    |
| 300N         | 6,942         | \$17.00    | Immediate    |
| <b>TOTAL</b> | <b>26,649</b> |            |              |

Stunning Tampa Bay Views!

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### THIRD & THIRD BUILDING

WEB ID# 70104

300 Second Avenue South  
Downtown St. Petersburg, Florida 33701

Total Building RSF: 32,607

| Suite | RSF | Gross*<br>Rate | Availability |
|-------|-----|----------------|--------------|
|-------|-----|----------------|--------------|

**FULLY LEASED !**

\*Includes 2 parking spaces per RSF Leased - No Charge !  
Building has recently completed a major renovation with class A finishes.

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**DOWNTOWN ST. PETERSBURG CENTRAL BUSINESS DISTRICT**

**7 0 0 C E N T R A L**



## **700 CENTRAL**

700 Central Avenue  
St. Petersburg, Florida 33701

**WEB ID# 70106**

Total Building RSF: 82,000

***THIS BUILDING IS FULLY LEASED.  
80,000 RSF IN 18 MONTHS!***



700 Central offers free parking and provides 4.5 spaces per 1,000 RSF leased which represents up to a \$2.50 per RSF savings over pay for parking scenario. The building has brand new class A common areas: granite floors, marble restrooms, new lighting, etc.

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**Ample Parking - NO CHARGE!**



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## MID-PINELLAS COUNTY - CARILLON OFFICE PARK



**BUILDING ALSO FOR SALE: \$15 Million**

### 100 CARILLON

100 Carillon Parkway  
St. Petersburg, Florida 33716

**WEB ID# 71603**

| Available  | Full Service<br>Gross Rate | Availability |
|------------|----------------------------|--------------|
| 73,099 RSF | \$19.00                    | Immediate    |

*Excellent opportunity for a full floor user or as a single tenant building.  
Major building signage available for large credit tenant.*

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### BRIGHT HOUSE NETWORKS

700 Carillon Parkway  
St. Petersburg, Florida 33716  
ID# 71604

### SCHEDULED COMPLETION NOVEMBER 2004

Echelon is pleased to announce the addition of Bright House Networks to Carillon Park. Their 165,000 RSF build to suit is scheduled to be completed by November 2004



### CASTILLE AT CARILLON

450 Carillon Parkway  
St. Petersburg, Florida 33716

**WEB ID# 71605**

| Suite | RSF   | Full Service<br>Gross Rate | Availability             |
|-------|-------|----------------------------|--------------------------|
| 150   | 5,595 | \$18.50                    | Sublease expires 2-28-09 |
| 200   | 4,978 | \$23.00                    | Immediately              |

*Suite 200 is completely built out with \$40 per RSF tenant finishes!  
Sublease can be converted to long term  
direct landlord lease.*

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## MID-PINELLAS COUNTY - CARILLON OFFICE PARK



### FRANKLIN TEMPLETON CENTER

WEB ID# 71601

140 Fountain Parkway  
St. Petersburg, Florida 33716

| Floor | RSF               | Full Service<br>Gross Rate | Availability |
|-------|-------------------|----------------------------|--------------|
| 4th   | 20,000 -<br>42900 | \$18.50                    | Immediately  |
| 5th   | 20,000 -<br>42900 | \$18.50                    | Immediately  |

Over 65,000 RSF leased in the last 6 months!

Brand new building, class A finishes, redundant electrical service & fiber to the floor.

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### FRANKLIN TEMPLETON CTR II

WEB ID# 71602

110 Fountain Parkway  
St. Petersburg, Florida 33716

| Floor | RSF    | Full Service *<br>Gross Rate | Availability |
|-------|--------|------------------------------|--------------|
| 1     | 35,000 | \$16.50                      | Immediately  |
| 2     | 35,000 | \$16.50                      |              |

Space will be separately metered for electricity. This is a 2 year old building with class A finishes, redundant electric service & fiber to the building.

\* Includes taxes, insurance, common area maintenance and 5-day per week janitorial service. Electricity will be an additional expense.

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### Both Buildings Offer the Following Features, Services & Amenities:

- \* Shared use of the on-site catered dining area (tenant to be responsible for any costs they incur).
- \* Fitness Center, lockers & shower facilities and first floor conference rooms (no extra charge).
- \* Redundant electrical power fed by 2 separate substations
- \* Generator back-up for the entire building (not just common areas).
- \* Verizon fiber service currently in the building. Dual fiber feeds can be ordered.
- \* 5 per 1,000 parking ratio (no extra charge).

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## 29,300 RSF OF CLASS A OFFICE SPACE AVAILABLE

### THE GATEWAY GASPAR OFFICE CENTER

WEB ID# 70201

- 8950 Dr. ML King Street N. (9th Street N.) in the Gateway area of St. Pete (mid-Pinellas County)
- Building Size: 66,000 RSF
- Gross Lease Rate: \$16.25 per RSF + Cleaning
- TI Allowance: \$20.00 per RSF Leased
- Parking: 5/1000 RSF Leased
- 100% Newly Renovated in 2004 with Upscale Finishes, Exterior Façade, Windows, Common Areas, Flooring & HVAC



### EXCLUSIVELY OFFERED BY:

**MICHAEL S. TALMADGE**

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by owner.

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## CARILLON PARK - LAND Available

A 432 acre class A mixed use park

Build to suit sites available: from 1.5 to 12 acres

Use: Office Hotel Multi-family Retail

- \* Sites available from 1.5 to over 40 acres
- \* 432 acres total, 287 acres for development
- \* Carillon development plan allows for a broad spectrum of uses including office, hotel, multi-family and accessory commercial.
- \* Interior and highway frontage sites available.
- \* Master stormwater retention areas on site.

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## SUBLEASES AVAILABLE



### **BANK OF AMERICA TOWER**

One Progress Plaza  
St. Petersburg, FL 33701

Bank of America Tower is the premier address in downtown St. Pete! This sublease space represents some of the finest buildout and water views in the Tampa Bay area. These upper floors were built out at a cost of over \$80 per RSF.

| Suite | RSF           | Gross Rate | Availability |
|-------|---------------|------------|--------------|
| 2600  | 6,627         | \$17.00    | May 2005     |
| 2500  | 6,593         | \$17.00    | May 2005     |
| 2400  | 7,626         | \$17.00    | May 2005     |
|       | <u>20,846</u> |            |              |



### **KOGER CENTER - PASCO BUILDING**

805 Executive Center Drive W.  
St. Petersburg, FL 33702

| Suite | RSF    | Gross Rate | Availability |
|-------|--------|------------|--------------|
| 300   | 30,226 | \$17.50    | May 2005     |



### **BAYVIEW OFFICE TOWER**

100 First Avenue South  
St. Petersburg, FL 33701

| Suite | RSF    | Gross Rate | Availability |
|-------|--------|------------|--------------|
| 100   | 10,613 | \$12.00    | May 2005     |
| 530   | 13,824 | \$12.00    | May 2005     |



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