

ECHELON CITY CENTER

CARILLON PARK
ST. PETERSBURG, FLORIDA

UP TO 500,000 RSF AVAILABLE

PREMIER OFFICE SPACE

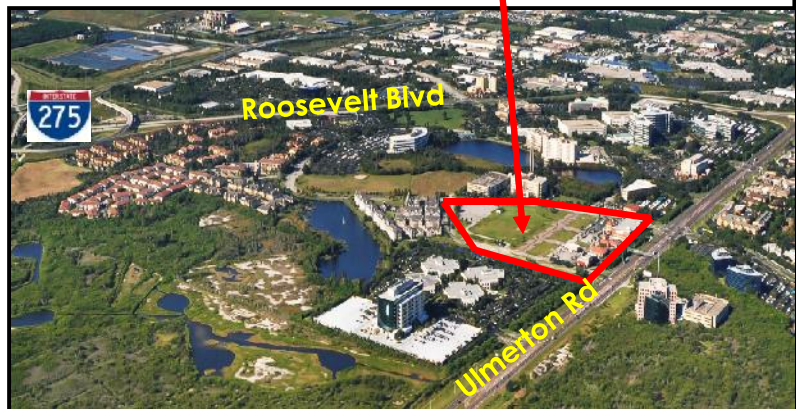
CLASS A OFFICE SPACE - FOR LEASE

NEW CONSTRUCTION ~ OPTIMAL LOCATION ~ HIGH TECH INFRASTRUCTURE



PROJECT HIGHLIGHTS:

- Tower I : 20 Stories - 225,000 RSF
Tower II : 22 Stories - 275,000 RSF
- \$30.50/RSF Gross Lease Rate
- Full Governmental Authority Approved
- 2017 Delivery Date
- Lease Term : 12 Years Minimum
- Awesome water views of Tampa Bay



FOR MORE INFORMATION, PLEASE CONTACT:

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www.eresproperties.com

ECHELON

Echelon Real Estate Services, LLC
Licensed Real Estate Broker

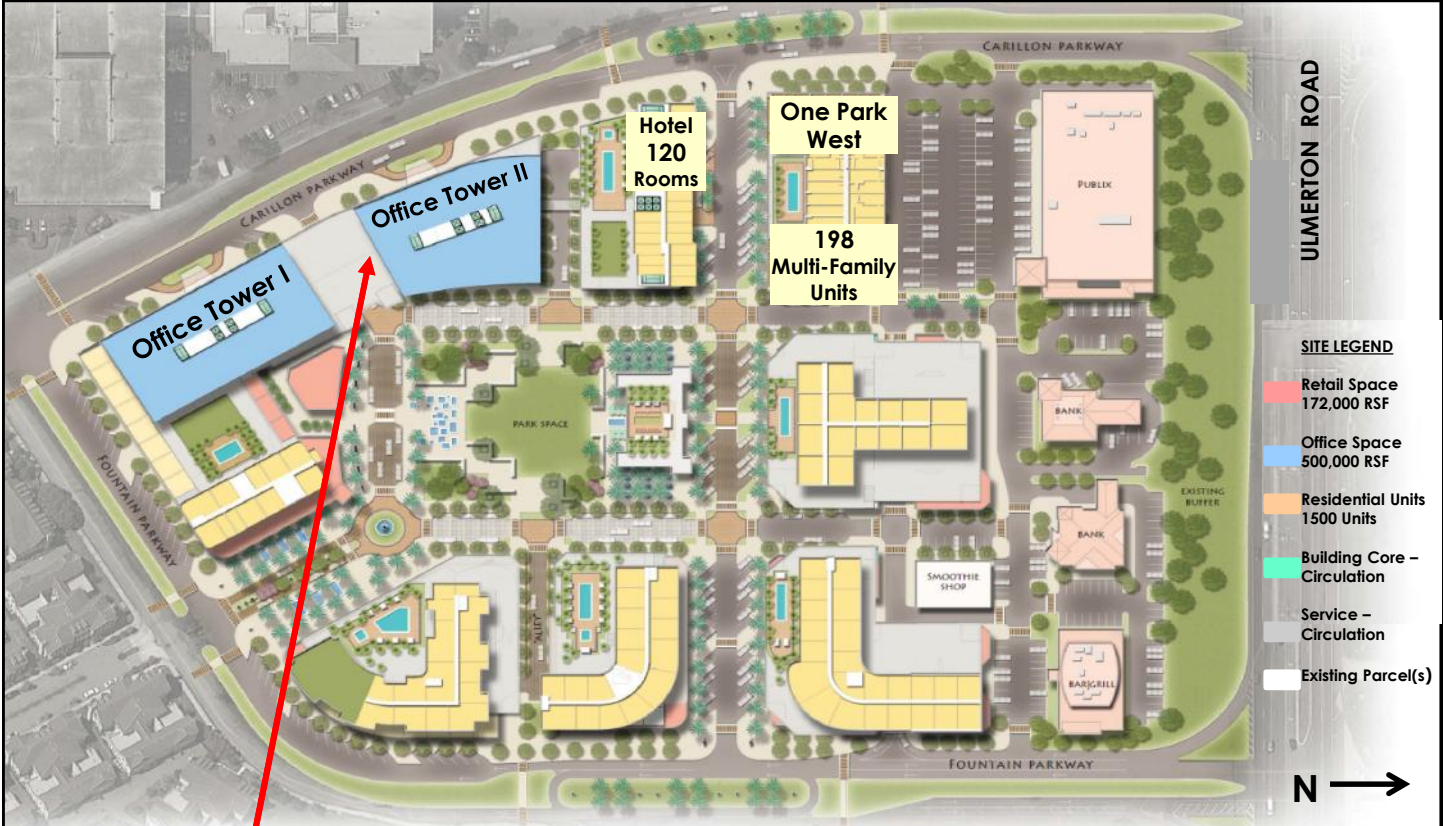


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2.8 MILLION SF : PROJECT TOTAL

Destination Office, Retail, Multi-Family & Hotel



PROJECT HIGHLIGHTS:

- **Premier Central Location:** within 25 minutes of 80% of all Tampa Bay households
- **Both Office Buildings are over 20 stories tall**
- **3 Way Back Up Electric Power :** Redundant Duke Energy power feed via single substation with two (2) Gen Sets + 1500 KW Building Generator providing important redundancy.
- **3 Way Fiber Optic Service**
- **Built to latest Miami/Dade County Windstorm + Flood construction standards**
- **5/1,000 RSF Garage Parking Ratio**

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