

CLASS-A PLUG & PLAY OFFICE SPACE



FOR LEASE
4,200 - 32,000± RSF AVAILABLE



LOCATED IN THE HEART OF CARILLON OFFICE PARK

200 CARILLON PARKWAY

200 CARILLON PARKWAY | ST. PETERSBURG, FL 33716



PROPERTY OVERVIEW



158,000 SF
CLASS-A OFFICE



FIVE-STORY
BUILDING



BUILT IN 2000,
Meticulously Maintained



Attached parking garage with
5/1,000 SF PARKING
at no charge



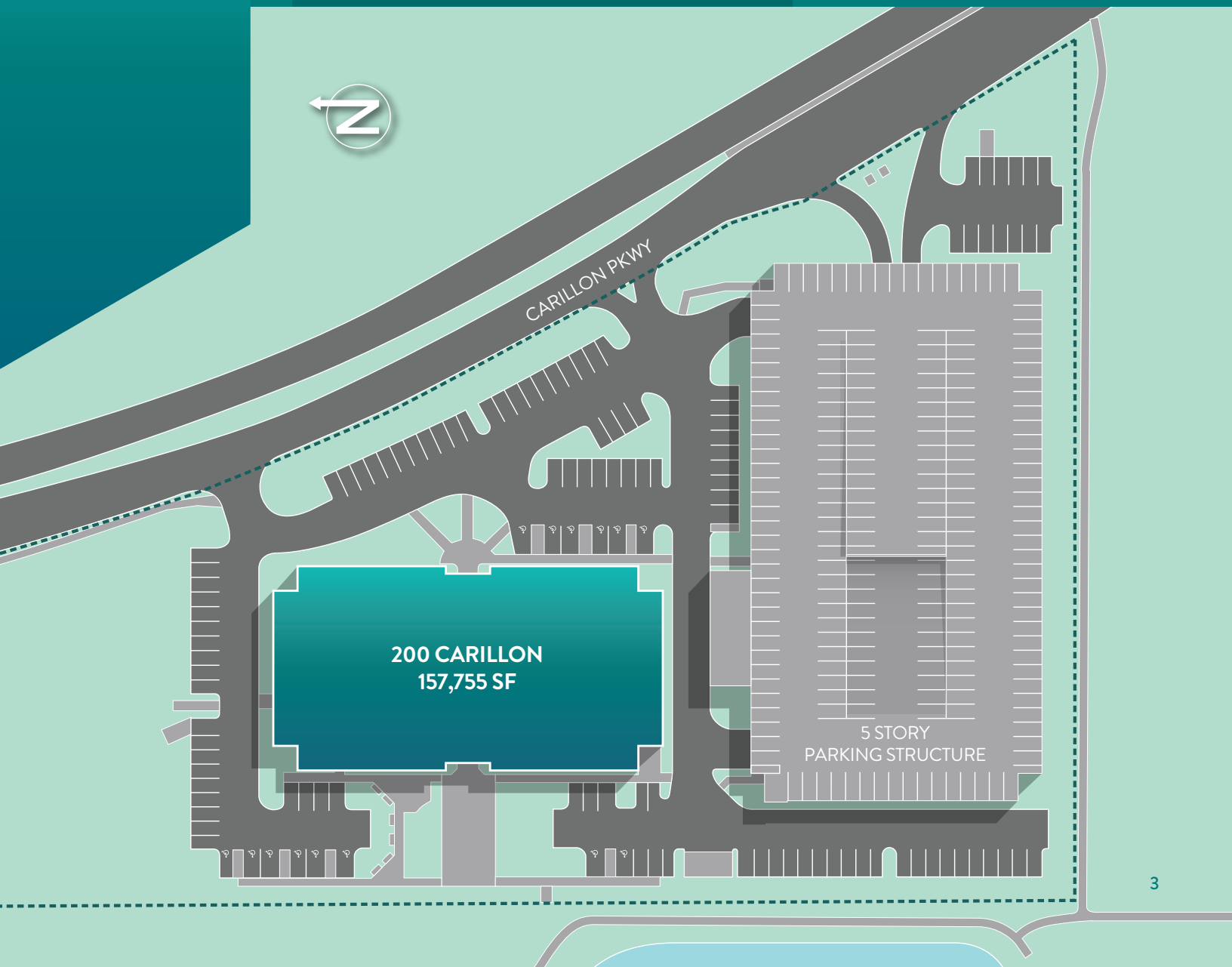
On-site ownership
& management



Adjacent to walking
trails & Top Golf



Not in a flood zone



BOARD ROOM



FITNESS CENTER



LOBBY



OUTSIDE SEATING AREA



CAFE



ON-SITE AMENITIES

- Fitness center & yoga room
- Large café area
- Large outside seating/break area
- Basketball and pickleball court
- Board room, conference rooms & training rooms
- On-site security during business hours
- 24/7 access for Tenants
- 4 electric car charging stations
- Spectrum, Frontier & Cogent
- internet providers at Building



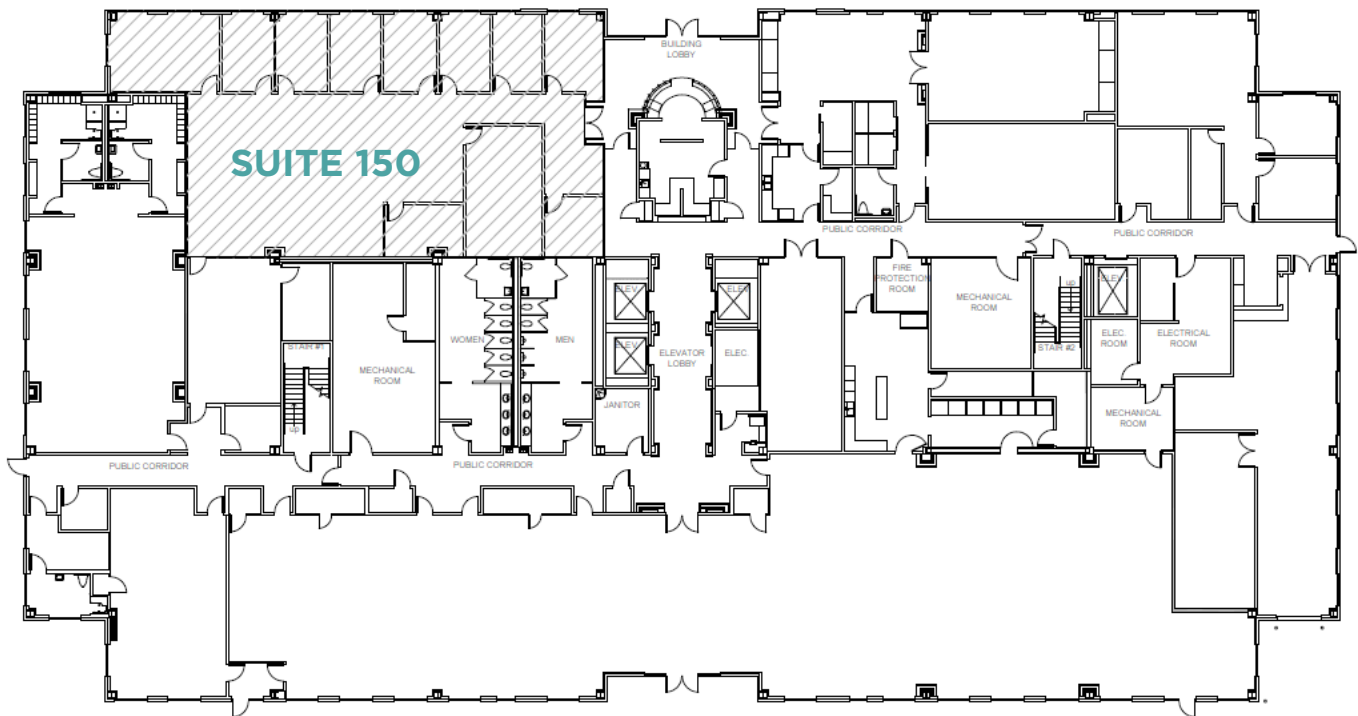
OUTDOOR PICKLEBALL COURT

AVAILABILITIES

SUITE 150

4,210 SF

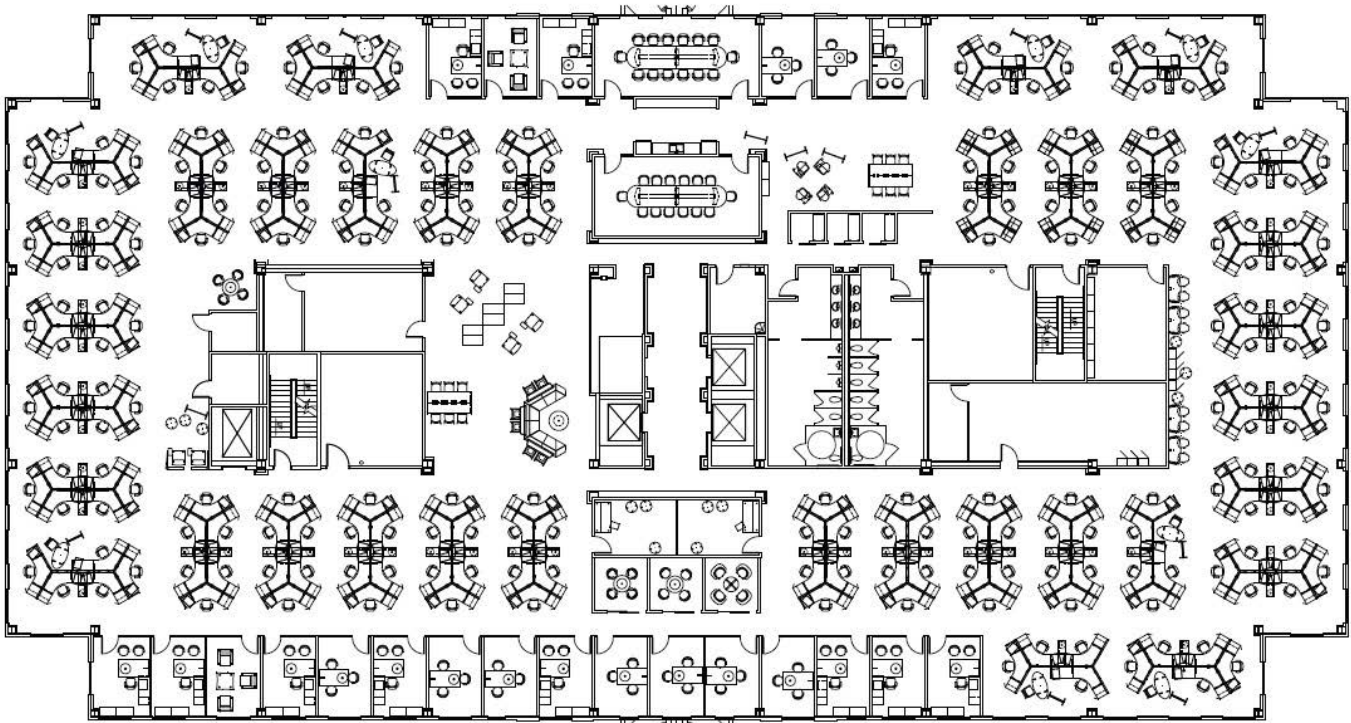
- 8 offices
- 3 conference rooms
- Breakroom (to be installed)
- Corner location with lots of floor-to-ceiling windows
- High-end office furniture available for Tenant's use at no additional cost
- Double door entrance off of the ground-level lobby
- Direct access to the Fitness & Yoga Rooms



SUITE 300

32,089 RSF

- FULL THIRD FLOOR
- Plug & Play - fully furnished with like-new, high-end office and conference room furniture at no additional charge
- Monument signage available for full-floor Tenant
- Two large board rooms, five small conference rooms
- 22 offices
- 216 workstations
- Numerous collaboration areas
- Galley kitchen



LOCATED IN CARILLON PARK GATEWAY SUBMARKET

HOME TO MANY CORPORATE HEADQUARTERS & PRESTIGIOUS COMPANIES





McKinsey
& Company

RAYMOND JAMES®

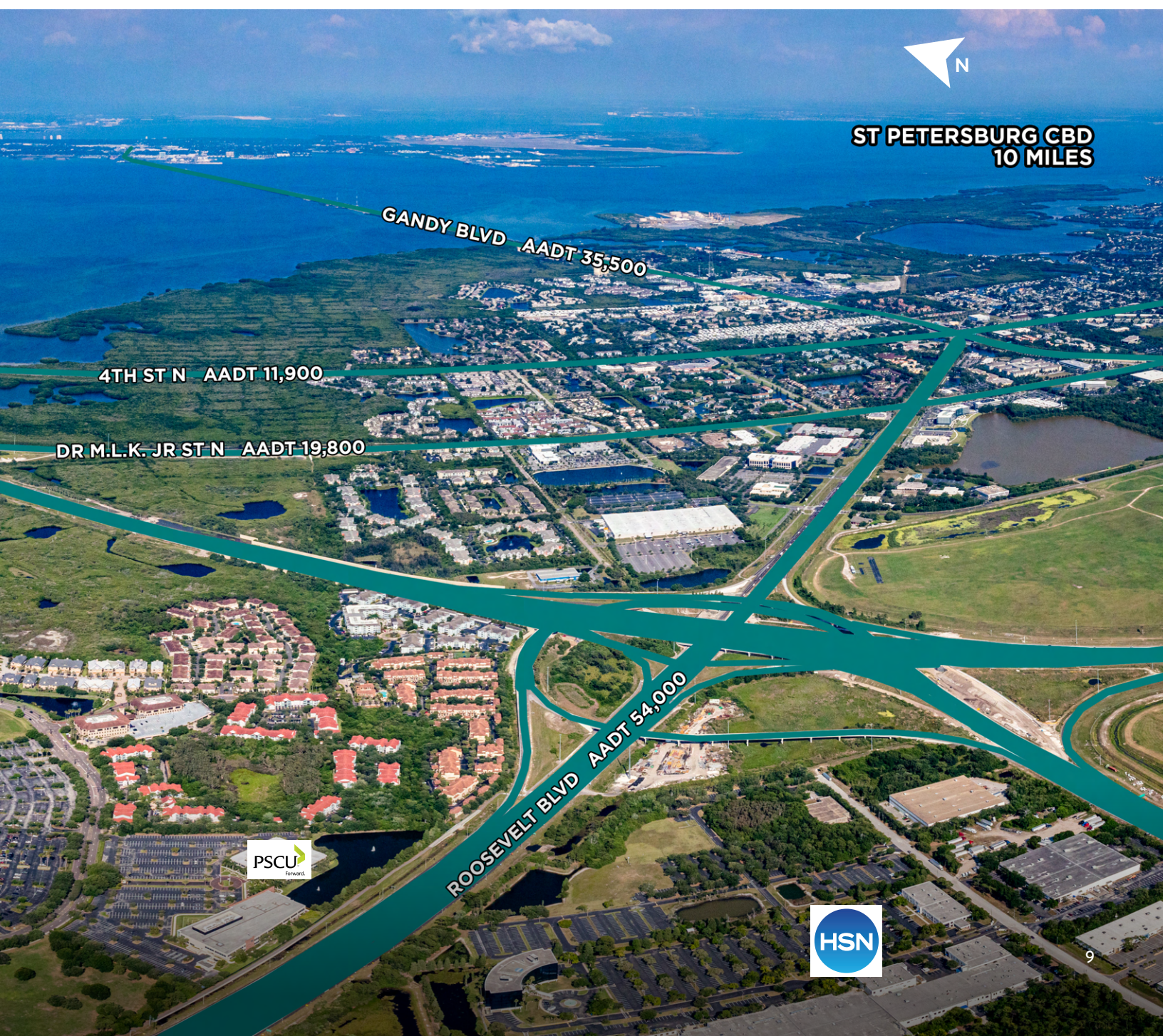


GENERAL
DYNAMICS

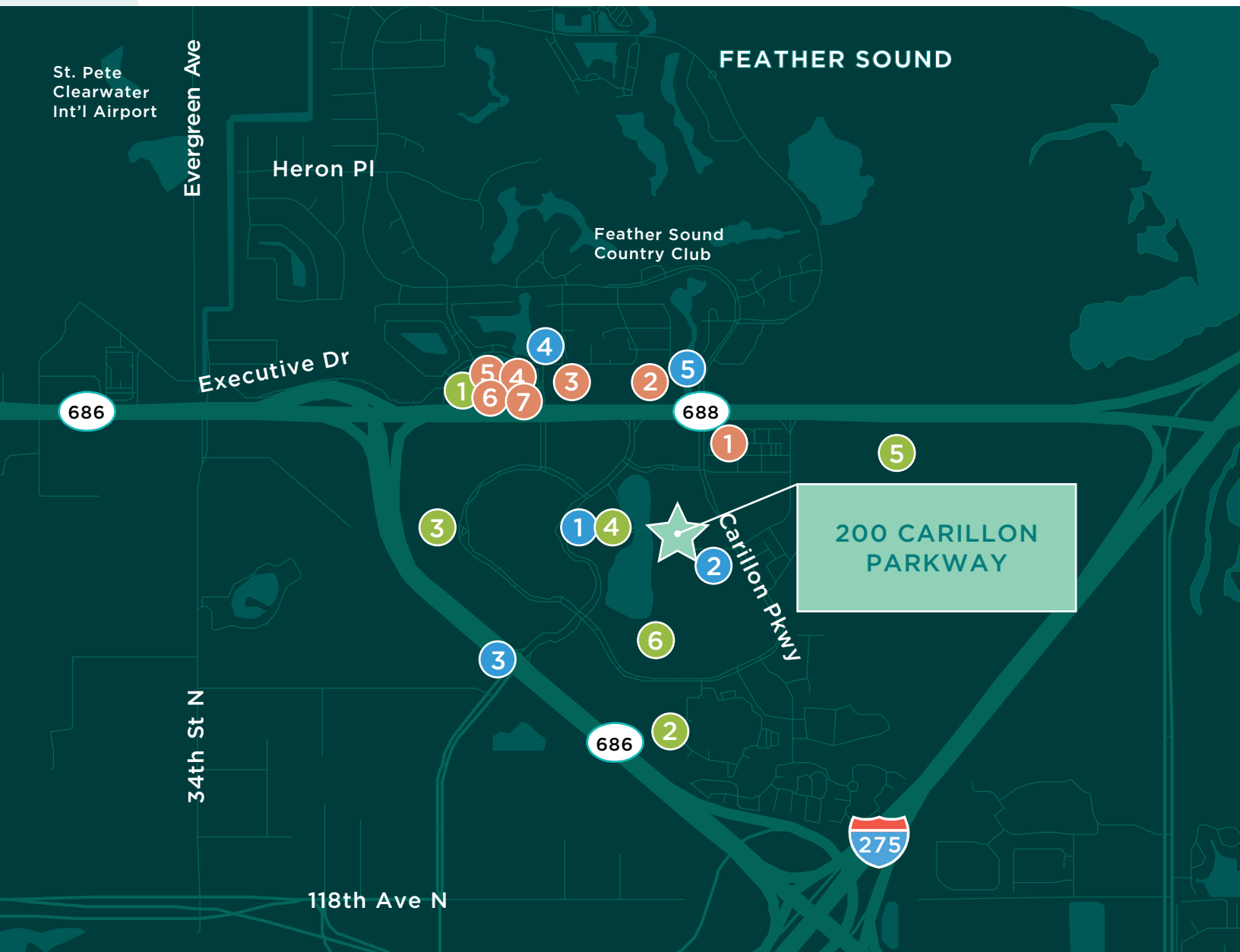


velera

CATALINA®



LOCAL AMENITIES



FOOD & BEVERAGES

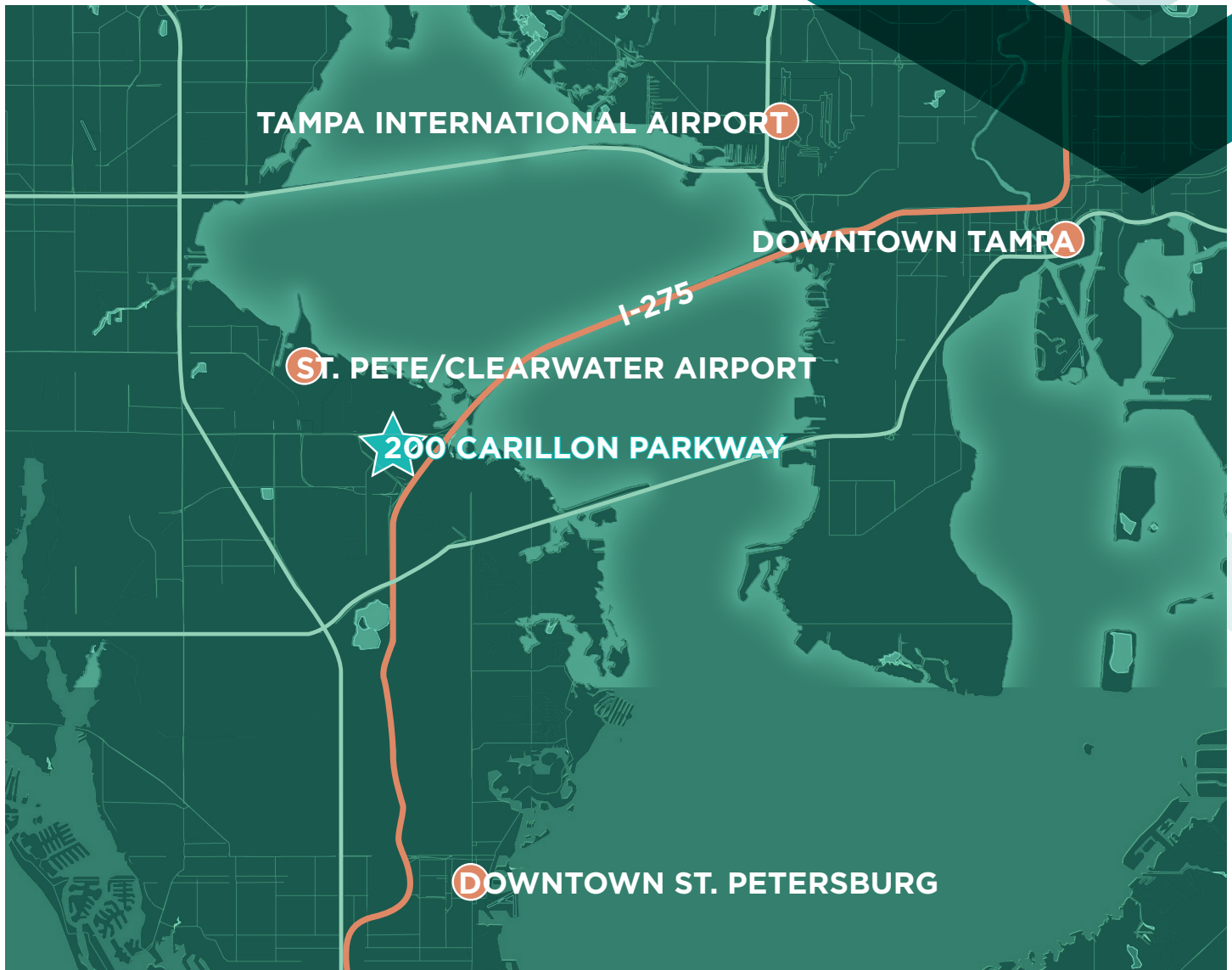
- 1 PUBLIX
- 2 PANERA BREAD
- 3 GRAND HACIENDA
- 4 TAZIKI'S MEDITERRANEAN CAFÉ
- 5 DOMINO'S
- 6 TERIYAKI MADNESS
- 7 STARBUCKS

FINANCIAL

- 1 CHASE BANK
- 2 PCSU
- 3 RAYMOND JAMES CAMPUS
- 4 PAYCHEX
- 5 FRANKLIN TEMPLETON
- 6 TRANSAMERICA

ENTERTAINMENT

- 1 HILTON ST. PETERSBURG
- 2 TOP GOLF
- 3 ST. PETERSBURG MARRIOTT CLEARWATER
- 4 KAROL TRIBUTE PORTFOLIO HOTEL
- 5 HILTON HOMEWOOD SUITES



ACCESS WITHIN MINUTES

■ 08 ST. PETE / CLEARWATER
INTERNATIONAL AIRPORT

■ 20 DOWNTOWN
TAMPA

■ 13 TAMPA
INTERNATIONAL AIRPORT

■ 15 DOWNTOWN
ST. PETERSBURG

200 CARILLON PARKWAY



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FOR MORE INFORMATION, PLEASE CONTACT:

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