

FRANKLIN TEMPLETON CENTER II

Sublease – Plug + Play Opportunity



180 Fountain Parkway - St. Petersburg, Florida 33716 - Gateway Submarket

Suite 100: 4,895 RSF Available - Move-in Ready!

\$28.00/RSF Full-Service Gross

Pure GROSS Rate - No Operating Expense Increases or Pass Throughs

- Suite has fully 6 furnished offices + 21 workstations.
- Prime Central Location: Direct Access to I-275 via Ulmerton Road & 25 minutes to 80% of Tampa Bay households.
- 12 minutes west of Westshore + TPA International Airport.
- 5/1,000 RSF Parking Ratio
- Two (2) Conference/Training Rooms, Building Cafeteria + Fitness Center available at no addition charge.

For More Information - Please Contact:

Michael S. Talmadge
mtalmadge@echelonre.com
727.214.4650

High-Tech Building Provides:

- Redundant Electrical Power
- 100% Generator Backup
- New Electrical Switch Gear (for Seamless Power Interruption Recovery)
- On-site Fiber Optic Feed

Extended Building Hours:

- Monday - Friday: 7am to 9pm
- Saturday: 8am to 5pm

ECHELON

Echelon Real Estate Services, LLC
Licensed Real Estate Broker



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As-Built Space Plan: Move-in Ready!

Reception Area

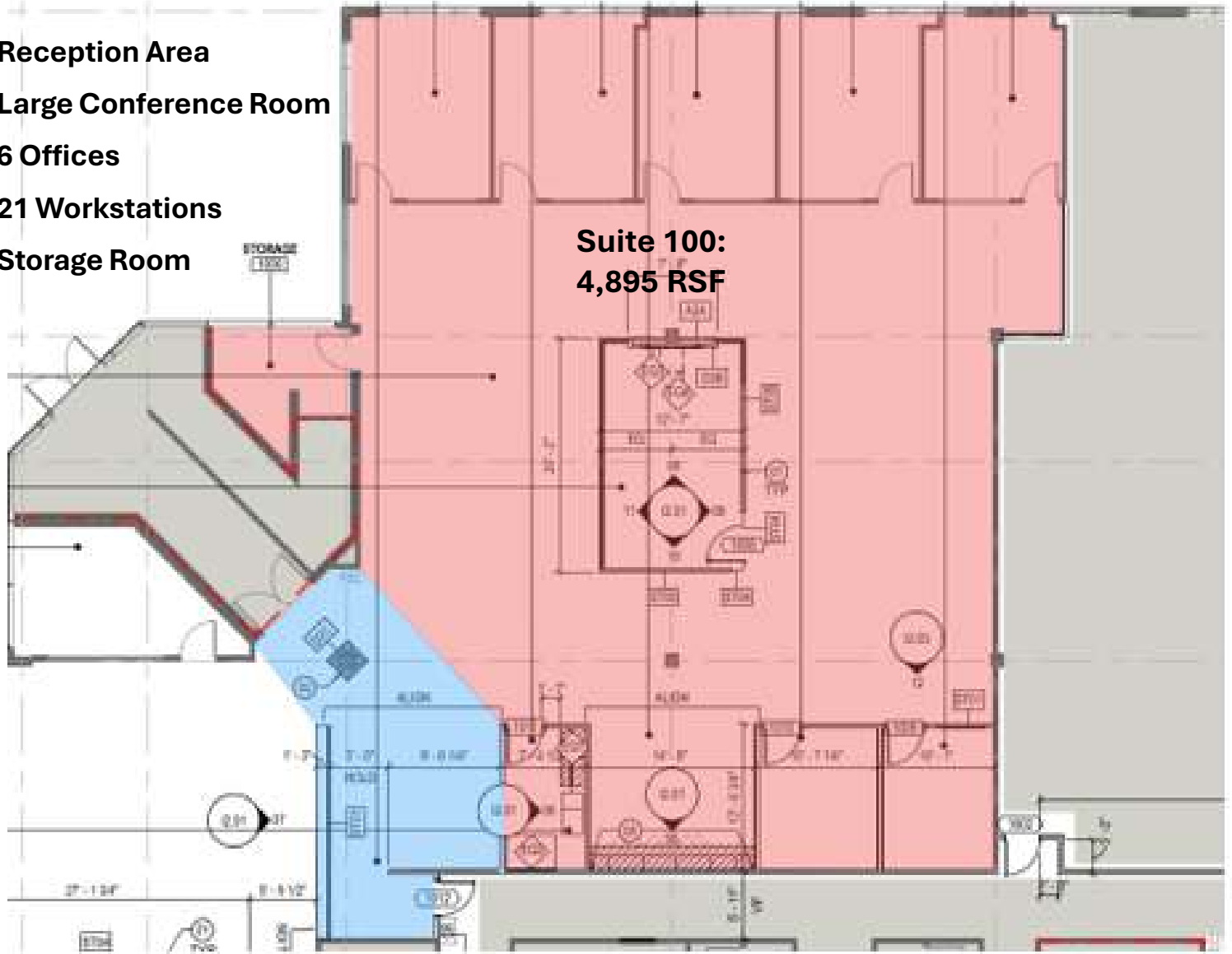
Large Conference Room

6 Offices

21 Workstations

Storage Room

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