

# FRANKLIN TEMPLETON CENTER II

## CLASS A OFFICE SPACE



**160 Fountain Parkway - St. Petersburg, Florida 33716**  
**Mid-Pinellas County/Gateway Submarket**

### **2<sup>nd</sup> Floor: up to 20,137 RSF Available**

**\$26.00 to \$28.00 per RSF Full-Service Lease Rate**

**Pure GROSS Rate - No Operating Expense Increases or Pass-Throughs** - will save user \$2.00/RSF of additional rental cost per year.

**5/1,000 RSF Parking Ratio Surface Spaces** easily distributed around Building

**Onsite Conference/Training Rooms, Cafeteria + Fitness Center**

**Prime Central Location:**

**Direct Access to I-275 via Ulmerton Road**

**25 Minutes to 80% of Tampa Bay households**

**15 minutes west of Westshore + TPA International Airport**

**Extended Building Hours:**

**Monday - Friday: 7 am to 9 pm**

**Saturday: 8 am to 5 pm**

**High-Tech Building Provides:**

**Redundant Electrical Power**

**100% Generator Backup**

**New Electrical Switch Gear (for seamless Power Interruption Recovery)**

**On-site Fiber Optic Feed**

**For More Information Please Contact:**

**Michael S. Talmadge**

**mtalmadge@echelonre.com**

**727.214.4650**

**ECHELON**

Echelon Real Estate Services, LLC  
Licensed Real Estate Broker

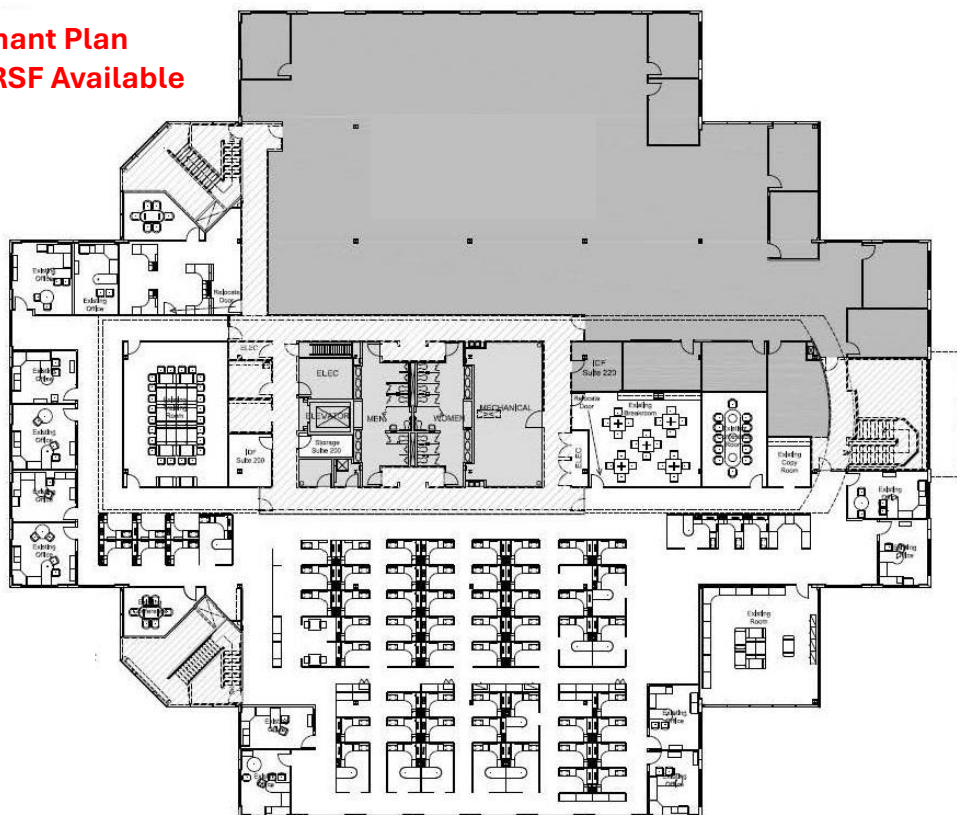


**[www.eresproperties.com](http://www.eresproperties.com)**

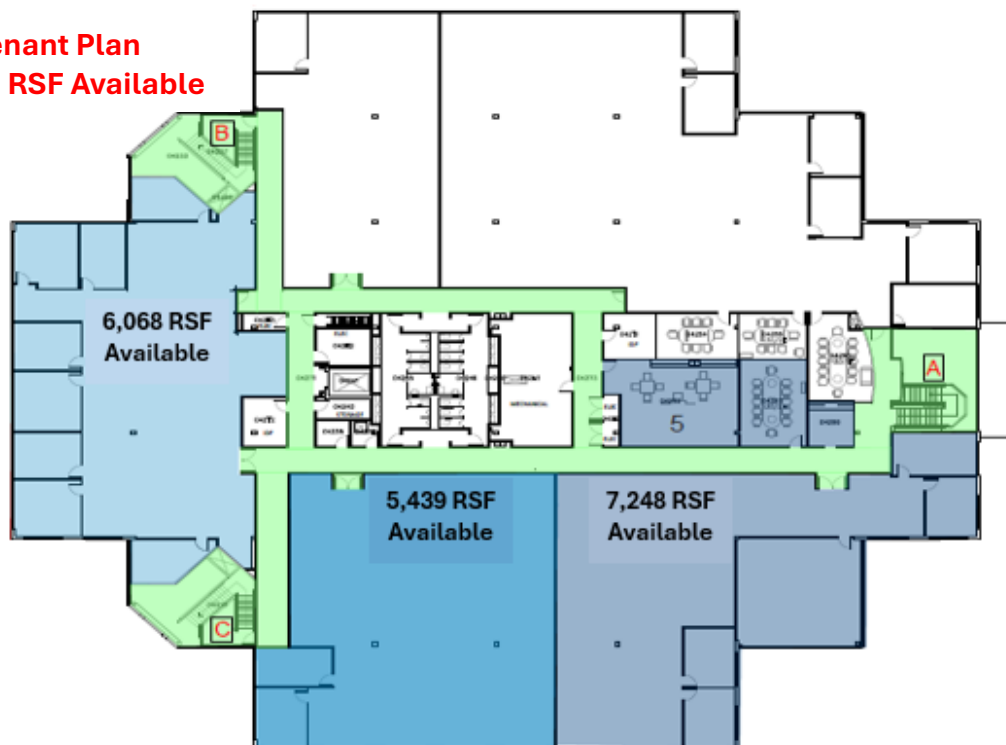
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**Single Tenant Plan**  
up to 20,137 RSF Available



**Multi Tenant Plan**  
up to 18,755 RSF Available



# FRANKLIN TEMPLETON CENTER II

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Franklin Templeton Center is located 15 minutes west of the Tampa International Airport!

432-acre Carillon Park is located at Ulmerton Road & I-275 25 minutes from 80% of all Tampa Bay households!



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