

CARILLON POINT

970 LAKE CARILLON DRIVE
ST. PETERSBURG, FL 33716

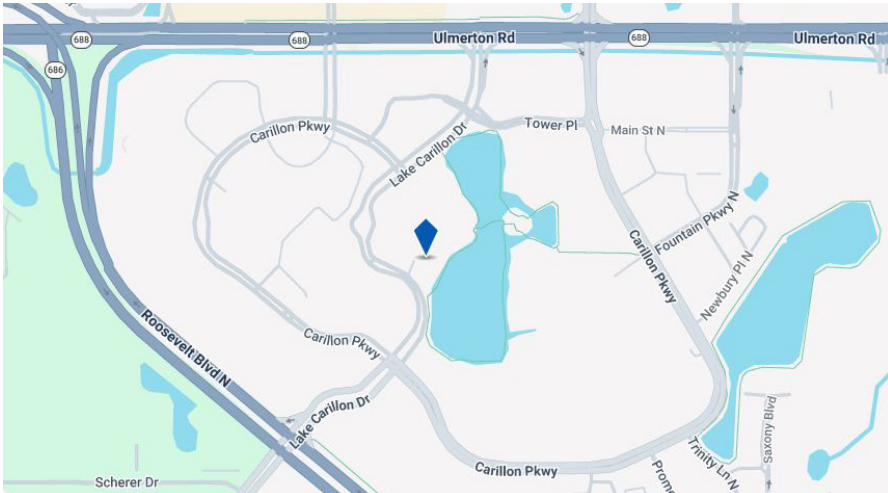


MORNING CALM
ADVISORS

FOR MORE INFORMATION

JOSE FLEFIL | MANAGING DIRECTOR
561.402.3192 | JFLEFIL@MORNING-CALM.COM

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BUILDING INFORMATION

- Class A office building totaling 123,635 SF
- Ample parking with covered reserved spaces, including under the building
- 2.2 miles of nearby jogging and boardwalk trails
- Convenient child care facility in business park
- 4-star Hilton Hotel adjacent to park
- Conference and training facility
- Immediate access to Ulmerton Rd., Roosevelt Blvd. and I-275 North and South
- Electric car charging stations
- Environmentally friendly initiatives

LOCATION

- Convenient access to I-275, placing it directly between Downtown Tampa and Downtown St. Petersburg
- Located in one of Tampa Bay's premier mixed-use parks, Carillon Park in mid-Pinellas County
- 10 minutes from Tampa International Airport
- 15 minutes from St. Petersburg, Tampa and Clearwater Central Business District
- Located in Carillon Town Center which includes: Publix, Courtside Grill, Suntrust Bank, and Regions Bank

LEASING

- Full service lease, includes utilities, janitorial, and maintenance
- 6,585 - 31,585 SF available for lease