

# FRANKLIN TEMPLETON CENTER I

## HIGH - TECH OFFICE SPACE AVAILABLE



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

### **\$32.00 per RSF Full-Service Lease Rate**

- Pure GROSS Rate with No Operating Expense Increases or Pass-Throughs

### **Available In Building:**

- Suite 500: 24,212 RSF Immediately Available
- Suite 630: 3,875 RSF Immediately Available
- Total Available: 28,087 RSF
- 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: Garage + Surface Spaces
- Onsite Conference/Training Rooms, Cafeteria + Fitness Center

### **High-Tech Building Provides:**

- Redundant Electrical Power
- 100% Generator Backup
- New Electrical Switch Gear (for Seamless Power Interruption Recovery)
- Multiple On-site Fiber Optic Feeds No Additional Charge

### **Extended Building Hours:**

- Mon - Fri: 7am to 9pm
- Saturday: 8am to 5pm

**ECHELON**

Echelon Real Estate Services, LLC  
Licensed Real Estate Broker



**For More Information Please Contact:**

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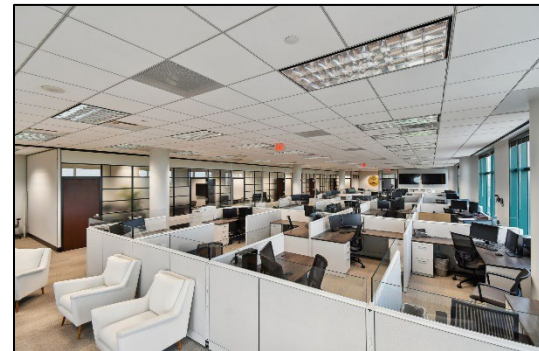
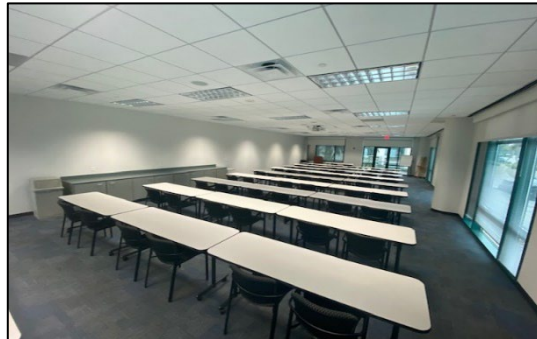
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Franklin Templeton Center is located 15 min West of Tampa International Airport!

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



**No Additional Charge for:**  
**On-site Conference/Training Rooms**  
**Full-Service Cafeteria**  
**Fitness Center with Showers/Lockers**

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