

400 & 450 Carillon Parkway
St. Petersburg, FL 33716

CASTILLE AT CARILLON



CASTILLE AT CARILLON HAS A PREMIER
LOCATION IN THE CARILLON OFFICE PARK.

CASTILLEATCARILLON.COM

FOR LEASING INFORMATION:

813.579.3934

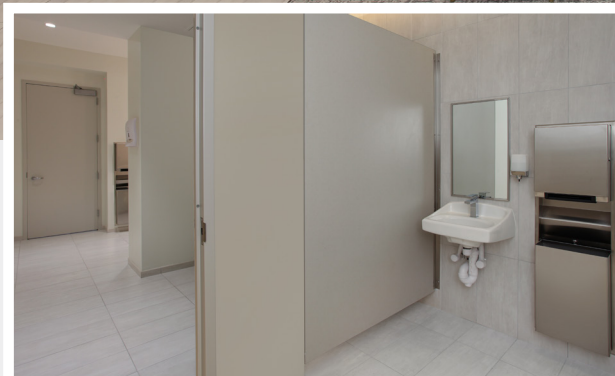
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A joint venture of Feldman Equities, LLC. & Tower Realty Partners

**NEWLY RENOVATED LOBBY,
RESTROOMS, & PARKING GARAGE**

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AT
CARILLON**



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CASTILLE AT CARILLON



400 & 450 CARILLON FEATURES

- » Class A office complex located conveniently in Carillon Business Park in the heart of St. Petersburg's Gateway submarket
- » Two buildings connected by a covered building totaling **104,897 SF**
- » Average floor plates **21,500 SF**
- » Exceptional parking ratio of **3.7/1,000**
- » **24/7** access
- » Onsite cafe
- » 2-story parking structure that includes ground floor, covered parking and an open roof-top parking deck located directly behind the office buildings
- » Zone AE flood zone, 1% annual chance of flooding

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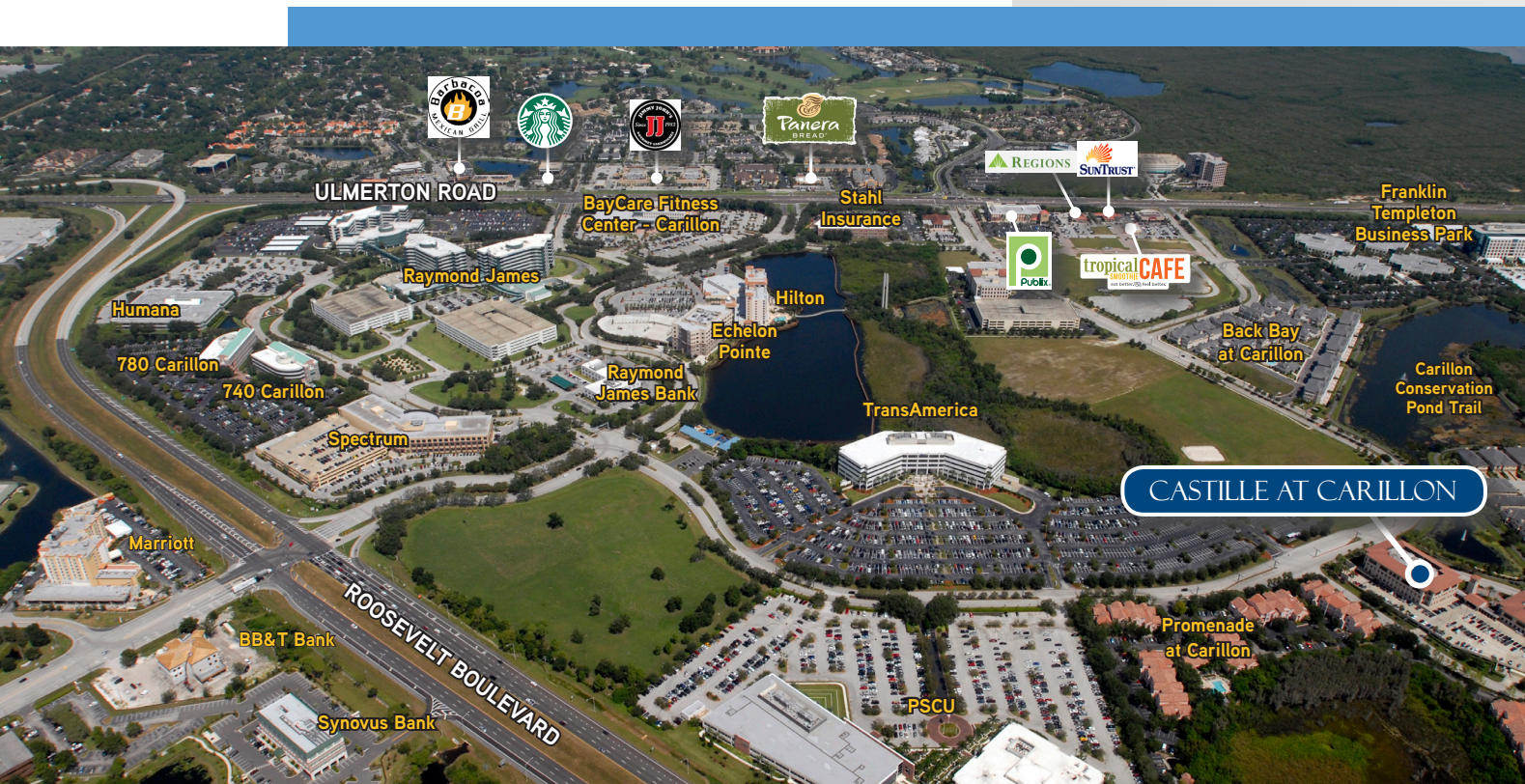
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CLASS A LOCATION

- » Premier location in the Carillon Office Park
- » Zoned as an Employment Center (EC) - City of St. Petersburg, a place of concentrated activity focusing on quality employment opportunities with accessory opportunities to live, work, and play
- » Ideally situated near the junction of I-275, Ulmerton Road, and Roosevelt Boulevard; the major north-south and east-west roadways in Tampa Bay
- » Easy access to the St. Petersburg/Clearwater International Airport, Pinellas Courthouse Complex, as well as the Tampa Bay business community and surrounding amenities
- » Proximity to three major bridges that cross Tampa Bay allows tenants to draw an employment base from all of Pinellas County and Hillsborough County
- » Gateway is home to many of Tampa Bay's largest companies including:
 - » Tech Data
 - » Envision
 - » Raymond James
 - » Franklın Templeton
 - » TransAmerica
 - » Jabil
 - » Assurant

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