

Carillon Office Park  
Land for Sale | Build to Suit

# Carillon Park

## 14.95 Acres

OFFICE DEVELOPMENT  
ST. PETERSBURG, FLORIDA



**PRESENTED BY:**

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INTERNATIONAL



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## Overview

Since its inception in the late 1980's, Carillon's 432 acres has been developed with 3.2 million square feet of office space including the corporate offices for Raymond James Financial, Franklin Templeton Funds, TransAmerica, Triad Retail Media, Catalina Marketing and Allstate.

## Offering Highlights

In addition, the park contains

- 145,000 square foot Wellness Center which includes medical offices, diagnostic facilities, trauma center, outpatient surgery center and state-of-the-art fitness center
- 227 room four-star Hilton hotel
- 929 multi-family and condominium residential units
- Nature preserve with boardwalks and running trails

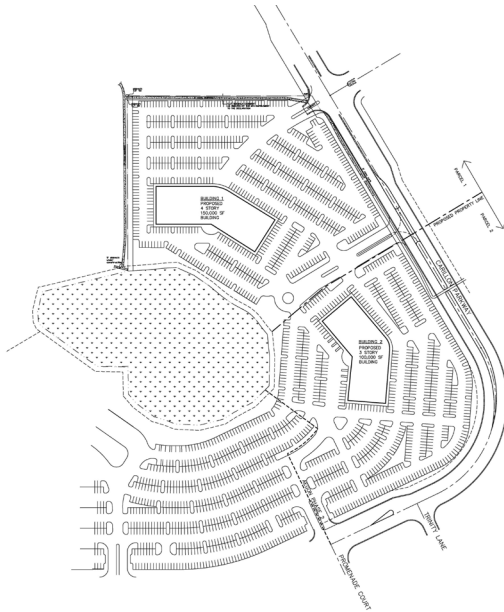
## Location & Access

The property enjoys an ideal location at the junction of I-275, Ulmerton Road and Roosevelt Boulevard; the major north-south and east-west roadways in Tampa Bay.

- 10-minutes from Tampa International Airport
- 5-minutes from St. Petersburg/Clearwater Airport
- 20-minutes from downtown Tampa, downtown St. Petersburg and downtown Clearwater
- Three traffic signals provide access at the Park's intersections with Ulmerton Road and Roosevelt Boulevard with direct access to I-275



# Property Highlights



## > USE AND ENTITLEMENTS:

Carillon maintains its development parameters through two separate DRI Development Orders. The western portion of Carillon is governed by the Carillon DRI, with the eastern portion of Carillon, including the property, governed by the Gateway Areawide, City of St. Petersburg DRI #195.

250,000 square feet of office entitlement have been reserved within the DRI including surface parking based upon a ratio of 5 cars per 1,000 square feet. (The property's use is restricted to office development through 2031.)

## > UTILITIES:

The property is served by water and sewer utilities from the City of St. Petersburg, Duke Energy provides electric power by two separate substations and fiber optics run throughout the Park.

A master storm drainage and surface water management system is integrated within the Park's lakes and conservation areas. As a result, no additional storm water retention would be required for development of the property.

## > LEGAL DESCRIPTION:

Lots 3, 4 and 5, Block 5 Carillon Phase II as recorded in Plat Book 113, pages 79-85 lying within Section 12 Township 30 South, Range 16 East, of the Public Records of Pinellas County, Florida

## > PROPERTY ADDRESS:

Carillon Parkway at Trinity Lane  
St. Petersburg, Florida

## > SITE SIZE:

14.95± acres (651,222± square feet)

## > ZONING:

Corridor Commercial Suburban-2  
(CCS-2)

## > EVACUATION ZONE:

B

## > FLOOD ZONE:

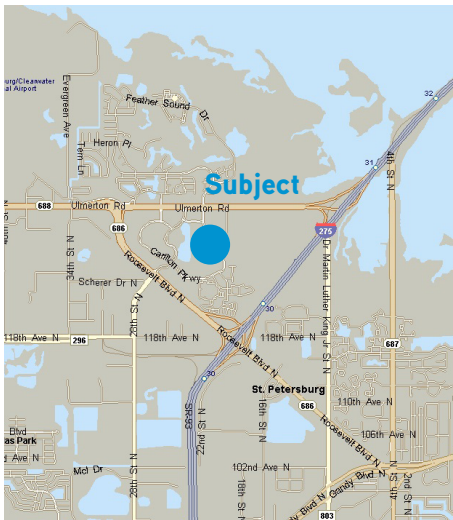
AE

## > 2016 MILLAGE RATE:

22.3213



# Aerial | Carillon Park



Map Carillon Office Park with your smartphone.



Please Contact:

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## CARILLON 14.95 ACRES

All parties interested in purchasing should base their final decision on the results of their own independent inspection of the property. All parties should satisfy themselves as to the condition of the property with respect to the legal, environmental or physical conditions of the property and title thereto. All data provided is given for information purposes and is not guaranteed. All parties should perform their own market feasibility study to determine the soundness of the information provided and the physical condition of the property. The Owner, Agent and all parties acting on behalf of the Owner or Agent hereby make no representations as to the accuracy or completeness of the information included in this Offering Memorandum. This information is believed to be accurate. We are not responsible for misstatements of facts, errors or omissions, prior sale, changes of price or withdrawal from the market without notice.





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