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# 400/450

Carillon Parkway st. Petersburg | FL

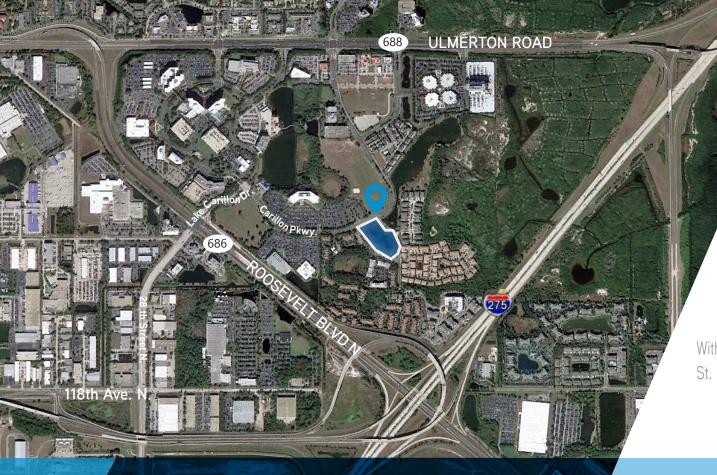
## In the heart of the Gateway submarket

Class A buildings





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### CONVENIENT LOCATION IN THE CARILLON **BUSINESS PARK,** IN THE HEART OF THE GATEWAY SUBMARKET IN ST. PETERSBURG

With easy access to I-275, only 10 minutes to downtown St. Petersburg, and 15 minutes to downtown Tampa...



Parking 3.8/1,000



Wheelchair

Accessible



Bike Storage



Cafe

On-site



Fibre-Optic Enabled



Tampa International & Clearwater / St. Petersburg Airports - 10 min. Drive





#### **PROPERTY HIGHLIGHTS**

- Built in 1999
- 104,000 SF
- 2 Class A buildings connected by a pedestrian walkway:
  - Castille 400: 2 stories
  - Castille 450: 3 stories
- Parking:
  - On-site, covered and uncovered
  - 3.8 spaces / 1,000 RSF
  - Free unreserved parking. Reserved parking available
- Elevators: 2 passengers, 2 garage
- Building hours: Monday through Friday, from 8:00am to 6:00pm, Saturday 8:00am to 1:00pm. 24 hour access available to tenants via key card
- Owned by Castille at Carillon, LLC
- Managed by Coatue Management, LLC

#### AMENITIES

- On-site cafe open from 8:00am to 3:00pm
- Outdoor covered seating area with tables and chairs
- Building directories
- Professional property management with on-site building engineer
- Patrolling security guard
- USPS, FedEx & UPS drop boxes
- Verizon, Bright House, Level 3 Communications
- On-site car washing/detailing and full service dentist
- Located in the Carillon Business Park, next to running trails, parks, restaurants, retails shops, banks, hotels as well as residential neighborhoods

#### ANCHOR TENANTS

Assurant; Dex Media Inc.; Cisco System; Electronic Data, Inc.



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