

ECHELON CITY CENTER

CARILLON PARK · ULMERTON RD & I-275
ST. PETERSBURG, FLORIDA

NEW PRIME GATEWAY RETAIL

Destination Retail, Office, Multi-Family & Hotel



Site 1: 14 Stories - 226 Units

- WaterView: Retail - 13,441 SF MOL

Site 2: 12 Stories - 160,000 SF approx.

- Restaurant + Retail: 13,466 RSF Ground Floor
- Parking Garage: 554 Spaces, 6 Floors + 7th Floor Parking Deck
- Office: 77,040 RSF Floors 7, 8 & 9
- Hotel: 120 Rooms, Floors 10, 11 & 12

Site 9: 3 Stories - 62,875 SF approx.

- Restaurant + Retail: 17,697 RSF Plus Patio Ground Floor
- Office: 37,668 SF + Patio 2nd Floor
- Event Space: 7,510 SF + Patio 3rd Floor
- Connected to 12 Story Tower via 100 LF Bridge

On Site 2 - 9 Parking:

- Parking Garage: 554 Spaces + 84 Surface Parking Spaces
- 4 Cars per 1,000 RSF ULI

Adjacent ECC Parking:

- 270 Surface Parking Spaces



For more information



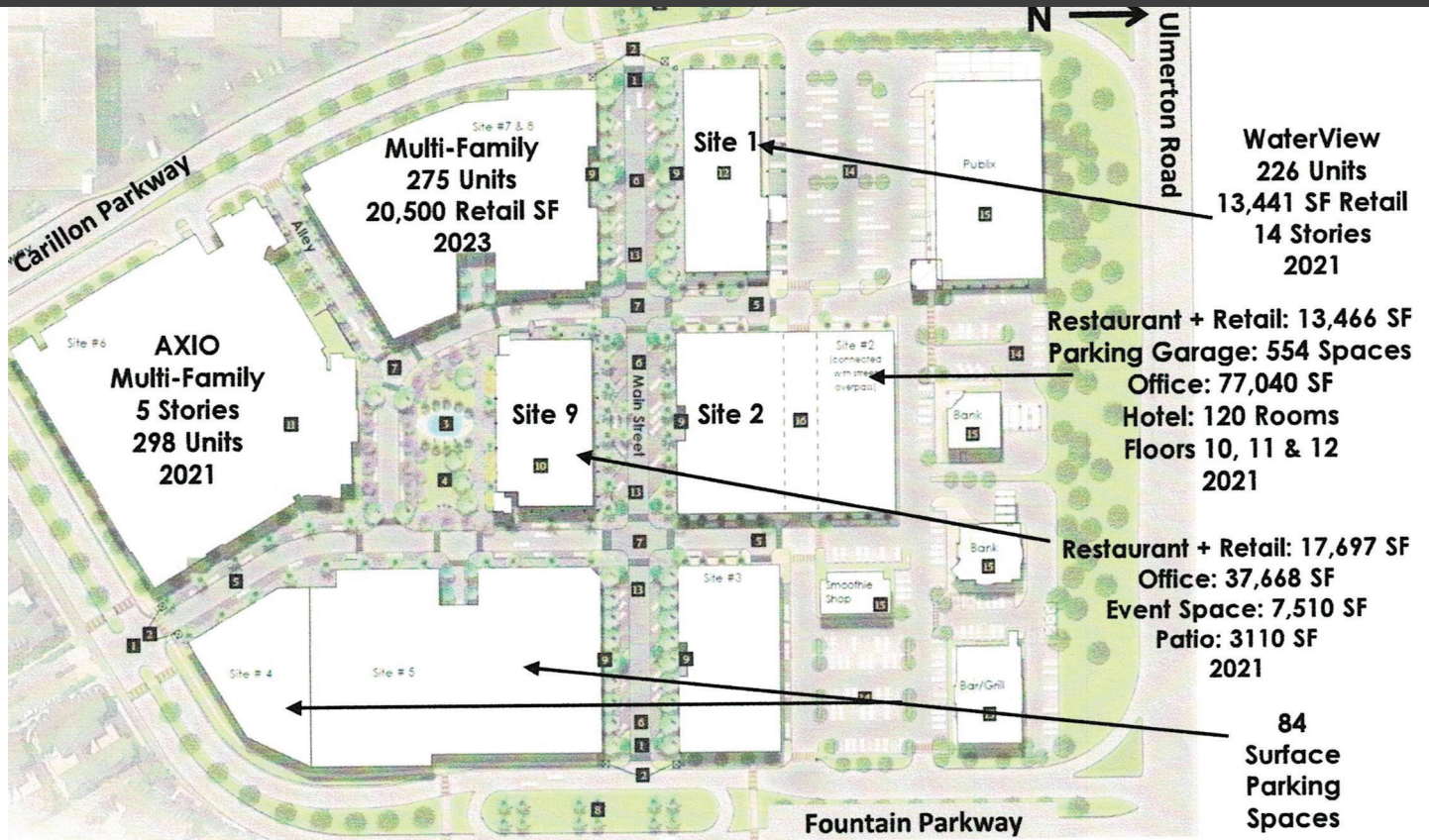
Jane Levin, Broker

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PROJECT HIGHLIGHTS:

Retail: \$38.00/RSF NNN

- **Delivery: 2021 + 2022**
- **Premier Central Location: within 25 minutes of 80% of all Tampa Bay households**
- **Class A Mixed Use Project**
- **3 Way Fiber Optic Service + Back Up Electric Power:** Duke Energy power fed via single substation with two (2) gen sets + 1600 KW building generator providing important redundancy.
- **Built to latest Miami/Dade County windstorm + flood construction standards**
- **Parking Garage: 538 spaces + 146 surface spaces**

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MASTER PLAN ILLUSTRATIVE

Scale:  50' 100' 200'



Planned development, subject to change

- | | | | | | |
|---|--------------------------------------------------------------------------------------|----|------------------------------------------------------------------------------|----|--------------------|
| 1 | Main Street Entrance | 7 | Specialty Paved Intersections with Crosswalks, Typical | 12 | 45° Angled Parking |
| 2 | Entry Kiosk / Entry Signage | 8 | "Oval-About" with Specimen Palms and Iconic Features Retail Plaza / Frontage | 13 | Surface Parking |
| 3 | Interactive Water Feature | 9 | Hotel with Signature Restaurant | 14 | Existing Parcels |
| 4 | Park Area with Lawn Space, Seating, and Shade Trees Entry Boulevard (Primary Street) | 10 | Multi-Family Development by Spanos | 15 | Street Underpass |
| 5 | Streetscape with Specialty Paving (Main Street) | 11 | WaterView Development | | |
| 6 | Specialty Paved Intersections with Crosswalks, Typical | | | | |



For more information

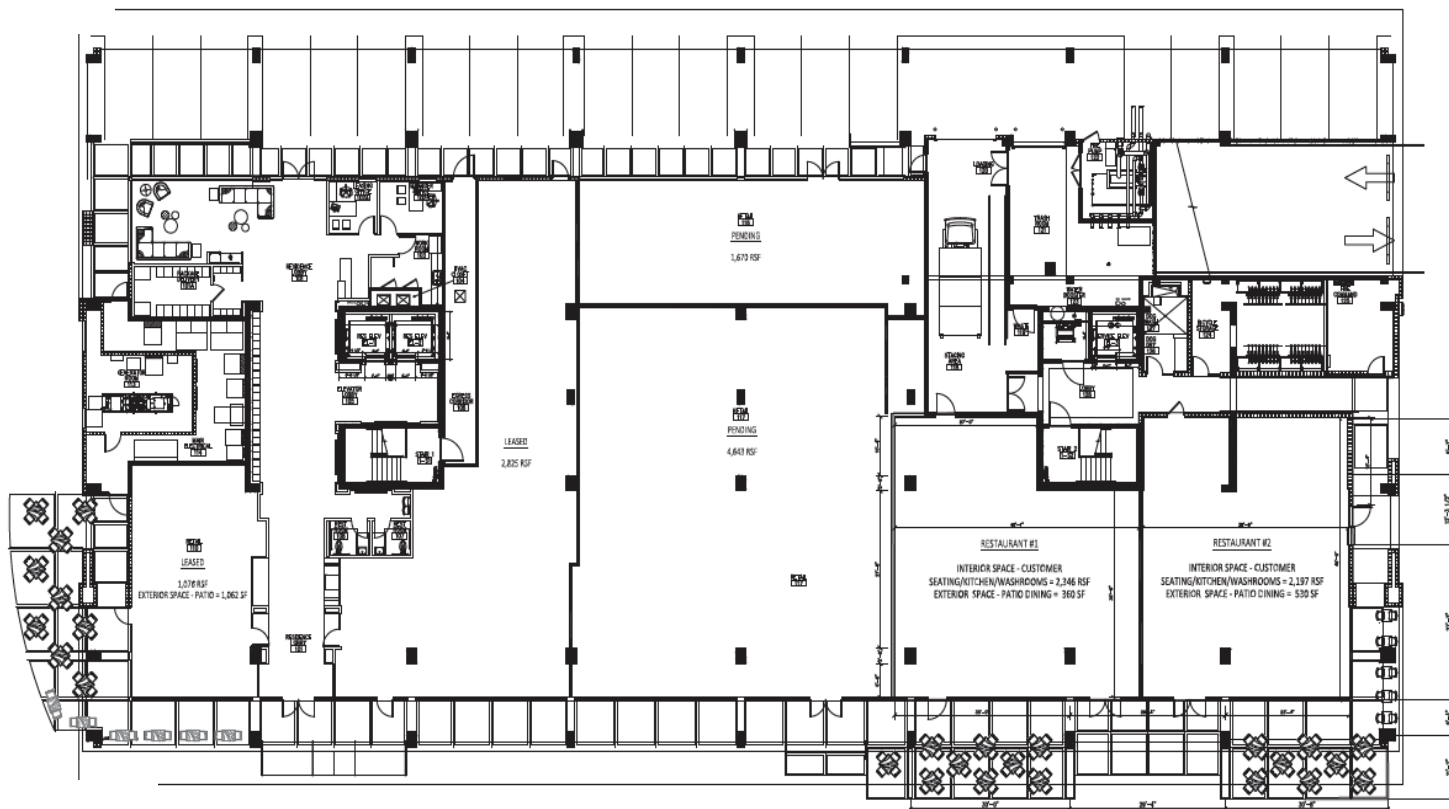
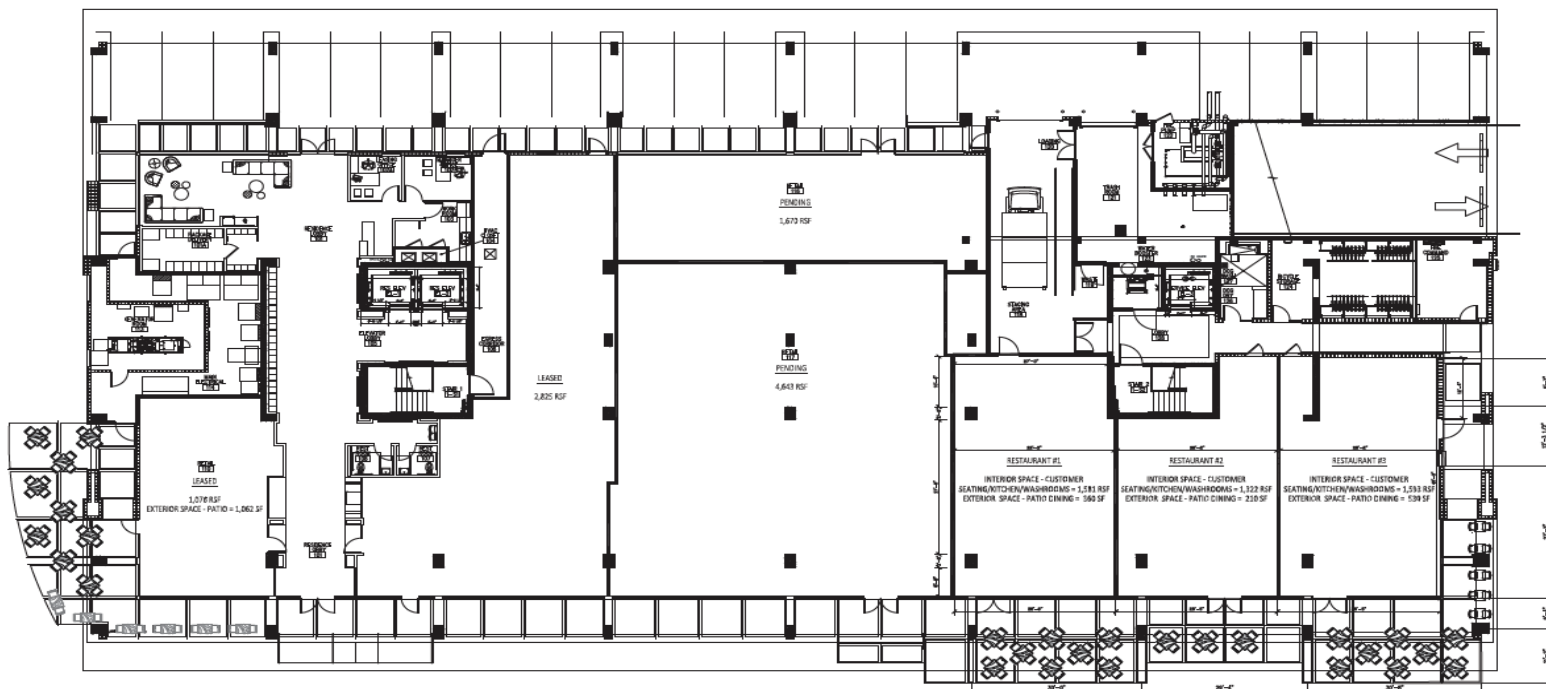
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WATERVIEW FLOOR PLAN



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LEVIN INVESTMENT
REALTY

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EMPLOYERS IN CARILLON CENTER & NEARBY

| | # Employees* | | # Employees* | | # Employees* |
|---------------------------------------|--------------|-----------------------------------------------------------|--------------|------------------------------|--------------|
| <u>Raymond James HQ</u> | 4,223 | Courtside Grille | 65 | Dex Media | 300 |
| <u>Franklin Templeton Center</u> | | Hilton | 189 | Fletcher Music Ctr Inc | 300 |
| Franklin Templeton Investments | 1,102 | Regions Bank | 11 | EINS | 300 |
| Department of Veterans Affairs | 421 | Suntrust Bank | 12 | Coca-Cola Bottling CoF | 300 |
| Hyatt | 82 | Gingerbread | 15 | letcher Music Ctr Inc | 300 |
| McKinsey | 1,304 | <u>Retail Misc - Building 15</u> | | EINS | 300 |
| Conifer | 359 | Back Bar Cigar | 6 | Coca-Cola Bottling Co | 300 |
| Accenture | 400 | Tropical Smoothie | 9 | CCS Medical | 300 |
| AAA | 218 | Publix | 78 | Hunter Douglas | 300 |
| Jabil | | Other | 262 | Good Humor-Breyers Ice Cream | 300 |
| <u>560 Carillon</u> | 323 | | | Marksman Security Corp | 300 |
| PSCU | 1,089 | | | Lockheed Martin | 250 |
| <u>Transamerica</u> | 1,449 | | | Federal Express | 250 |
| <u>800 Carillon</u> | | | | A1 Electronics | 250 |
| Raymond James | 276 | | | PODS | 250 |
| Humana | 550 | | | DuPont Registry | 210 |
| Suntrust | 47 | | | Salon Centric | 210 |
| <u>740 Carillon</u> | | | | Halkey Roberts | 210 |
| Raymond James | 520 | | | Power Design | 200 |
| <u>780 Carillon</u> | | | | Sage Software | 200 |
| Raymond James | 530 | | | E – Mason Inc | 180 |
| <u>100 Carillon</u> | | | | Mercury Medical | 175 |
| Triad | 403 | | | Great Bay Distributors | 175 |
| Consilio | 75 | | | Sensidyne | 150 |
| Hunter Douglas | 25 | | | Tower Cloud | 100 |
| <u>110 Carillon</u> | | | | | |
| Stahl& Associates | 43 | | | | |
| <u>700 Carillon</u> | | | | | |
| Spectrum | 982 | | | | |
| Bay News 9 | 50 | | | | |
| <u>Castille Building</u> | | | | | |
| Assurant | 118 | | | | |
| Cisco | 49 | | | | |
| Great Expressions | 27 | | | | |
| Avineon | 32 | | | | |
| US Trust | 38 | | | | |
| Brown & Doherty, PA | 35 | | | | |
| Hanover Insurance | 17 | | | | |
| Dept of Vetrans Affairs | 28 | | | | |
| Healthcare & Misc | 252 | | | | |
| <u>200 Carillon</u> | | | | | |
| Catalina Marketing | 833 | | | | |
| <u>Carillon Pointe</u> | | | | | |
| Paychex | 515 | | | | |
| Hull & Company | 166 | | | | |
| Peachtree Advisors | 57 | | | | |
| Regus | 141 | | | | |
| Professional Bayway Mgmt | 17 | | | | |
| Carillon Outpatient + Wellness Center | 672 | | | | |
| | | Other Main Employers (within a 2 mile radius): | | | |
| | | Fidelity Information Services | 4,200 | | |
| | | Home Shopping Network | 3,000 | | |
| | | Tech Data | 2,500 | | |
| | | Jabil Circuit | 1,700 | | |
| | | St. Petersburg/Clearwater Airport | 1,370 | | |
| | | Hospice of the FL Suncoast | 1,200 | | |
| | | Macy's | 1,000 | | |
| | | Progressive Insurance | 1,000 | | |
| | | SCC Soft Computer | 900 | | |
| | | Catalent Pharma Solutions | 800 | | |
| | | Walmart Processing Center | 757 | | |
| | | Mercury Insurance | 685 | | |
| | | Compulink | 600 | | |
| | | Florida Blood Svs | 585 | | |
| | | General Dynamics | 550 | | |
| | | Pinellas Suncoast Transit Authority | 501 | | |
| | | America II Corp | 500 | | |
| | | Konica Minolta Business Solutions | 500 | | |
| | | Valpak Headquarters | 500 | | |
| | | Midway Services | 500 | | |
| | | PSTA Demand Response | 500 | | |
| | | Derby Lane | 425 | | |
| | | Allegiant Air | 425 | | |
| | | Bankers Insurance | 425 | | |
| | | Goodwill | 400 | | |
| | | SL State Attorney HQ | 400 | | |
| | | Com Design Infrastructure | 400 | | |
| | | Daniel Insulation | 350 | | |
| | | Weiser Security | 350 | | |
| | | Walmart Supercenter | 335 | | |
| | | Bon Secours Maria Manor Nrc | 325 | | |
| | | PODS Enterprises | 325 | | |
| | | GE Aviation | 320 | | |
| | | Galen College | 300 | | |
| | | Big Underwriters Inc | 300 | | |

*Based on 2019 Data

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