



OSPREY

CASTILLE AT CARILLON
400 & 450 CARILLON
PARKWAY
ST. PETERSBURG, FL 33716



FOR ADDITIONAL INFORMATION
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CASTILLE AT CARILLON



BUILDING

Constructed in 1999, Castille at Carillon features a two and three story building connected by a shared parking garage and pedestrian walkway. The buildings contain 104,000 square feet with a 16.5% load factor.

LOCATION

Located in the Carillon Business Park, Castille is centrally located in the heart of the Gateway area of St. Petersburg. Carillon Park is 10 minutes to downtown St. Petersburg, 15 minutes to downtown Tampa, and 10 minutes to either Tampa International or Clearwater/ St. Petersburg Airports. Carillon is home to some of the county's largest corporations including Raymond James, Allstate and Franklin Templeton.

AMENITIES

An outdoor restaurant with a covered seating area is conveniently located in between the two buildings in the pedestrian walkway serving breakfast and lunch. The park amenities include jogging trails, parks, a grocery store, banks, wellness/fitness center, full service hotel, sports bar, retail, and child care facilities.

PARKING

Castille offers 3.8 parking spaces per 1,000 RSF within the building's parking garage. Reserved parking is available at building standard rates, currently \$40.00 per month plus tax; unreserved parking is free of charge.

ELEVATORS

Each building has two Otis hydraulic passenger elevators.

BUILDING HOURS

The standard hours of operation are Monday through Friday from 8:00 am to 6:00 pm and Saturday from 8:00 am to 1:00 pm.

BUILDING SECURITY

Carillon Business Park provides a patrolling security guard 24 hours a day, 7 days per week. The Castille building has an automatic system for all entry way doors. After hours access for tenants is provided with a key card.

BUILDING OWNER/MANAGEMENT

Castille is owned, managed and leased by Osprey. The property management staff is available to respond to service requests, maintenance of the building and its mechanical systems. Osprey proudly offers "Impak", an on-line web based work order and maintenance request system for immediate response and tracking of all work orders.

ANCHOR TENANTS

Cisco Systems; Gulf Atlantic Insurance; AARP

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