



DOWNTOWN OFFICE SPACE

122 S CALHOUN ST
TALLAHASSEE, FL 32301

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Property Summary



OFFERING SUMMARY

Sale Price: \$2,150,000

Lease Price: \$20.00/sf/year

Building Size: 8,975 SF

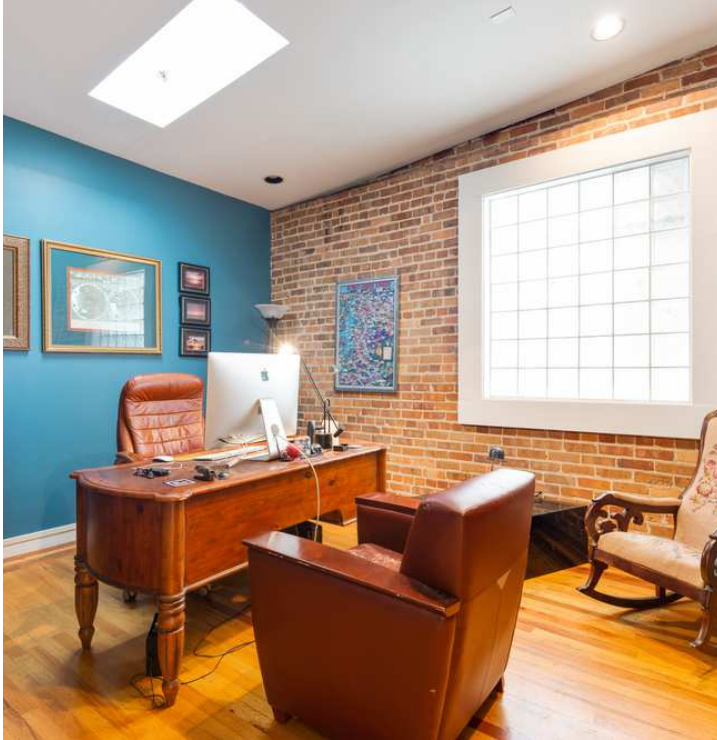
PROPERTY OVERVIEW

Located in the heart of downtown Tallahassee, this class-A downtown office features 8,889 sq ft of office space that is divided into two separate suites. The first floor is approximately 5,000sq. ft. and is currently rented and would provide rental income to a new owner. The property features large executive offices, multiple conference spaces, tons of storage and work areas, high ceilings and unique brickwork and wood features throughout. The second floor, consisting of 2,889 sq. ft. is accessed via a private separate entrance from the front of the building. This space would be ideal for a purchaser to occupy and have rental income from downstairs tenants or would be expansion space for a purchaser in the future at the end of the leases. Both floors feature multiple restrooms, two with showers. In addition to the on-site parking in front of the building, there is ample on-street meter parking along Calhoun St and the surrounding blocks as well as, contract parking less than a block away at the corner of Calhoun St and College.

PROPERTY HIGHLIGHTS

- Heart of Downtown Tallahassee
- Class A Building
- Large, Open Lobby with Reception Areas
- One of the most unique buildings in Downtown Tallahassee

Property Description

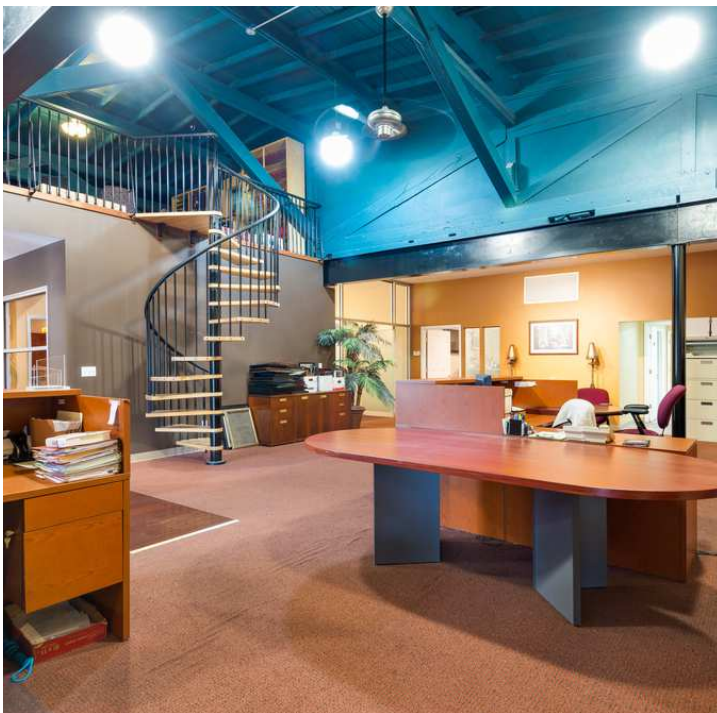


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LOCATION OVERVIEW

Located on South Calhoun Street between East College and East Park Avenue this Class- A building is in the heart of downtown Tallahassee. The property is a 3 minute walk to the State Capital complex and the County Courthouse & Annex and offers convenient access to all other downtown offices, restaurants and amenities.



Available Spaces



LEASE RATE:	NEGOTIABLE	TOTAL SPACE:	-
LEASE TYPE:	-	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
1st Floor	Creative/Loft	\$20.00 SF/yr	Modified Gross	6,000 SF	Negotiable	
2nd Floor	Office Building	\$20.00 SF/yr	Modified Gross	2,889 SF	Negotiable	

First Floor - Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 5121 sq ft, FLOOR 2: 2262 sq ft
TOTAL: 7383 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Exterior Photos



First Floor Lobby & Reception Area



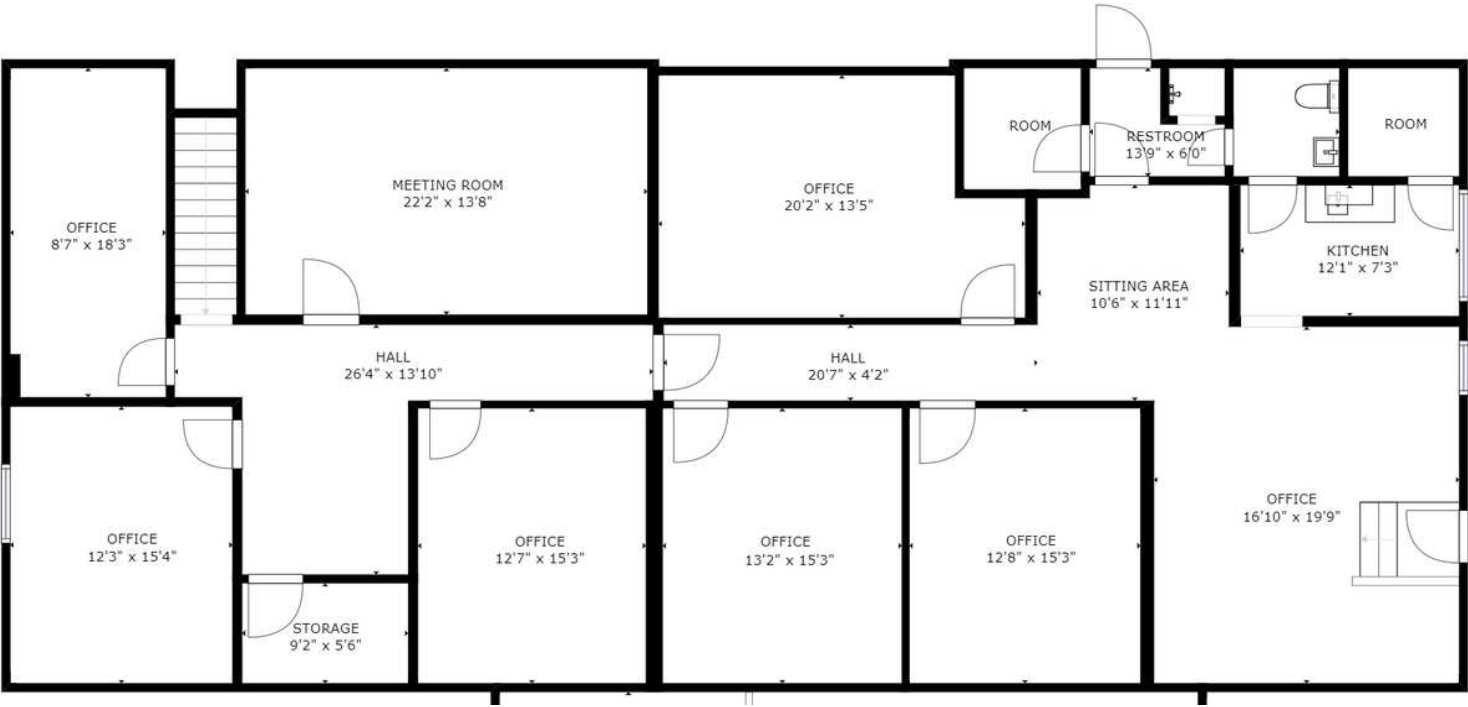
First Floor & Loft Photos



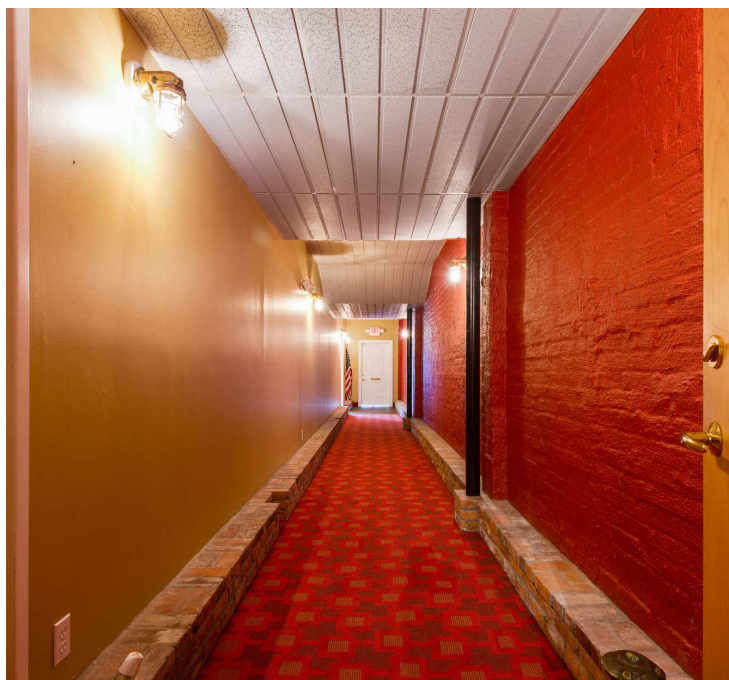
First Floor & Loft



Second Floor - Floor Plan



Second Floor Photos



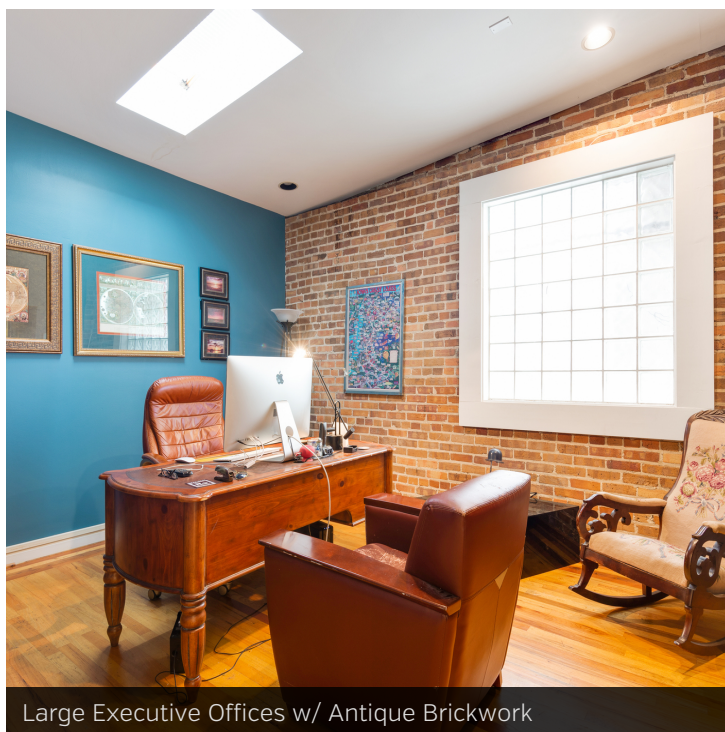
Private Entrance/Exit to Second Floor Suite



Second Floor Landing Area



Second Floor - Storage Room w/ Built Ins



Large Executive Offices w/ Antique Brickwork

Second Floor Photos



Open work Space / Reception Area



Second Floor Bathrooms & Kitchenette

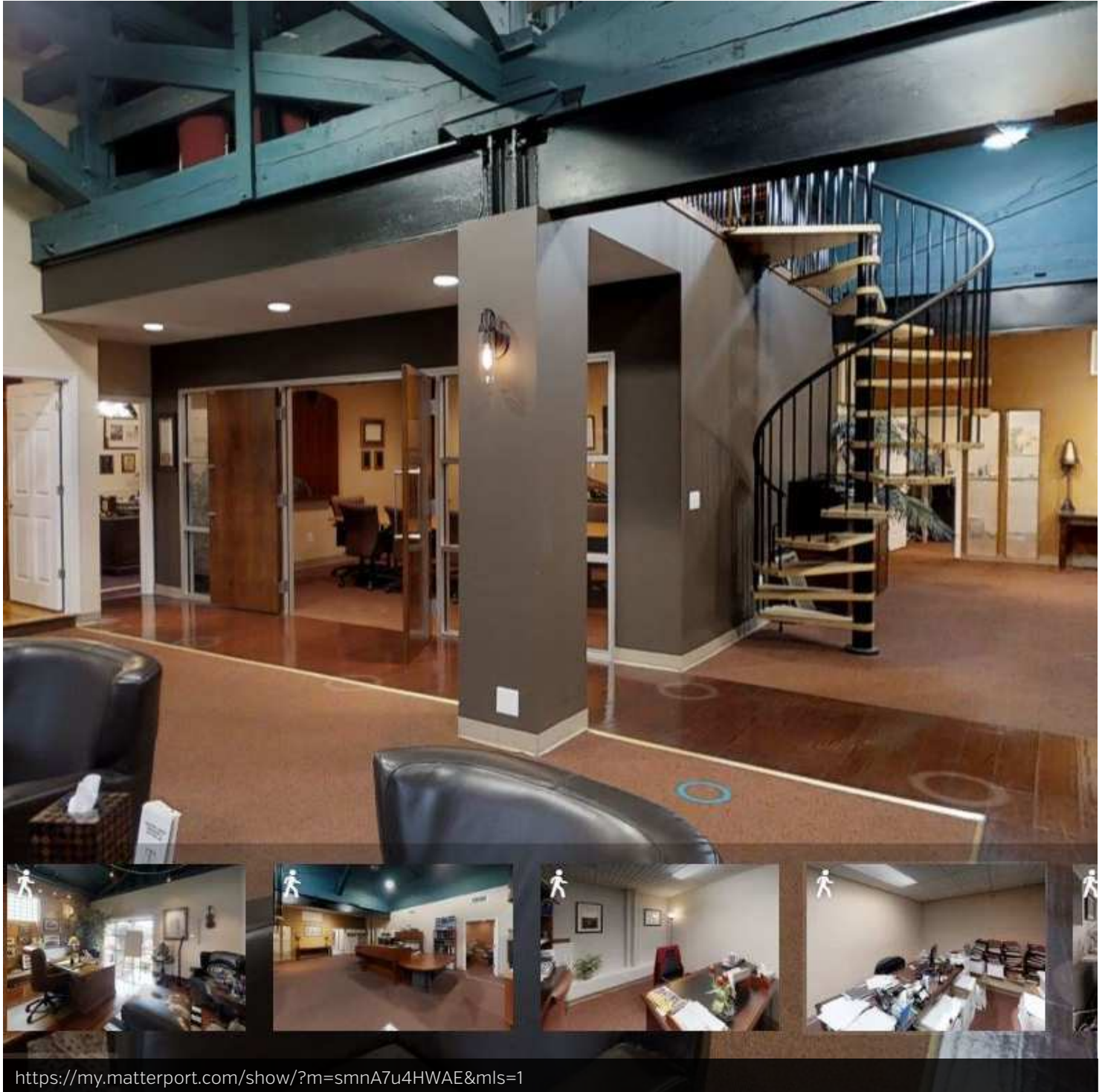


Large Executive Offices

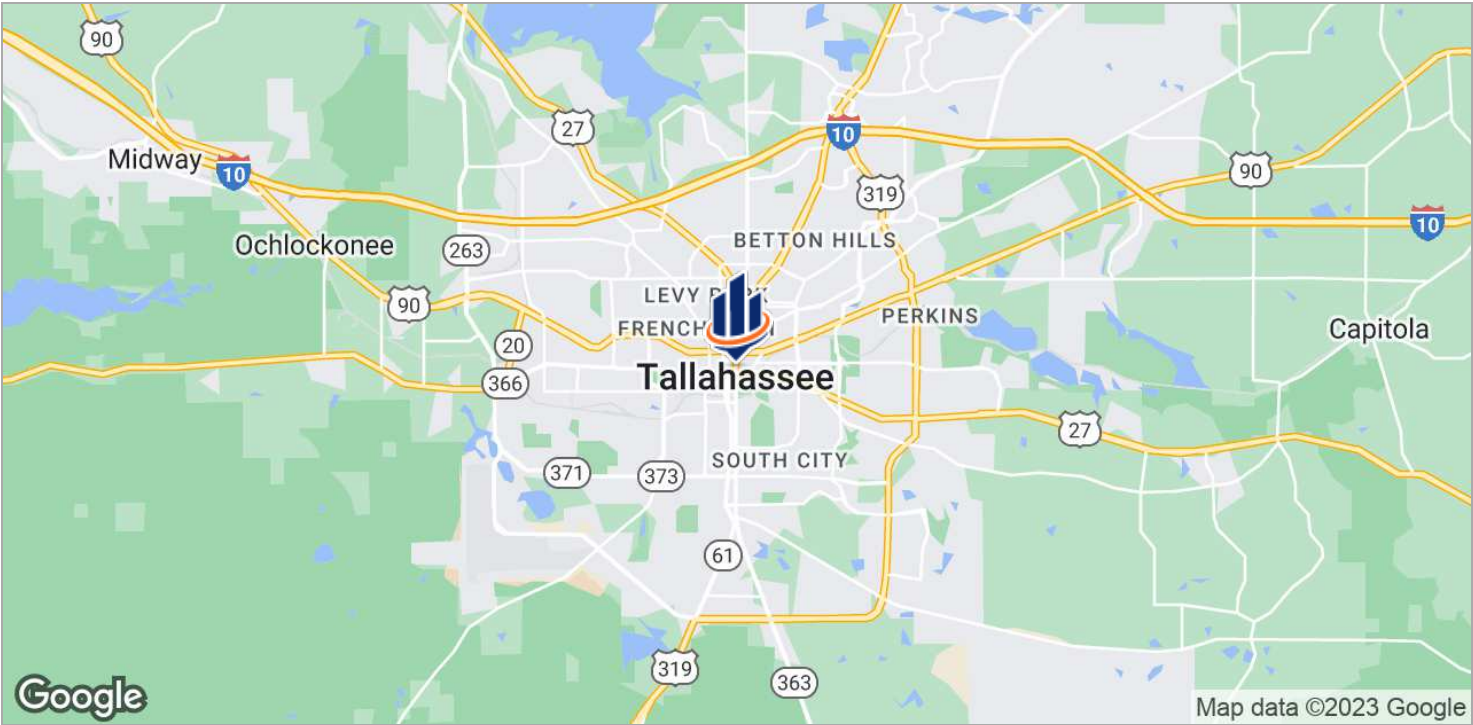
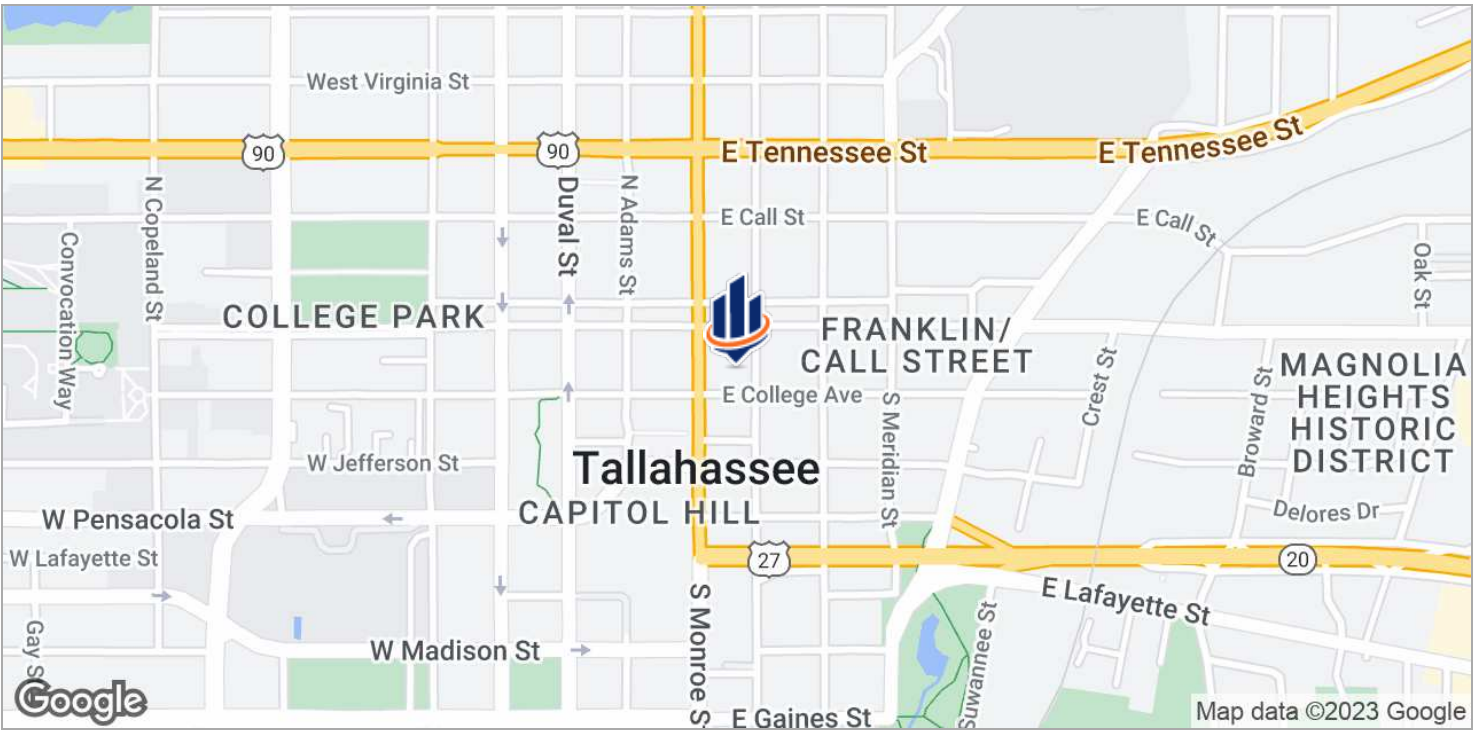


Large Executive Offices

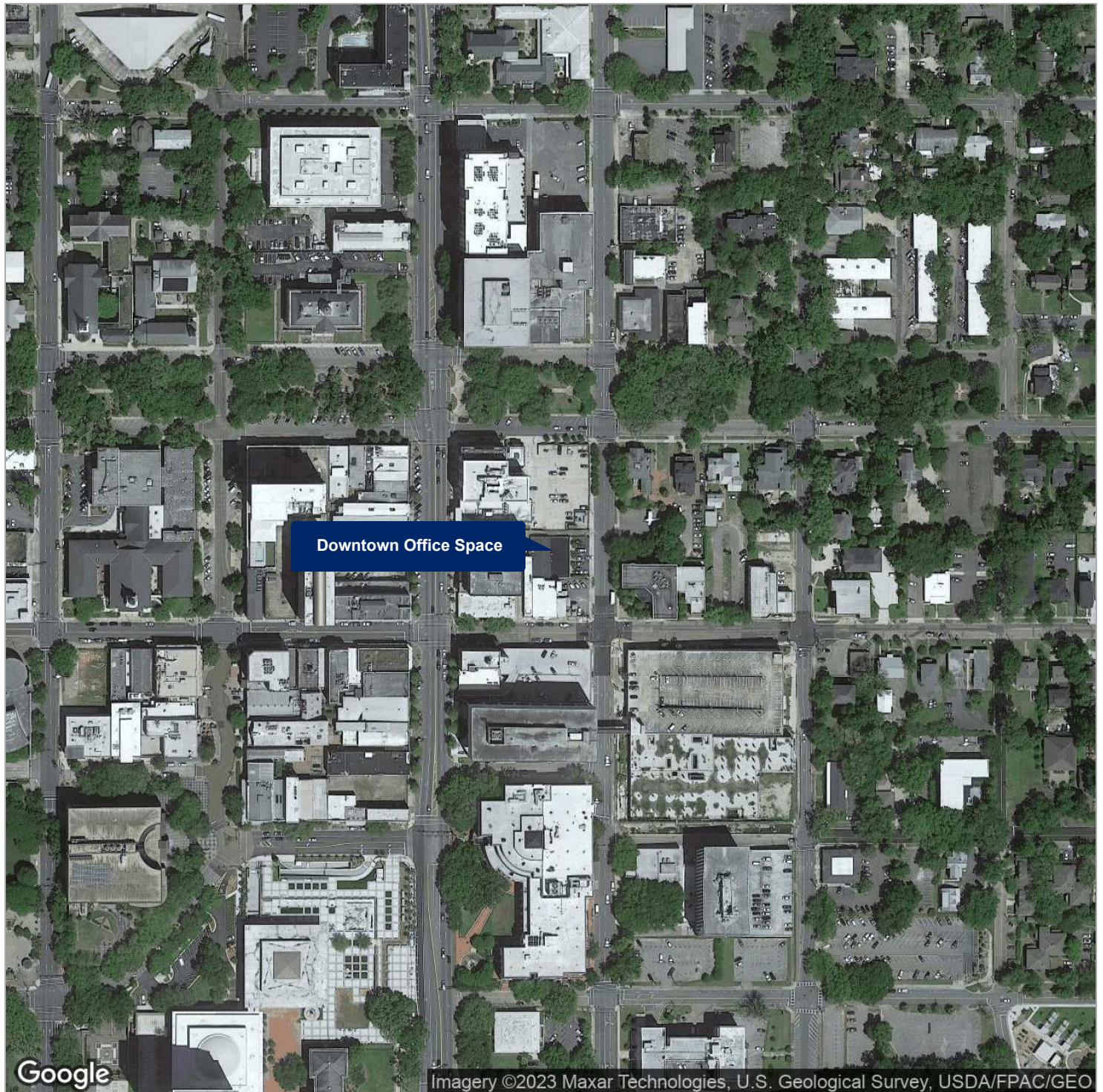
Virtual Property Tour



Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,944	94,596	169,132
Median age	29.7	28.1	29.1
Median age [Male]	30.1	27.4	28.4
Median age [Female]	29.5	28.6	29.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,078	38,906	70,772
# of persons per HH	2.4	2.4	2.4
Average HH income	\$36,265	\$41,156	\$46,705
Average house value	\$261,223	\$210,928	\$207,074

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact

CARLTON DEAN, SIOR, CCIM

Managing Director



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PROFESSIONAL BACKGROUND

Carlton Dean, SIOR & CCIM, is Managing Director for SVN | SouthLand Commercial, one of the top-performing SVN Commercial Real Estate offices in the United States. Based out of North Florida in Tallahassee, Carlton actively markets and sells properties throughout the entire Florida Panhandle, including the Southeastern United States. Carlton has earned a reputation through volume and consistency of transactions as one of North Florida's leading and most respected commercial real estate investment advisors. He has been a routine recipient and SVN award winner for his consistent track record for high sales volume and closed transactions. One of the key components of his successful business strategy is not to do the 'most' deals, but to have the highest close ratio possible of every transaction. To that end, Carlton's team has a successful closing ratio on deals they transact over 95%. A large part of his success is due to the upfront analysis and underwriting performed on every deal, the experience of brokering many deals and the tenacity of following through with the most finite of details.

Carlton has over 28 years of commercial brokerage and development experience. Carlton's real estate practice centers around investment property sales with a specific focus on NNN Retail Investment properties and Multifamily quality income-producing properties in the Southeast region of the United States.

Carlton is one of the very few commercial practitioners to hold both the SIOR and the CCIM designations. These designations are the very elite of all commercial real estate practitioners in the U.S. and are guided by a strict code of ethics, founded on the basis of putting the client's interests first. These designations require completion of graduate-level curriculum and attainment of a specific degree of professional experience. In addition, these designations need proven, top of the market, documented high volume deal/transaction production on a consistent annual basis.

EDUCATION

Bachelor of Science Degree in Entrepreneurship and Small Business Management program from Florida State University, CCIM Designation, SIOR Designation, Licensed in Florida and Alabama

MEMBERSHIPS & AFFILIATIONS

SIOR, CCIM, ICSC, NAR, FAR,