



CLASS A OFFICE SUBLEASE LEASE OPPORTUNITY

CLASS A - SMALL OFFICE SUBLEASE

3800 ESPLANADE WAY, TALLAHASSEE, FL 32311

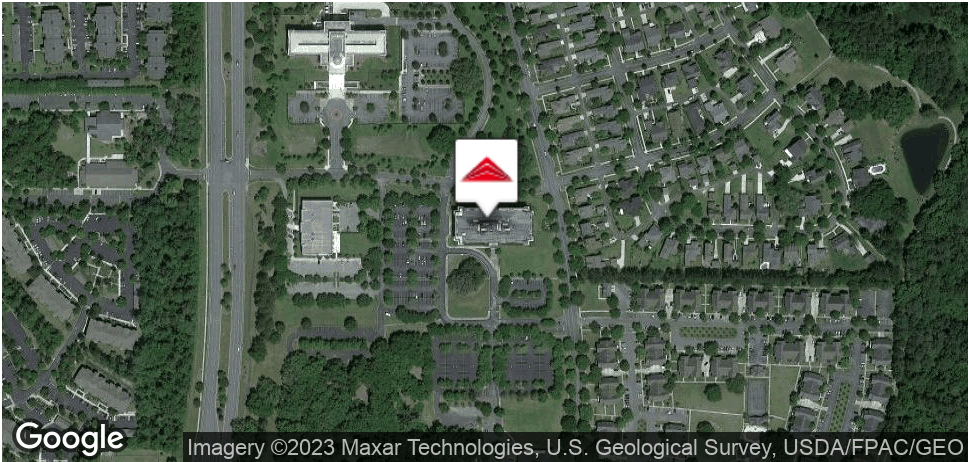
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OFFERING SUMMARY

| | |
|----------------|----------------------------|
| Lease Rate: | \$16.50 SF/yr Full Service |
| Building Size: | 90,000 SF |
| Available SF: | 2,303 SF |
| Parking Ratio: | 3.8:1000 |
| Lease Term: | Thr. March 2022 |

PROPERTY OVERVIEW

Located in Suite 130, this 2,300 rentable square foot sublease is offered at well-below market for full service office rents for Class A office in Tallahassee. The interior improvements are new and very professional and the inclusion of furniture can be discussed as part of sublease.

LOCATION OVERVIEW

Adjacent to the State of Florida's Capital Circle Office Center (CCOC) and at the entrance to the SouthWood residential community, Southwood One office building is a Class A state of the art facility. Convenient to Capital Circle and I-10, it is a short walk from retail, restaurants, banks and other professional offices users. This state-of-the-art facility features brick veneer and tilt-wall construction, offers security access system, and contains a very attractive, professional entrance lobby with stone, wood and stainless steel accents.

PROPERTY HIGHLIGHTS

- Well-Below Market Rent for Class A
- Sublease through March 2022
- Located within the Southwood One community

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PHOTOS



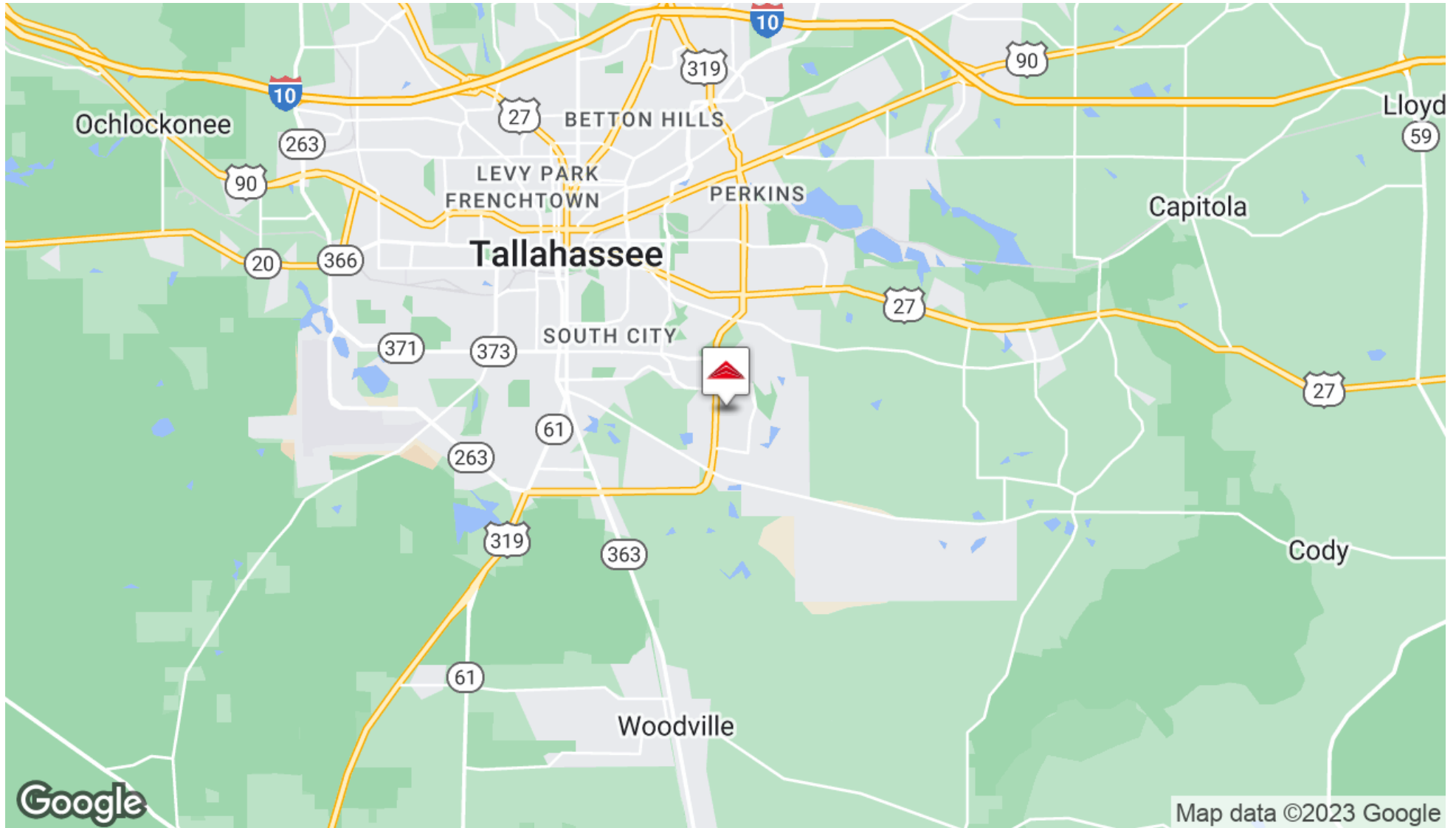
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ADD'L PHOTOS



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AERIAL TRADE MAP



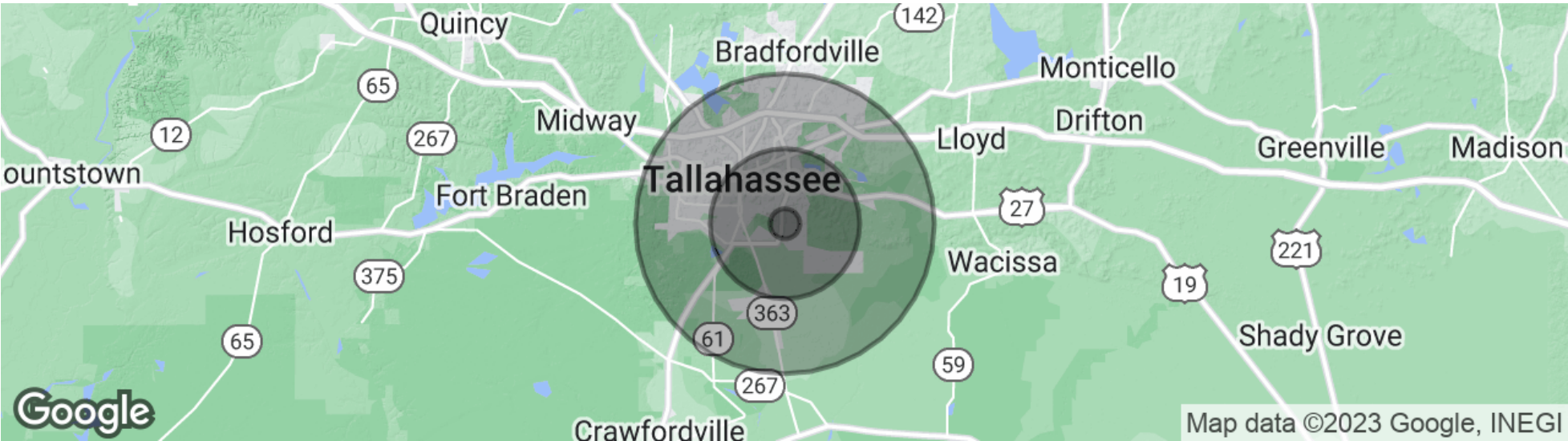
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SITE PLAN



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| | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| Total population | 1,281 | 70,892 | 242,043 |
| Median age | 31.1 | 31.4 | 31.7 |
| Median age (Male) | 31.0 | 29.4 | 30.9 |
| Median age (Female) | 31.2 | 33.2 | 32.3 |
| HOUSEHOLDS & INCOME | | | |
| Total households | 564 | 31,823 | 99,880 |
| # of persons per HH | 2.3 | 2.2 | 2.4 |
| Average HH income | \$68,365 | \$50,868 | \$55,490 |
| Average house value | \$133,968 | \$180,844 | \$225,171 |

* Demographic data derived from 2020 ACS - US Census

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FOR MORE INFORMATION ON SUBLEASE, CONTACT:



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