



# STRUCTURE

COMMERCIAL REAL ESTATE  
&  
PROPERTY MANAGEMENT

PROFESSIONAL OFFICES FOR LEASE

## PARK CENTRE

124 MARRIOTT DRIVE, TALLAHASSEE, FL 32301



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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Park Centre @ Magnolia at the corner of Park Avenue and Marriott Drive is a professional office setting consisting of 32,200 Rentable Square Feet and over \$1m of upgrades and renovations in the past 24 months. From small suite executive layout to larger suites, the flexible floor plan designs allow Park Centre to work for any size company, from start-up to national company office.

### PROPERTY HIGHLIGHTS

- Move-In Ready Suites: 2,500-4,700 sf options
- Institutional Ownership
- Over \$1M in modern renovations
- Full Service Lease Structure
- Exterior Signage
- Surrounded by retail and lodging, i.e. Starbucks, Chick-fil-A
- Less than 1/4 miles to Downtown Tallahassee
- 4.0 Parking Spaces / 1000 SF

### LOCATION DESCRIPTION

Park Centre at Magnolia Grove office building provides tenants with excellent exposure and visibility by the use of one monument sign located directly on Marriott Drive. The Property is located 1 mile to the east of Downtown Tallahassee and the State Capitol complex for the State of Florida. In addition, the Governors Square Mall is located one block to the east and Tallahassee Memorial Healthcare is located one mile to the north of the Property. The site is also adjacent to the new Magnolia Grove Retail Development that features great retail tenants like Starbucks, Mission BBQ and a Home2 Suites by Hilton

#### SPACES

#### LEASE RATE

#### SPACE SIZE

SUITE 104

\$22.00 SF/yr

4,694 SF

SUITE 201

\$19.00 SF/yr

2,493 SF

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**SUITE 104**



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**FLOOR PLAN - SUITE 104 OUTLINED**



**FIRST FLOOR PLAN - PROPOSED**

PARK CENTRE BUILDING 3, 124 MARRIOTT DRIVE

FEB. 24, 2015

This modernized space is 'turnkey' ready with large presentation/conference room, 7 offices, open areas with collaboration and lounge and a break area. Exposed industrial ceiling and large amounts of natural light from windows makes this a perfect office setup for a engineering firm, technology firm or professional services team.

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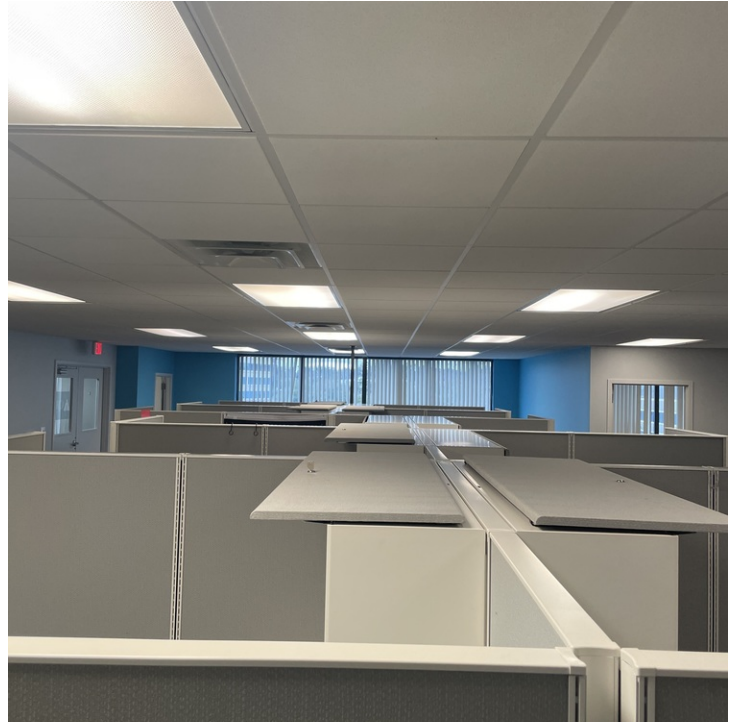
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**SUITE 201**



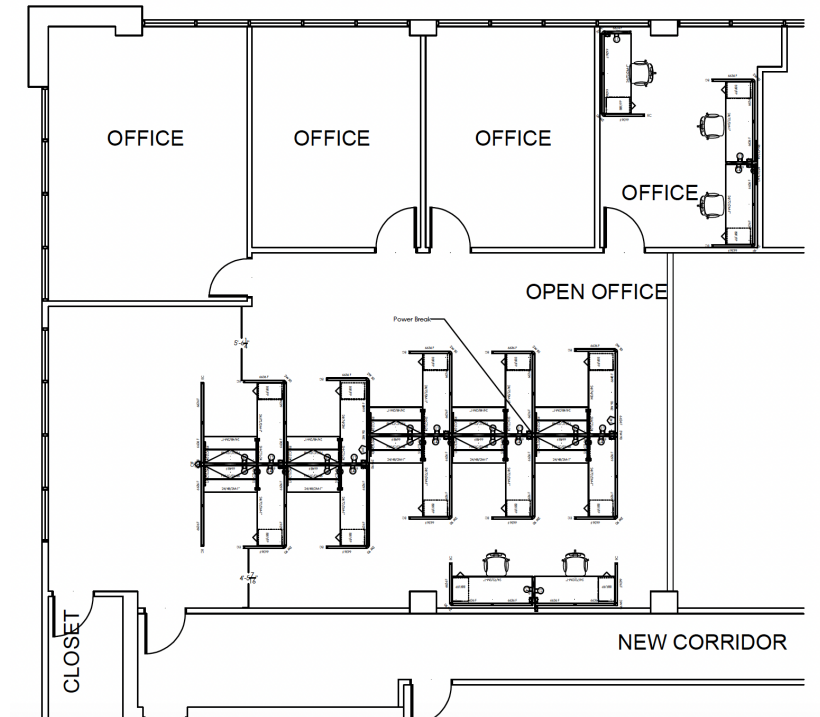
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**PLANS - SUITE 201**



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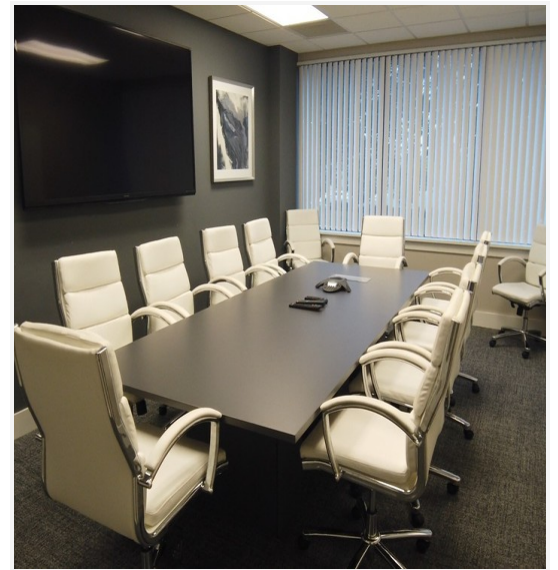
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**MODERN FINISHES THROUGHOUT**



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**LOCATION MAPS**



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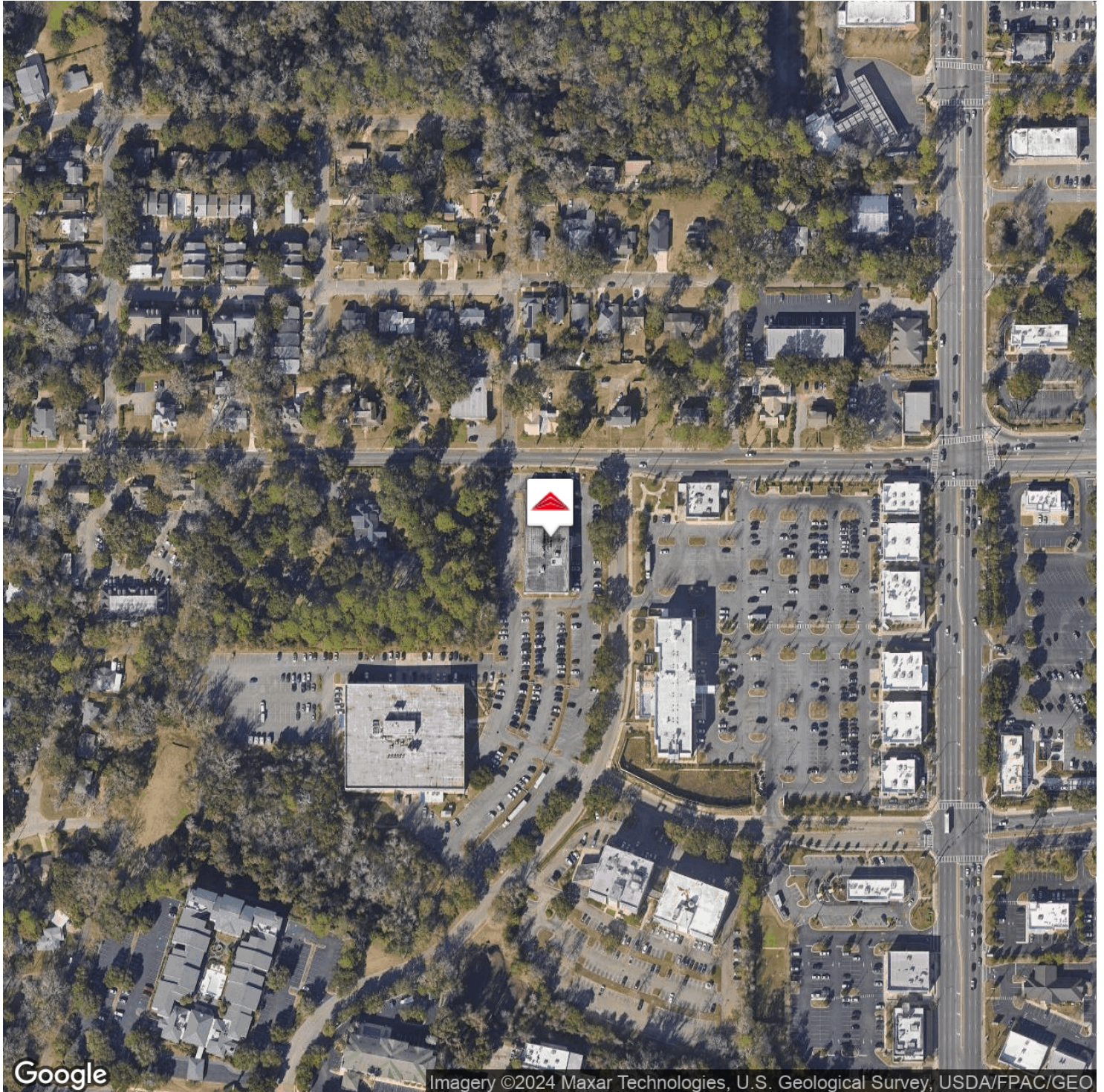
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**AERIAL MAPS**



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**SURROUNDING TRADE MAP**



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