



EXCLUSIVE OFFICE INVESTMENT OPPORTUNITY

JOHN KNOX EXECUTIVE OFFICE

267 JOHN KNOX ROAD, TALLAHASSEE, FL 32303

DANIEL H. WAGNON, SIOR

Principal
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PROPERTY SUMMARY

267 JOHN KNOX ROAD, TALLAHASSEE, FL 32303



SALE PRICE **\$1,395,000**

OFFERING SUMMARY

Building Size:	9,000 SF
Lot Size:	0.585 Acres
Price / SF:	\$155.00
NOI:	\$68,708
Year Built:	2002
Renovated:	2018
Zoning:	PUD-11

PROPERTY OVERVIEW

This Executive Office Building is a perfect investment of stable cash flows, diverse tenant mix with historical occupancy above 90%. An owner/user could utilize office as an investment if it decided to occupy a portion of the space and keep existing leases intact. The floor plan includes reception area, large conference room, centralized break area and a third story 500 sf conditioned storage/file/supply room. The building fronts John Knox Road with a large monument signage and over 15,000 AADT traffic count.

LOCATION OVERVIEW

Located directly on John Knox Road and across the street from Centre of Tallahassee and the 2,000 incoming State of Florida employees, this executive office is situated in between the growing Midtown Tallahassee submarket and US-27 commercial corridors connecting Interstate 10 and Downtown Tallahassee. The City of Tallahassee' Northwood Centre 30-acre re-development is less than 1/2 mile away which includes the future Tallahassee Police Department HQ.

PROPERTY HIGHLIGHTS



JOHN KNOX EXECUTIVE SUITES

267 JOHN KNOX ROAD, TALLAHASSEE, FL 32303

OPERATING DATA

Gross Scheduled Income	\$150,870
Other Income	-
Total Scheduled Income	\$150,870
Vacancy Cost	\$7,543
Gross Income	\$143,326
Operating Expenses	\$74,618
Net Operating Income	\$68,708

INCOME + EXPENSE

267 JOHN KNOX ROAD, TALLAHASSEE, FL 32303

INCOME SUMMARY

PER SF

Gross Income	\$143,326	\$15.93
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EXPENSE SUMMARY

PER SF

R&M + CAM	\$14,100	\$1.57
Janitorial & Supplies	\$12,519	\$1.39
Property Taxes	\$9,939	\$1.10
Property Insurance	\$4,212	\$0.47
Management	\$14,248	\$1.58
Security & Alarm	\$600	\$0.07
Utilities + IT	\$19,000	\$2.11
Gross Expenses	\$74,618	\$8.29
Net Operating Income	\$68,708	\$7.63

*Gross Income as stated above includes the deduction of a 5% vacancy+collection factor. Please see 'Operating Data' section on following page.

EXTERIOR PHOTOS

267 JOHN KNOX ROAD, TALLAHASSEE, FL 32303



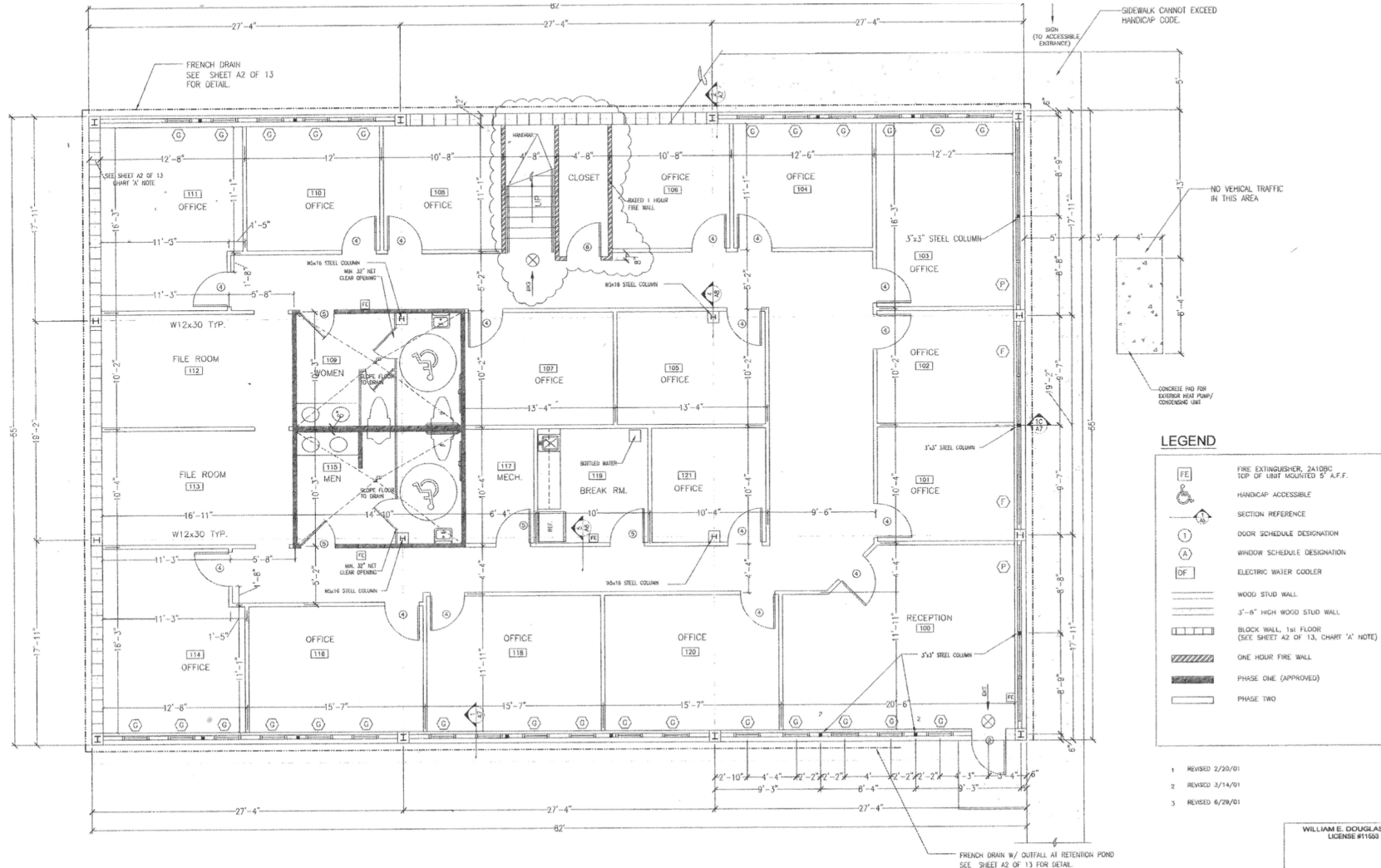
ADDITIONAL PHOTOS

267 JOHN KNOX ROAD, TALLAHASSEE, FL 32303



FLOOR PLAN - FIRST FLOOR

267 JOHN KNOX ROAD, TALLAHASSEE, FL 32303



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

WILLIAM E. DOUGLAS, P.E.
LICENSE #11593

DEC Engineering, Inc.
Civil Engineering
William E. Douglas P.E. President
2467 Centerville Road Tallahassee, Florida 32308
Phone: (904) 860-8086 Fax: (904) 860-8087
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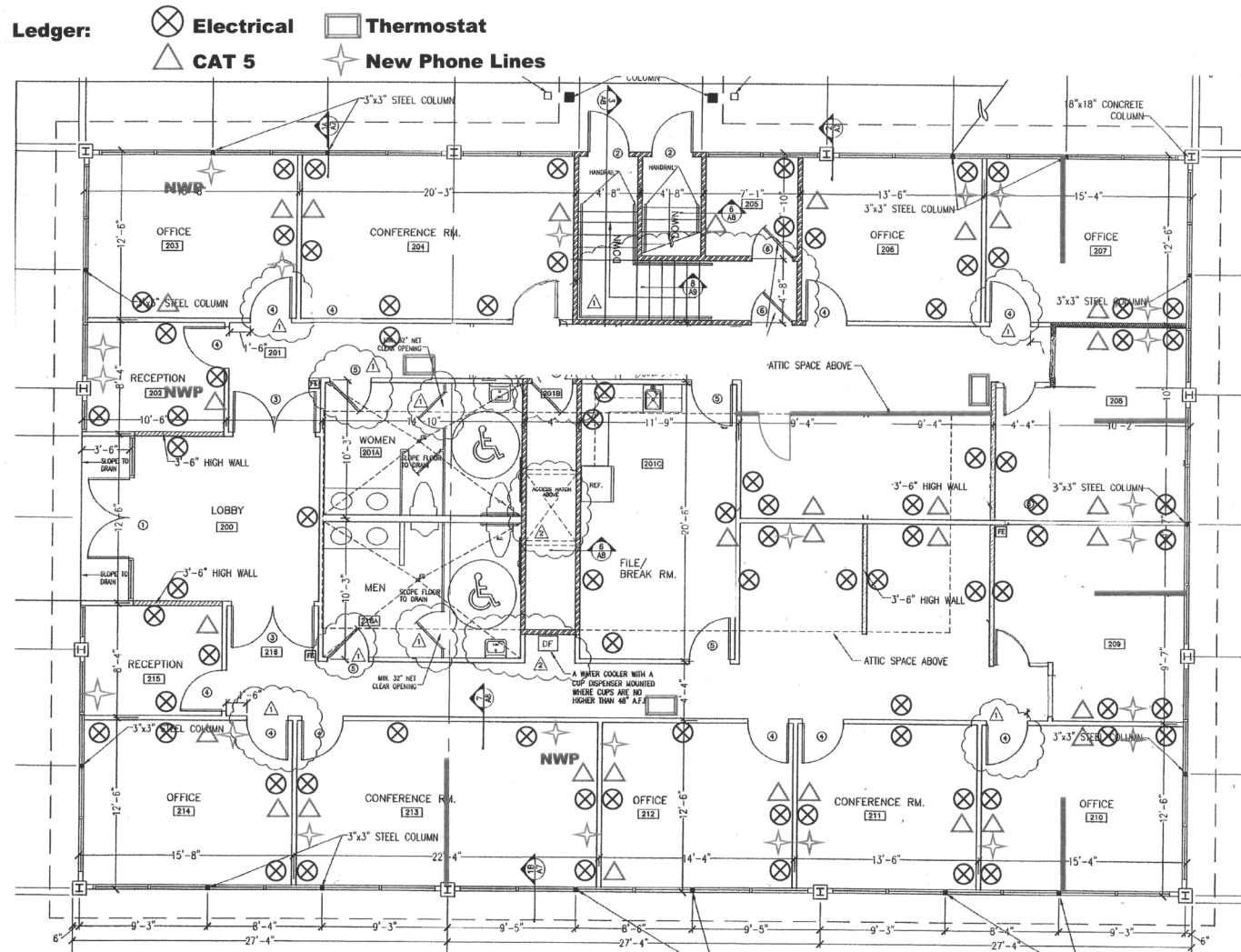
PROJECT: GENE WILCOX ~ DELTA WAY SITE
TITLE: FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

File Name	Date	Description
8345FL.DWG	1/26/01	ADD 2'x4'x8' DOOR B (OTHER)
TL	1/27/01	ADD 2'x4'x8' DOOR C (OTHER)
TL	2/27/01	FOR BLDG. REVIEW COMMENTS
WED	3/27/01	FOR BLDG. REVIEW COMMENTS
TL	12/21/00	

Sheet **A3** of **18**

FLOOR PLAN - SECOND FLOOR

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STRUCTURE
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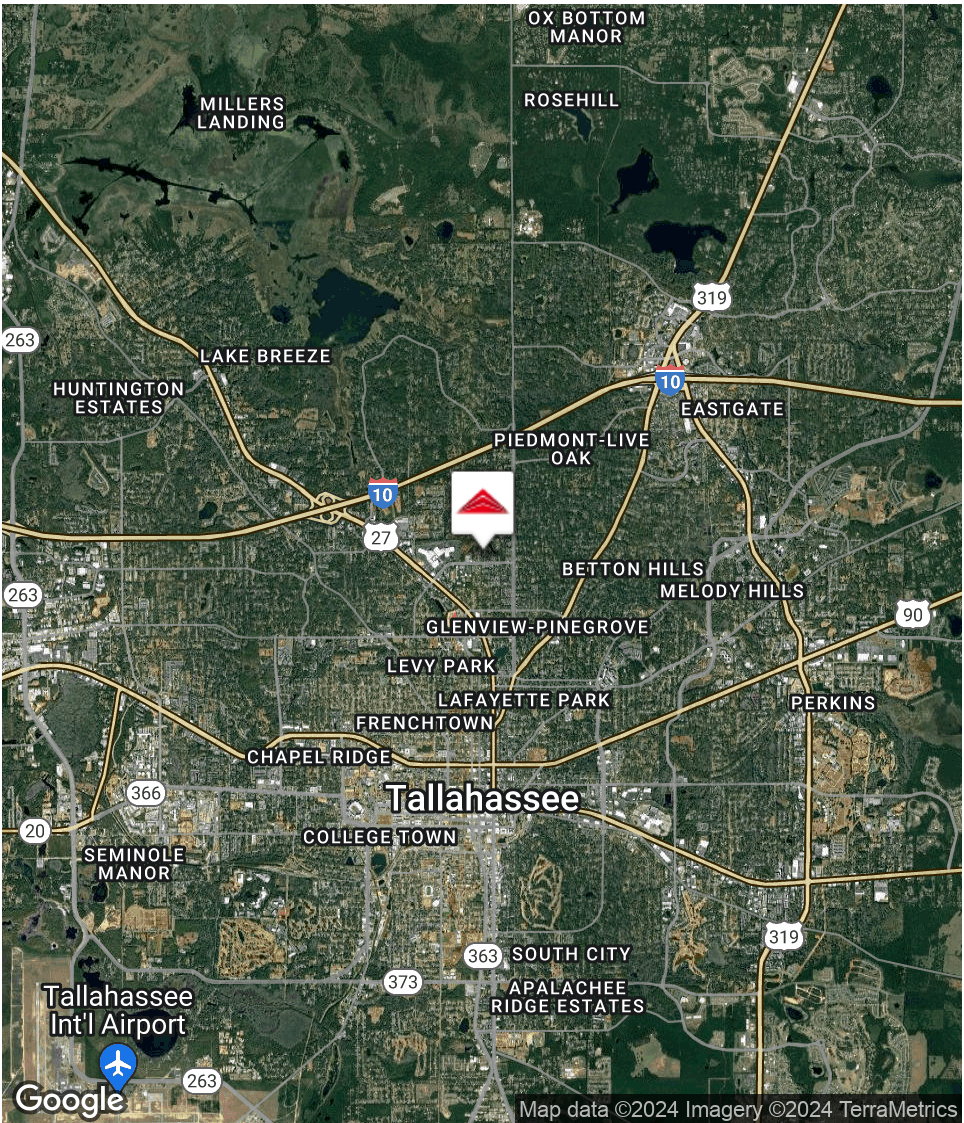
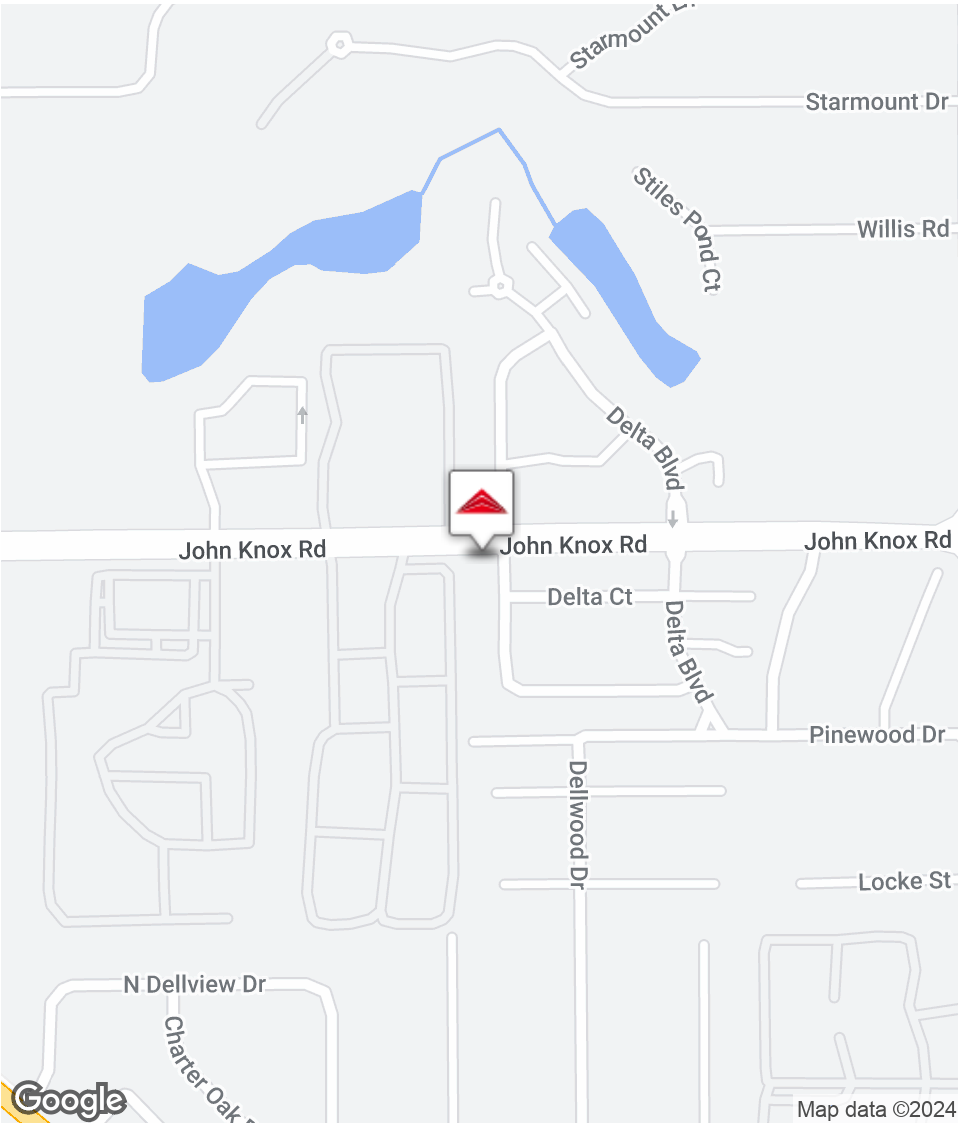
BIRD'S EYE VIEW

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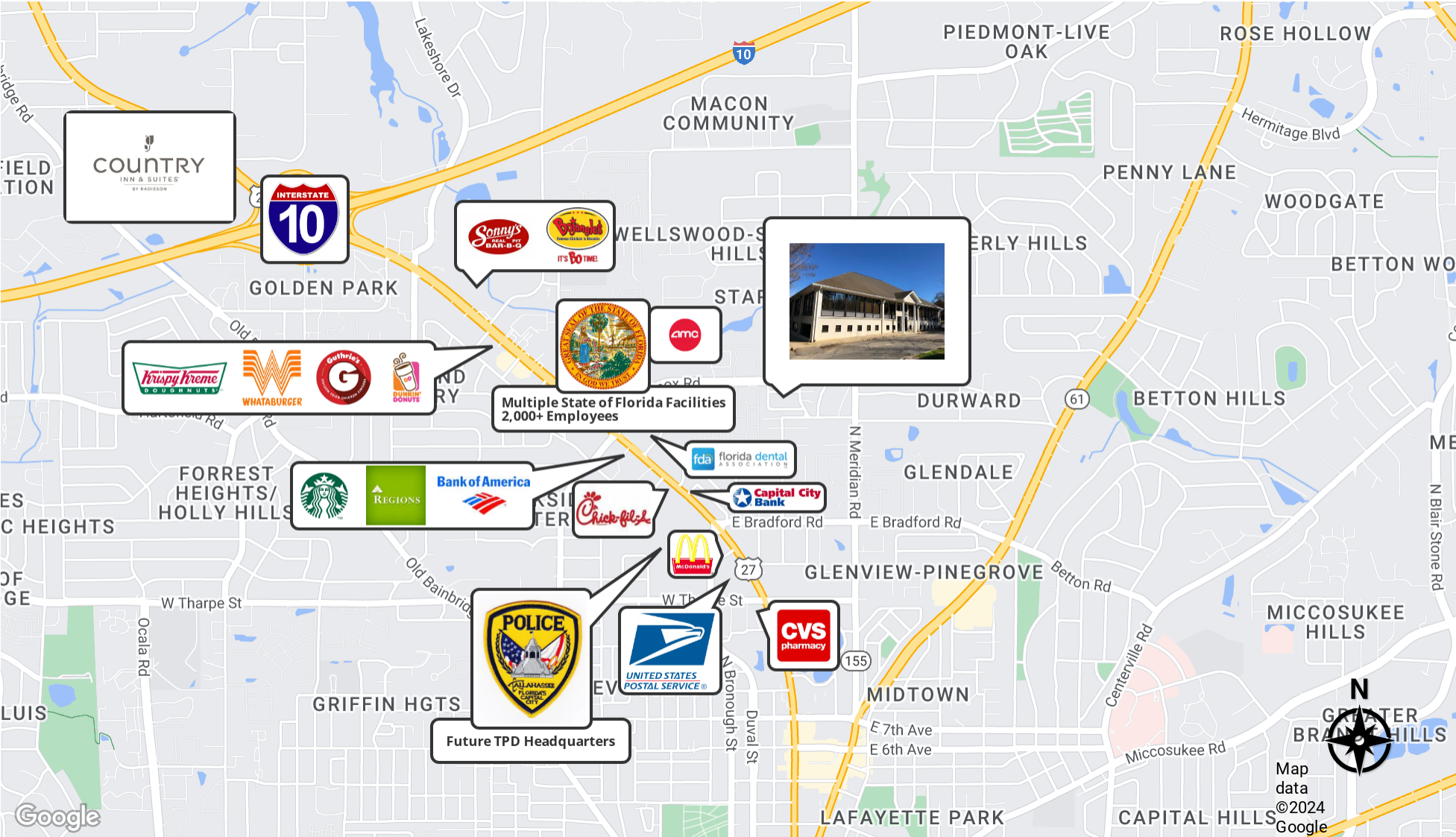
AERIAL ROADMAP

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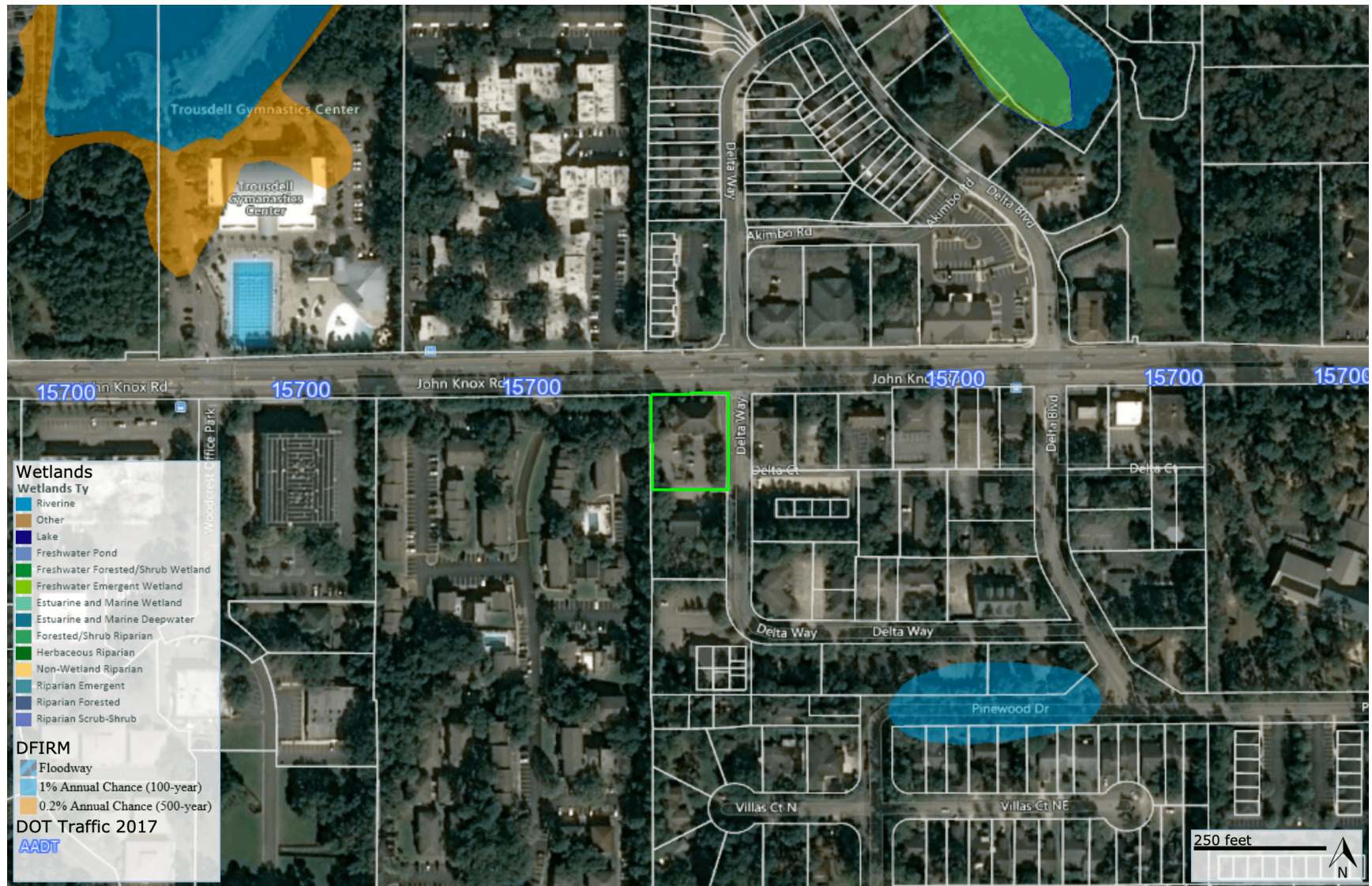
JOHN KNOX EXECUTIVE SUITES

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500 YR FLOOD PATTERN & 2017 ANNUAL AVERAGE DAILY TRAFFIC COUNTS

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