



OFFICE LEASE OPPORTUNITY

MAGNOLIA CENTRE I

1203 GOVERNORS SQUARE BLVD, TALLAHASSEE, FL 32301

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PROPERTY SUMMARY

1203 GOVERNORS SQUARE BLVD, TALLAHASSEE, FL 32301



PROPERTY DESCRIPTION

With each floor consisting of 9,700 sq. ft. floor plates, the office layouts provide for 1/4, 1/2 to full floor users the ability to have either an open floor plan or hard office intensive setup, as needed. The building offers very competitive lease terms favorable to market and being close to the State of Florida government agencies, including Lottery HQ and FL-DOT HQ. This site provides tenants a downtown Tallahassee location at a percentage of the typical price.

PROPERTY HIGHLIGHTS

- <https://vimeo.com/887031401?share=copy>
- \$1m+ in capital upgrades planned in 2022/2023
- 5:1000 parking ratio (free surface)
- Generator & Fiber onsite

LOCATION DESCRIPTION

Magnolia Centre I is located in the the office sub-market directly to the east of Downtown Tallahassee, which experienced significant retail and commercial growth over the last 36 months. With access from the main travel corridors of Apalachee Parkway, Park Avenue, and Magnolia Drive, this office asset is centralized for professional services firms, government tenants/contractors, engineering firms, technology firms, etc. The FL DOT and FL Lottery Headquarters are less than 1/8 mile as well as being adjacent to a vibrant neighborhood mixed-use development with Starbucks, Hilton, various restaurants and retail shops.

OFFERING SUMMARY

Lease Rate:	\$15.95-17.95 SF/yr (Full Service)
Available SF:	1,296 - 5,627 RSF

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ADD'L PHOTOS

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,296 - 5,026 SF	Lease Rate:	\$17.95 - \$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 500	Available	3,480 SF	Full Service	\$17.95 SF/yr
Unit 600	Available	5,627 SF	Full Service	\$17.95 SF/yr
Unit 301	Available	1,872 SF	Full Service	\$18.00 SF/yr

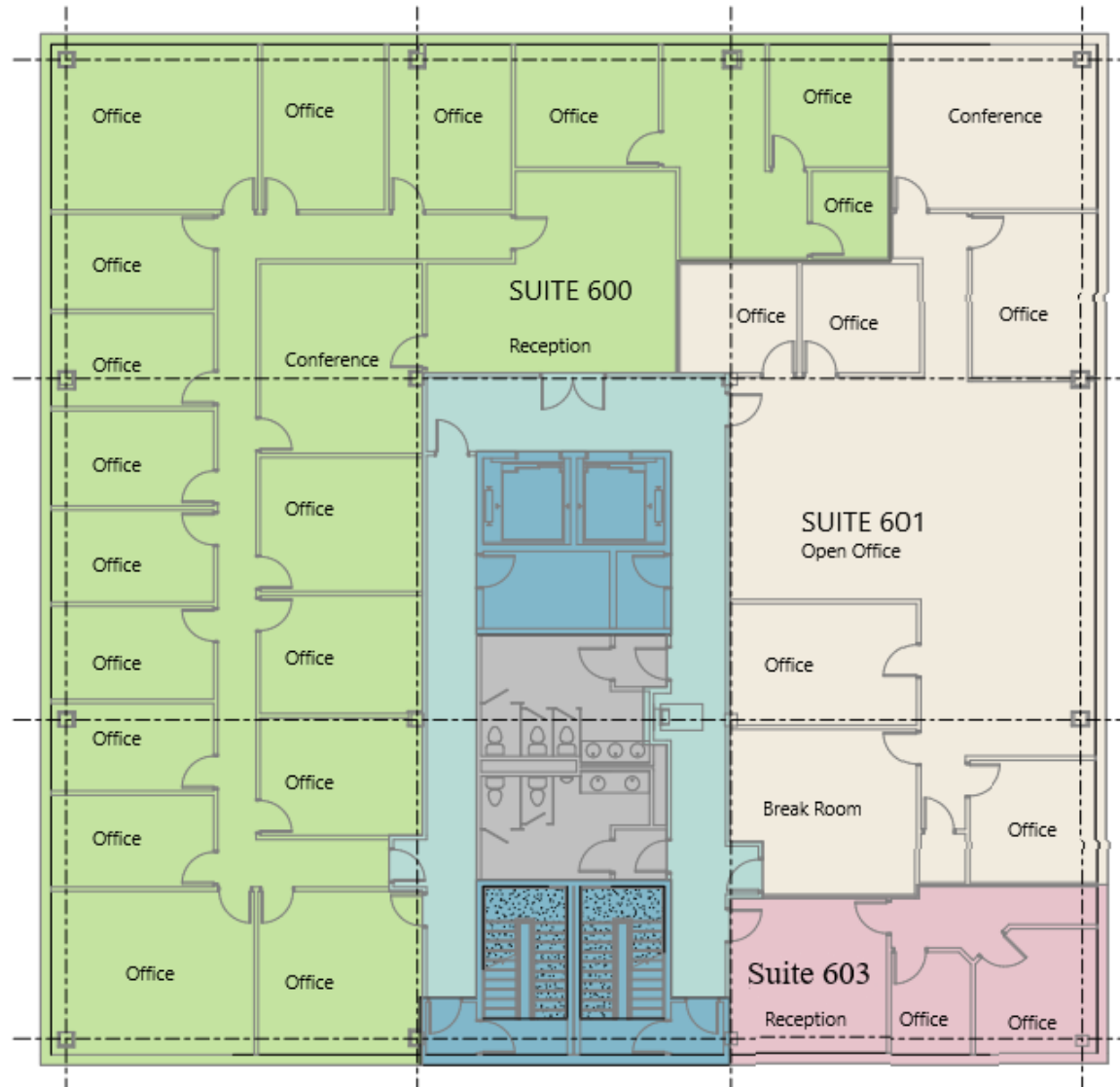
FIFTH FLOOR

FLOOR PLAN LEGEND		
	RSF	
SUITE 500	3,480	
SUITE 501	6,074	



MAGNOLIA CENTRE - SIXTH FLOOR

1203 GOVERNORS SQUARE BLVD, TALLAHASSEE, FL 32301



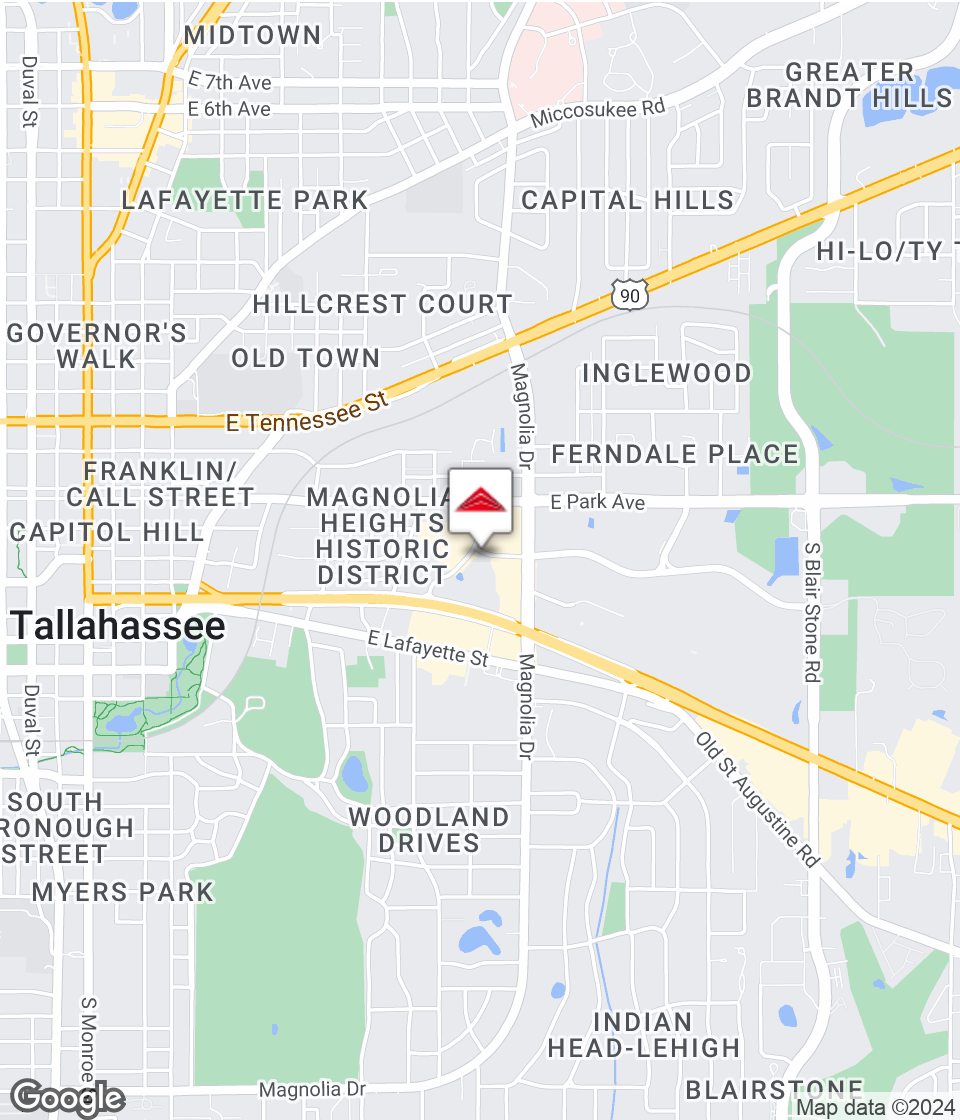
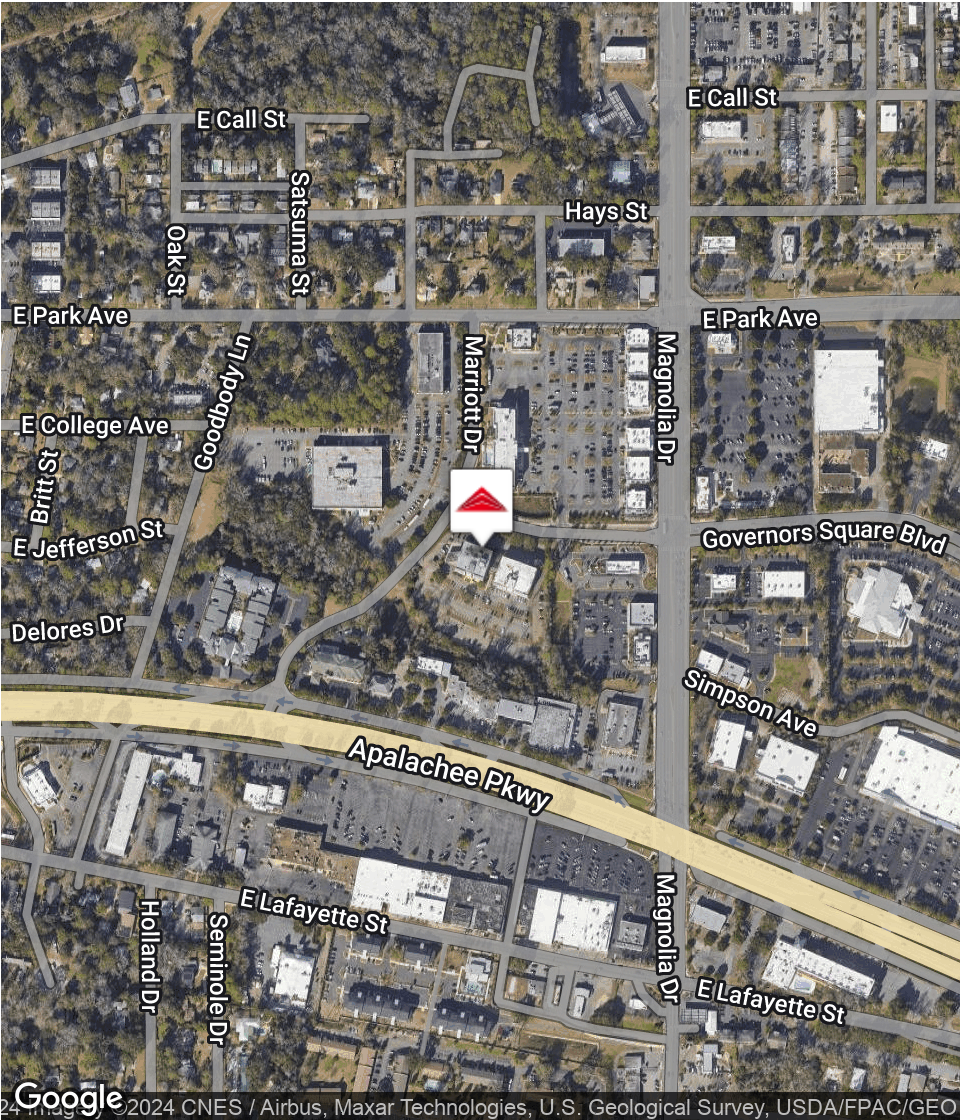
RETAIL MAP

1203 GOVERNORS SQUARE BLVD, TALLAHASSEE, FL 32301



PROPERTY LOCATION

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PROPERTY CONTACT INFORMATION

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STRUCTURE

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