



OFFICE LEASE OPPORTUNITY

EDGEWATER EXECUTIVE SUITES

2639 N MONROE ST, TALLAHASSEE, FL 32303

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WHAT IS AN EXECUTIVE SUITE?

An Executive Suite is an office space with shared amenities such as lobbies, reception areas, break rooms, copy rooms, and conference rooms included. An agreement for the space can last 1 to 2 years and they can be fully furnished and come with internet access. If your office needs require a smaller space, flexible time frames, lower start-up costs, and an all-inclusive price, contact STRUCTURE Commercial Real Estate to learn more!

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PROPERTY DESCRIPTION

From Executive offices spaces up to single tenant buildings of up to 50,000 SF for corporate headquarters, Edgewater Corporate Center can be the path from start-up to an established company without changing your address. Whether you're changing your size, structure, or business platform, Edgewater has professional office suites in a diverse group of sizes ready to lease with flexible floor plans and designs.

LOCATION DESCRIPTION

Edgewater Corporate Center is positioned in the path of remarkable growth in Tallahassee. With direct access to both US 27 that connects to Downtown Tallahassee of US Interstate 10 connecting east and west Tallahassee, Edgewater is the only office park in the region that provides a central point of business operations in an area located less than 3 miles from the Capitol.

PROPERTY HIGHLIGHTS

- PROPERTY VIDEO TOUR: https://youtu.be/Mb31b8_1vQ?t=81
- EXECUTIVE SUITES RENTAL FEATURES:
- Full Service \$425 - \$1,295 /Month
- Brand New Construction
- Flexible Floor Plans of Window and Interior Offices
- Plenty of Convenient, Free Parking
- 24/7 Building Access Security
- Shared Large Conference/Meeting Room
- Shared Break Room with Refrigerator and Microwave
- Free Shared WiFi
- Ability to separate off large suites of 5+ offices
- Central Mailbox
- Outdoor Courtyard Plaza



1705 Metropolitan Blvd. | Tallahassee, FL 32308 | (P) 850.656.6555 (F) 850.656.6582



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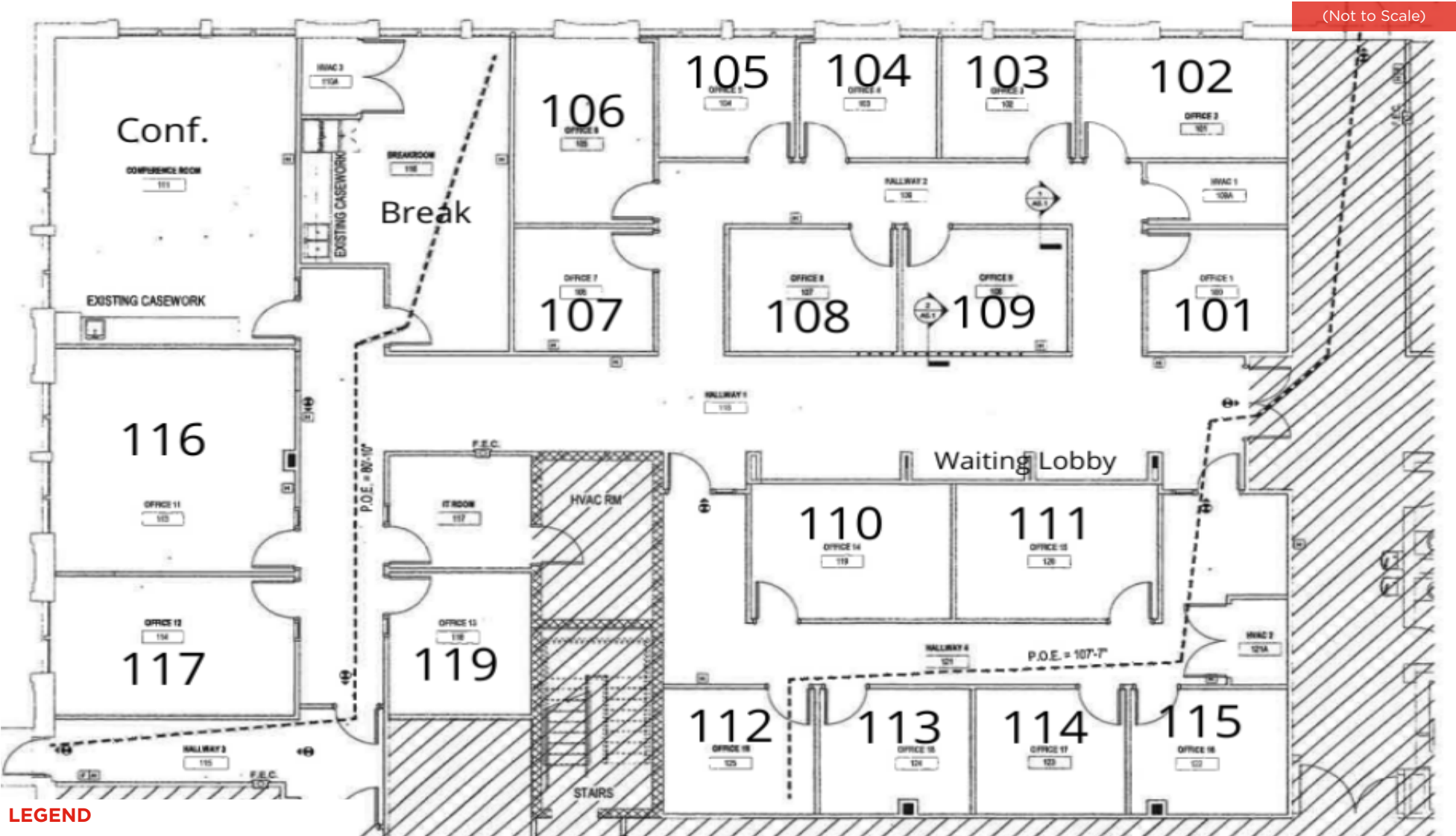
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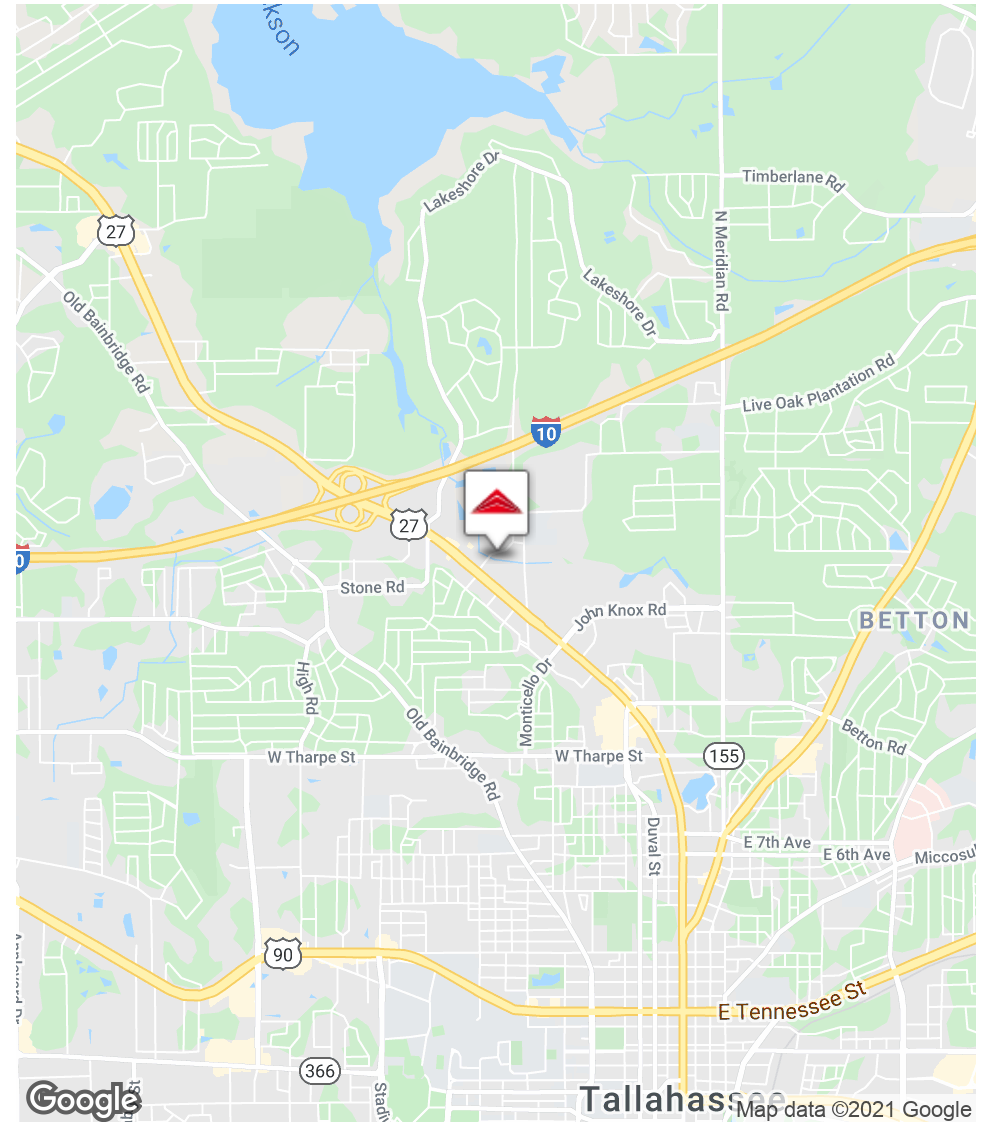
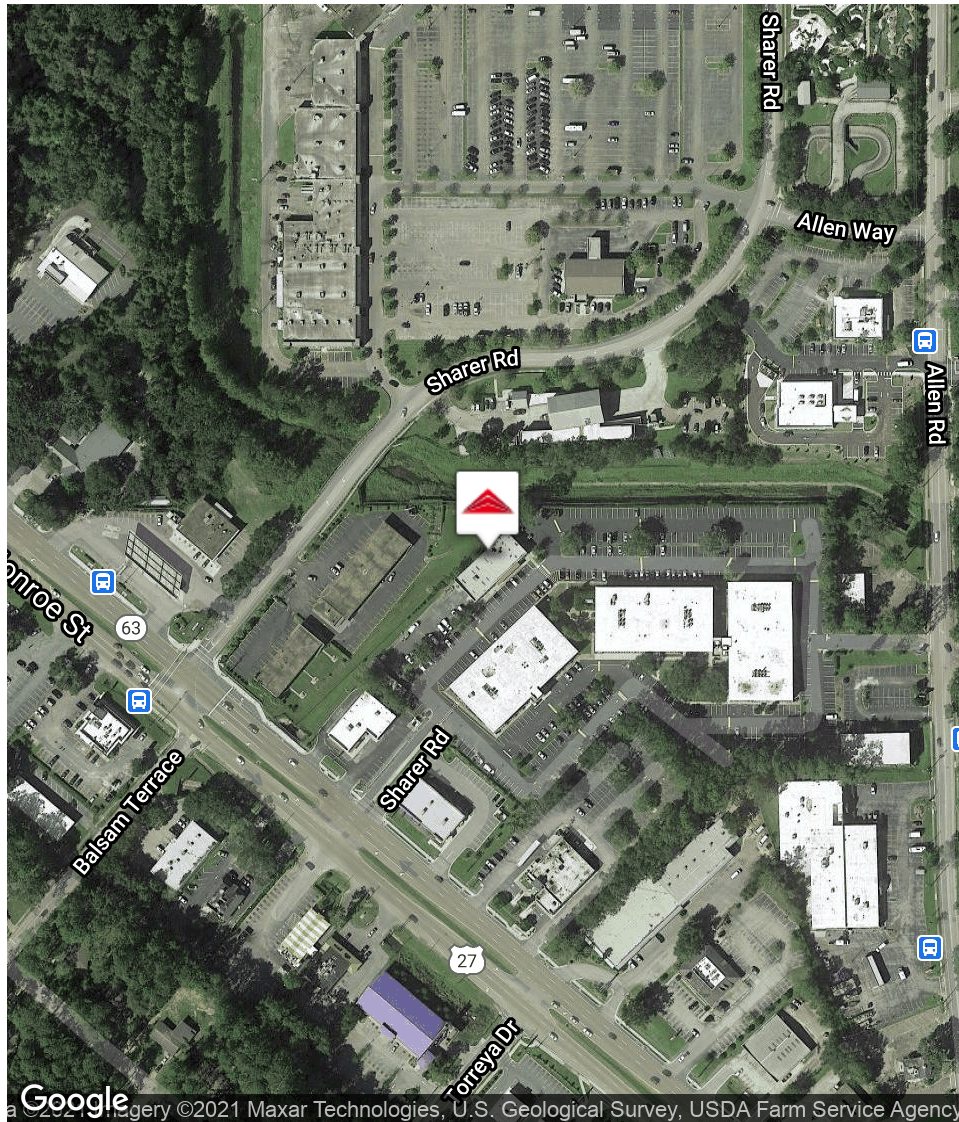
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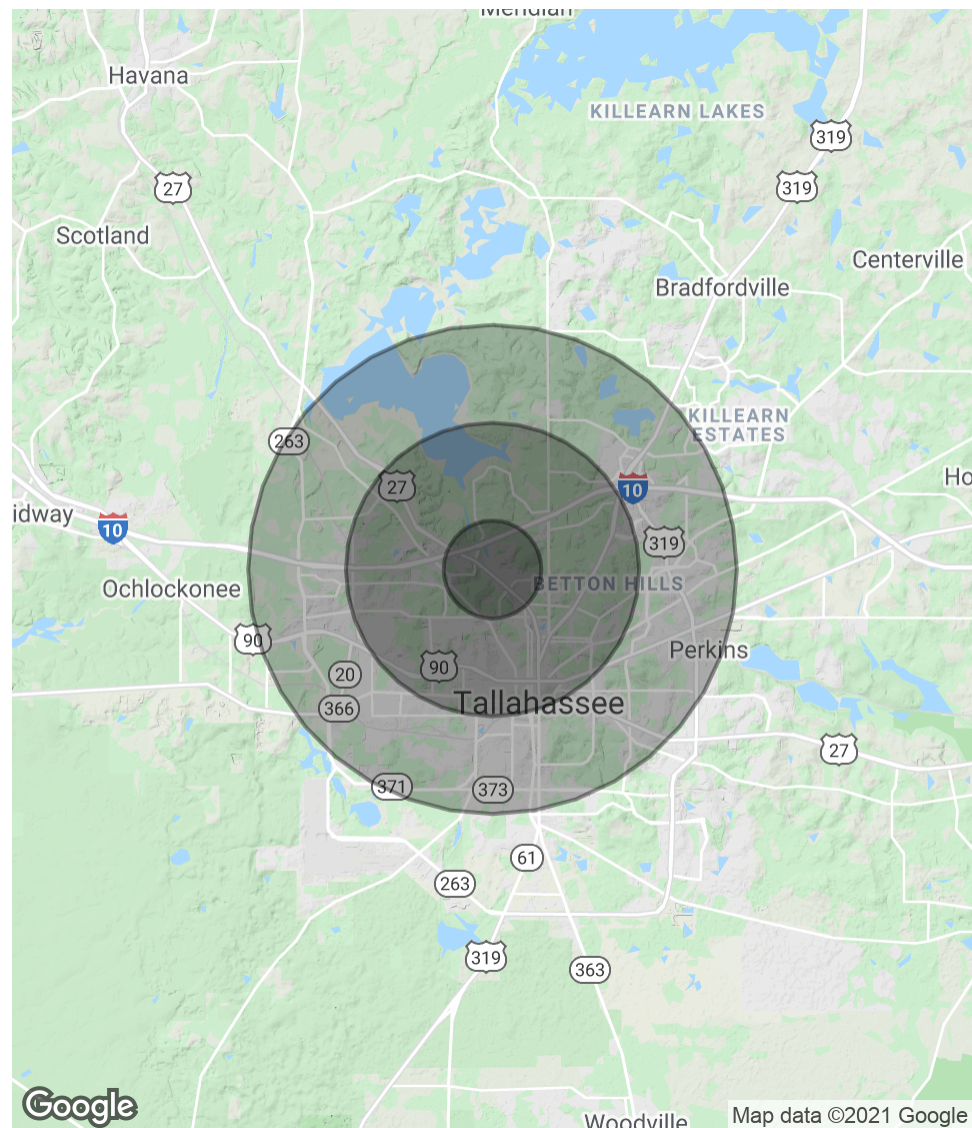
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,363	81,843	164,742
Average age	27.3	28.0	29.2
Average age (Male)	26.9	28.4	28.8
Average age (Female)	27.8	27.7	29.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,427	32,362	67,242
# of persons per HH	2.4	2.5	2.4
Average HH income	\$57,299	\$48,069	\$50,156
Average house value	\$176,914	\$239,959	\$231,333

* Demographic data derived from 2010 US Census



PLEASE CONTACT ADVISOR FOR MORE INFORMATION

WEBSITE: STRUCTUREIQ.NET



GEORGE BANKS

Broker

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STRUCTURE COMMERCIAL REAL ESTATE, A REAL ESTATE IQ FIRM

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