



MEDICAL/COMMERCIAL OFFICE BUILDING FOR SALE OR LEASE

1801 MICCOSUKEE COMMONS DRIVE, TALLAHASSEE, FL 32308

DANIEL H. WAGNON, SIOR

Principal
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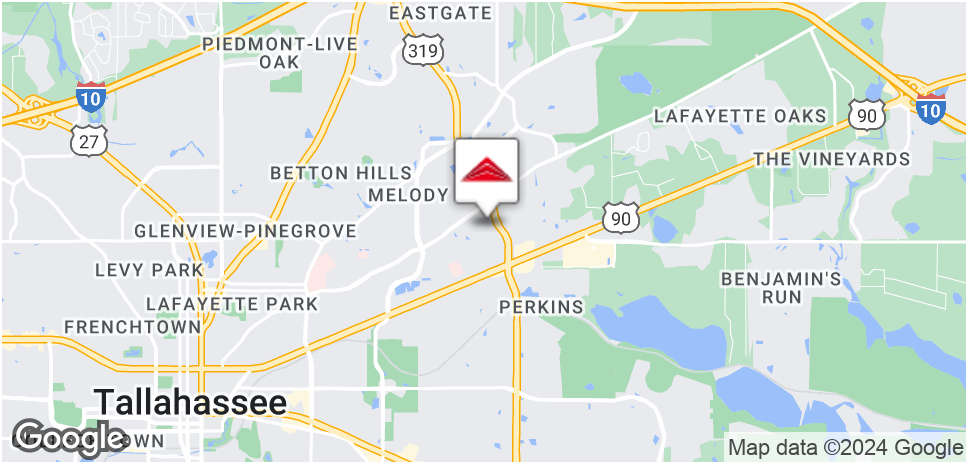
BRENDA FRANCIS, CCIM

Broker Associate
850.510.4990
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PROPERTY OVERVIEW

1801 MICCOSUKEE COMMONS DRIVE, TALLAHASSEE, FL 32308



SALE PRICE	\$3,350,000
LEASE RATE	\$22.00 PSF Full Service

OFFERING SUMMARY

Building Size:	31,468 SF
Lot Size:	2.784 Acres
Price / SF:	\$106.46
Year Built:	2002
Zoning:	OR-3
Leasable Area:	Up to 31,000 SF
Parking	4:1000

PROPERTY OVERVIEW

Business Relocating

Built and constructed by the Children's Home Society in 2002, this building is a two (2) story, 31,000 sf office with multiple dedicated entranced points that allow for a multi-tenant, practice or department design to be well accommodated. The office building has reception area, conference and training space along with hard office and modular layout options. Parking is onsite surface surrounding the building on all sides with 120+ spaces and a 4:1000 parking ratio. Variable suite sizes available For Lease.

LOCATION OVERVIEW

Located directly off Miccosukee Road, this professional brick office building is in the medical submarket of Tallahassee between both regional hospitals, ideal for medical, non-profit, and professional services. Public transportation and bus stop is located 1/4 mile from office building.

PROPERTY HIGHLIGHTS

- Youtube Video Link: <https://youtu.be/O6V-ji2fuec>
- Multi-suite w/ dedicated entrances
- Located in Tallahassee's Medical District
- Ideal for medical, professional services or non-profit
- Construction and systems in great shape

Property Youtube Video

EXTERIOR PHOTOS

1801 MICCOSUKEE COMMONS DRIVE, TALLAHASSEE, FL 32308



INTERIOR PHOTOS

1801 MICCOSUKEE COMMONS DRIVE, TALLAHASSEE, FL 32308



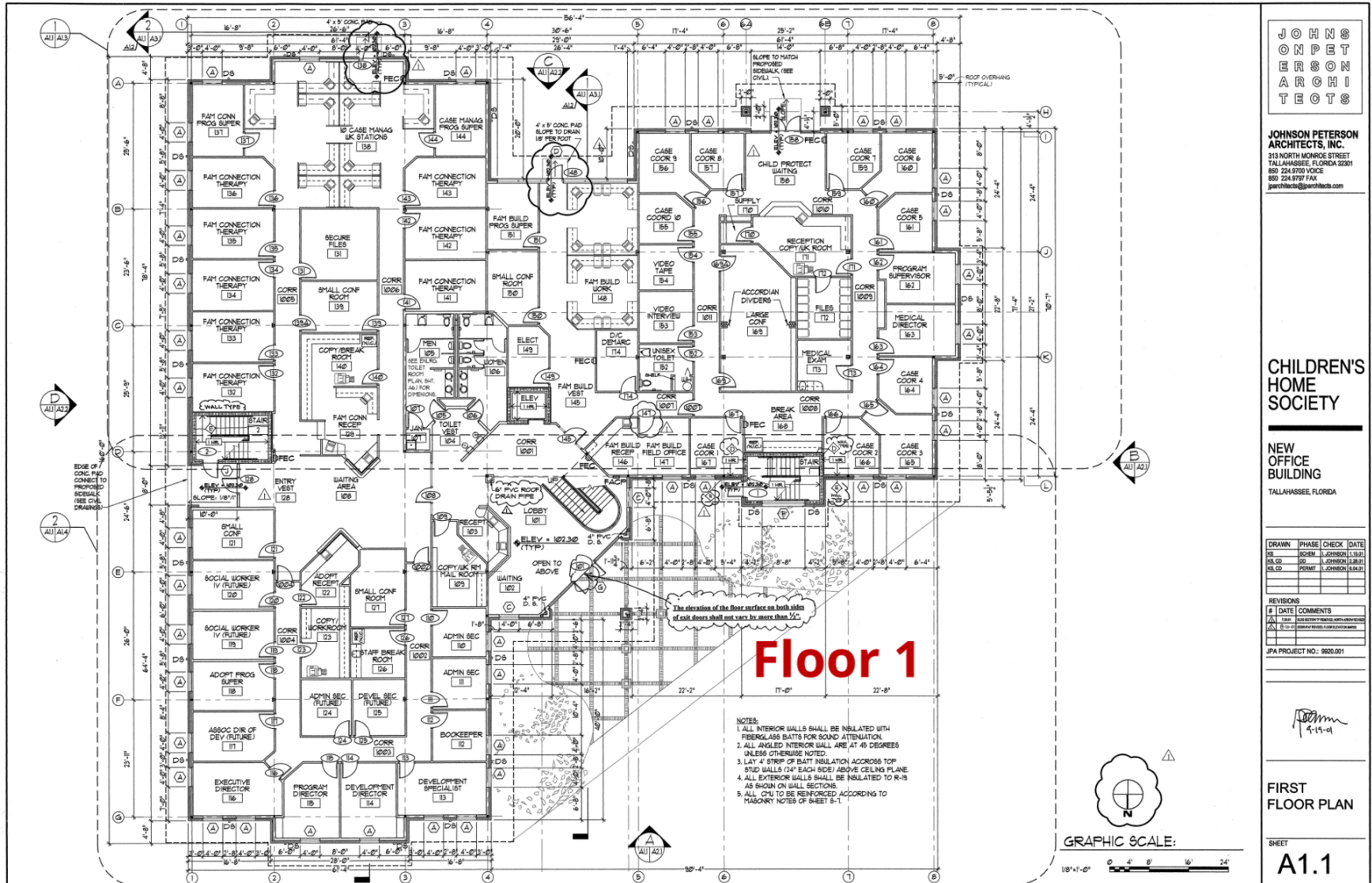
ADDITIONAL PHOTOS

1801 MICCOSUKEE COMMONS DRIVE, TALLAHASSEE, FL 32308



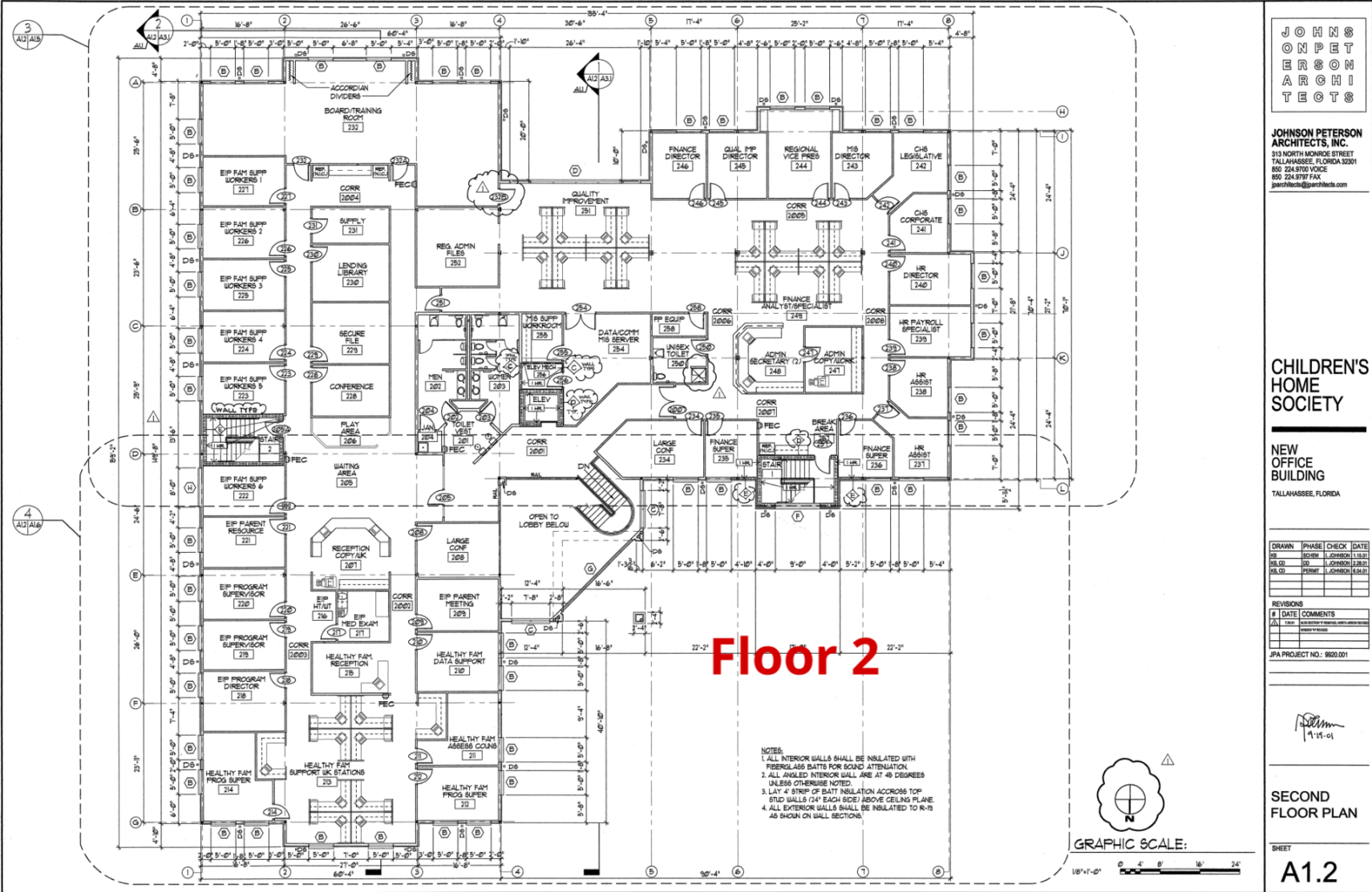
PROPERTY PLANS

EXAMPLE SUITE PLANS FIRST FLOOR



PROPERTY PLANS

EXAMPLE SUITE PLANS FIRST FLOOR



EXAMPLE SUITE PLANS FIRST FLOOR

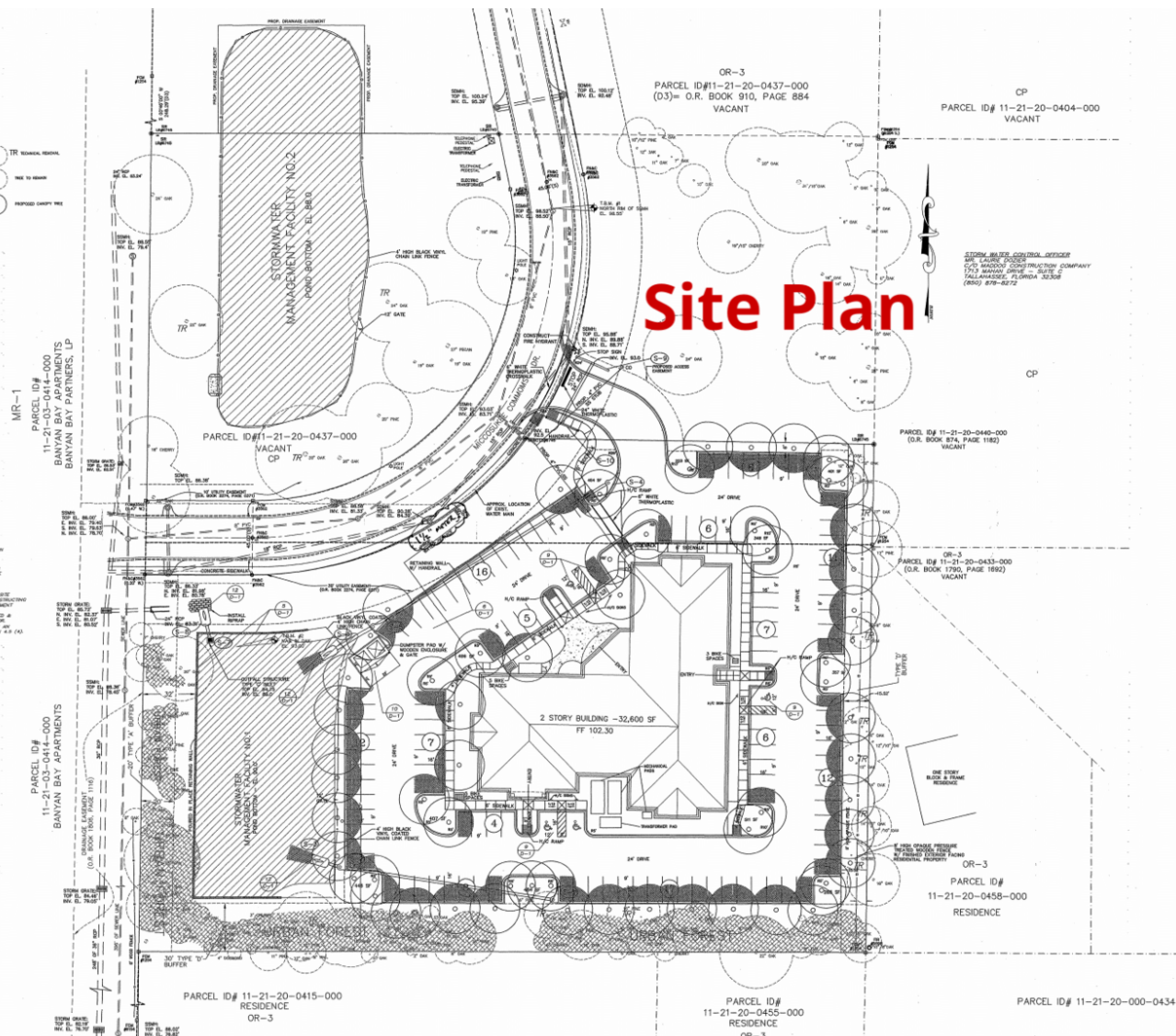
TYPE	PROPOSED	PROPOSED %
TOTAL BUILDING AREA (SQ')	16,300	13.39
VEHICULAR USE AREA (SQ')	43,666	35.04
WALK, BICYCLIST, ETC. AREA (SQ')	5,920	4.78
TOTAL IMPERVIOUS AREA (SQ')	65,986	54.21
LANDSCAPED SWAMP AREA (SQ')	6,987.5	5.74
UN-IMPREGATED SWAMP AREA (SQ')	6,987.5	5.74
GREEN FOREST AREA (SQ')	12,454	10.23
LANDSCAPED AREA (SQ')	30,205	24.82
TOTAL GREEN AREA (SQ')	48,648.5	40.79
TOTAL SITE AREA (SQ')	121,708	100.00

REQUIRED CANOPY TREE COVERAGE
20,142 SF X .30 = 5,635 SF
PROVIDED CANOPY TREE COVERAGE
7,023 SF

TYPE	REQUIRED	PROVIDED
REGULAR	130	123
COMPACT	0	0
TOTAL NON-HC	130	123
HANDICAP	5	5
TOTAL SPACES	135	128

INTERIOR GREEN AREA	
REQUIRED	PROVIDED
3,514 SF	4,060 SF

- [illegible]



POOLE
**ENGINEERING
SURVEYING,**

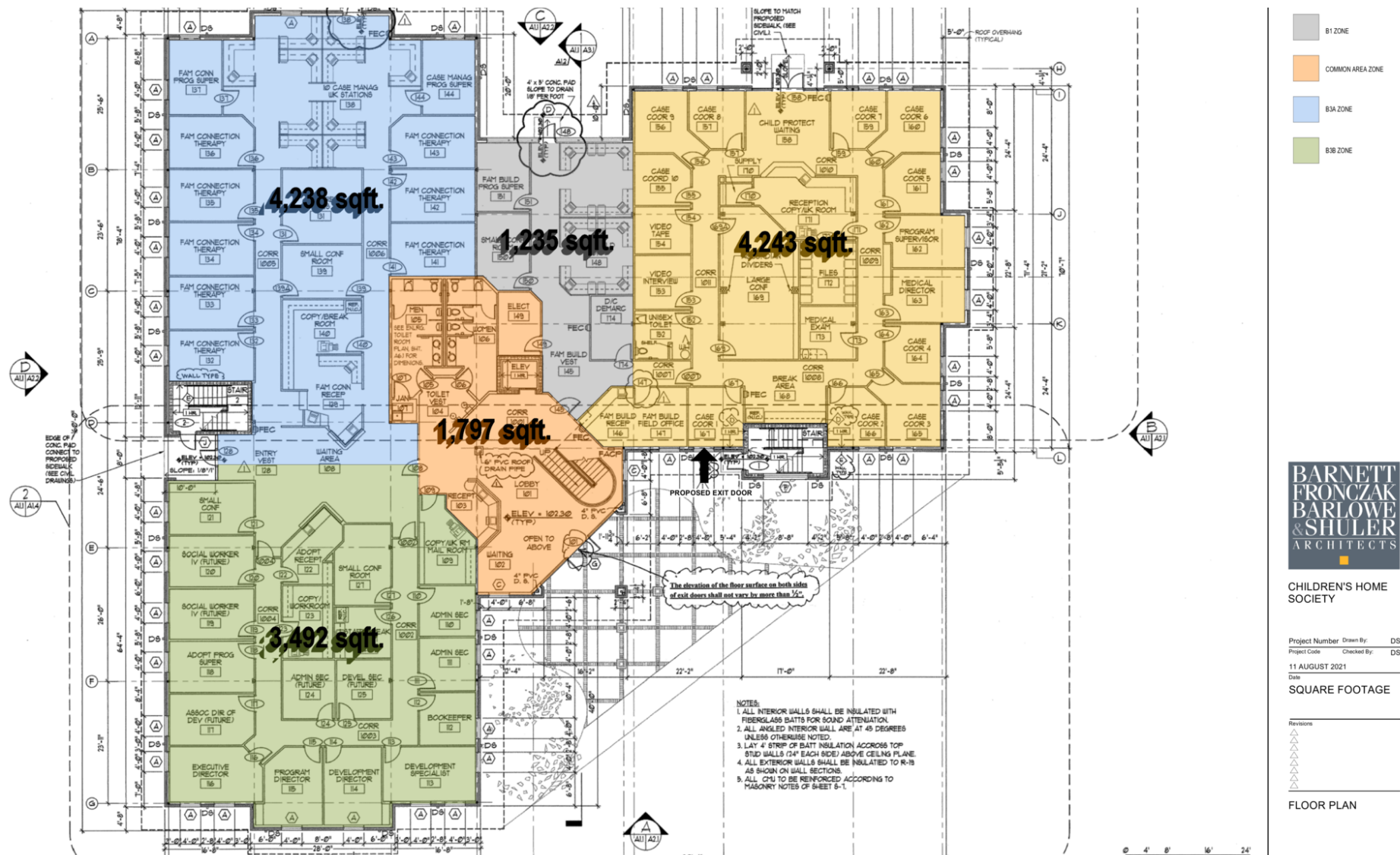
REVISED:	
06-08-01	JS
06-22-01	JS

DATE: 2-1-0
SCALE: 1"=30'
DRAWN BY: JS

PROJECT: CHILDRENS' HOME SOCIETY
TITLE: SITE PLAN

JOB NUMBER:
00169

EXAMPLE SUITE PLANS FIRST FLOOR



MEDICAL/OFFICE SUITES FOR LEASE

1801 MICCOSUKEE COMMONS DRIVE, TALLAHASSEE, FL 32308



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor Suite	-	1,403 - 15,500 SF	Full Service	\$22.00 SF/yr	Modular office layout with small conference room and demarc room.
First Floor Suite	-	3,967 - 15,500 SF	Full Service	\$22.00 SF/yr	15 hard offices, small conference room and a reception area.
First Floor Suite	-	4,814 - 15,500 SF	Full Service	\$22.00 SF/yr	10 hard offices and modular office space, a small conference room and a reception area.
First Floor Suite	-	15,500 SF	Full Service	\$22.00 SF/yr	Entire bottom floor suite with two dedicated entrances and a larger reception entrance; perfect for a professional or medical group that has different operations that require separate access points and/or work areas

MEDICAL/OFFICE SUITES FOR LEASE

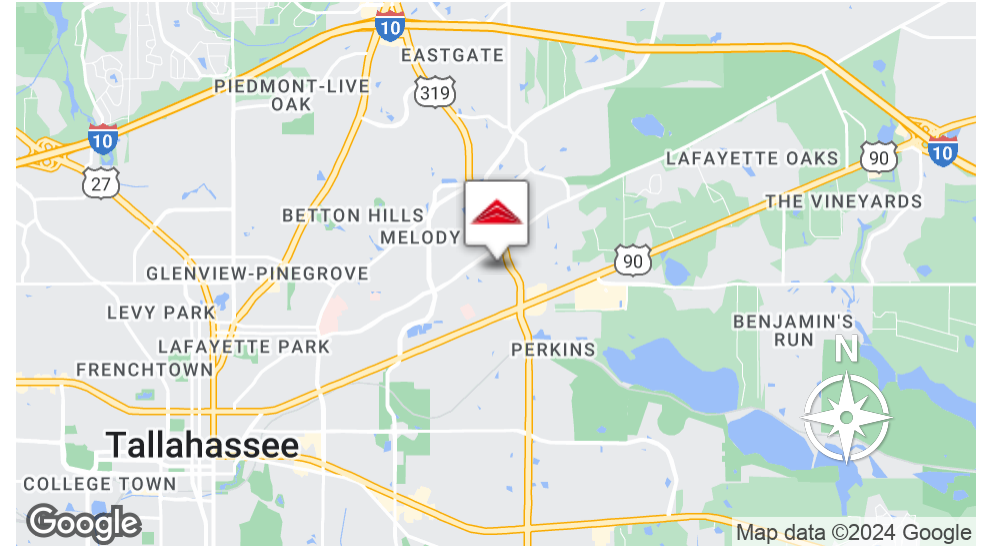
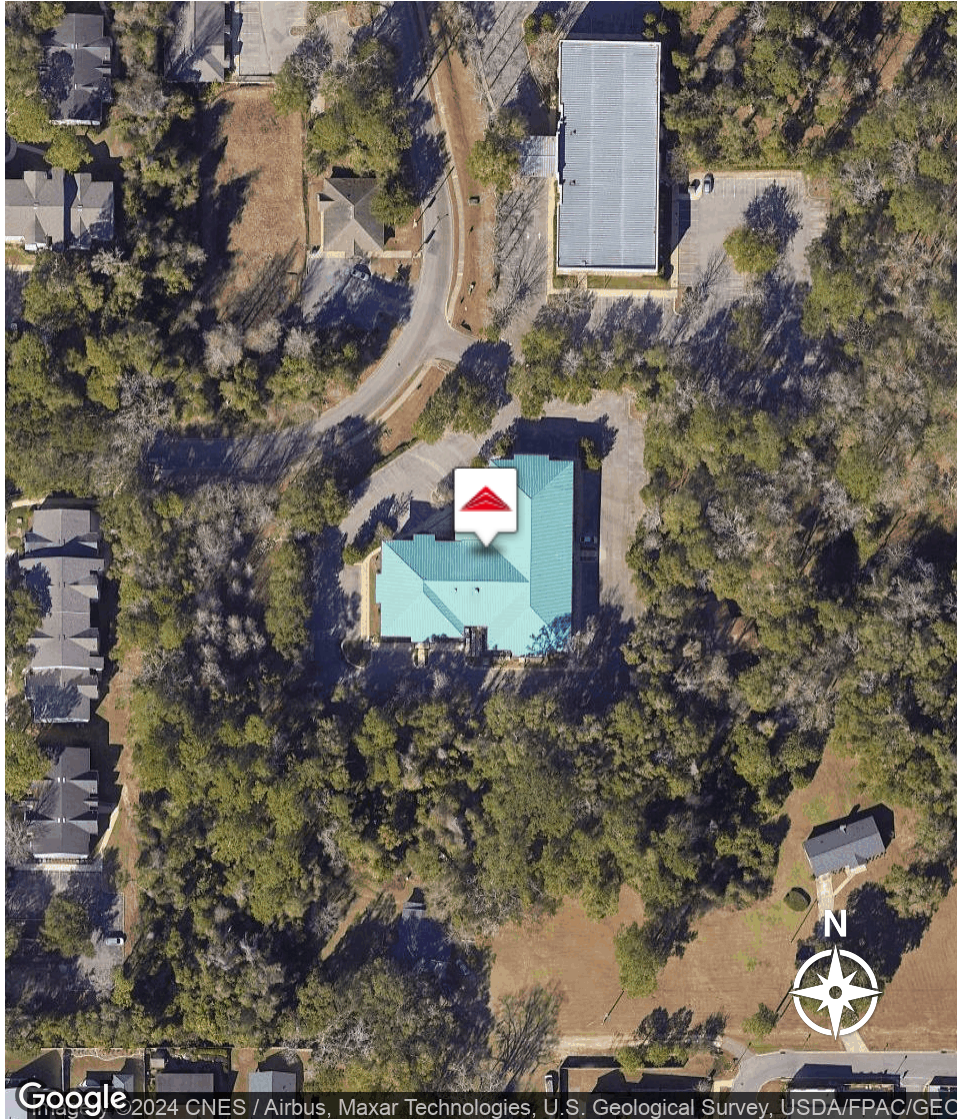
1801 MICCOSUKEE COMMONS DRIVE, TALLAHASSEE, FL 32308



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Second Floor Suite	-	6,000 - 15,500 SF	Full Service	\$22.00 SF/yr	-

LOCATION OVERVIEW

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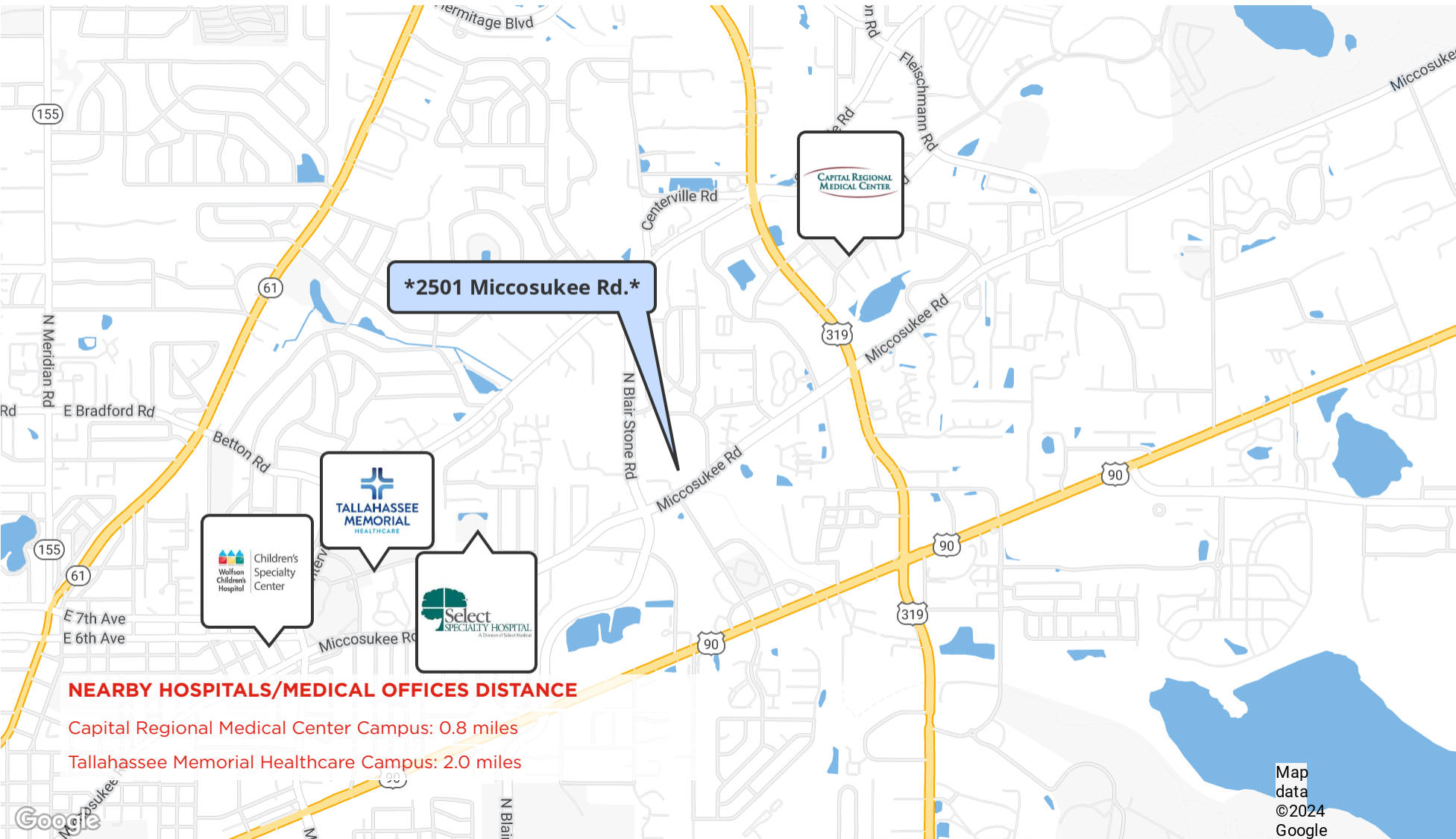


LOCATION OVERVIEW

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MAP: CENTRALLY LOCATED IN TLH MEDICAL CORRIDOR

2501 MICCOSUKEE RD., TALLAHASSEE, FL 32308

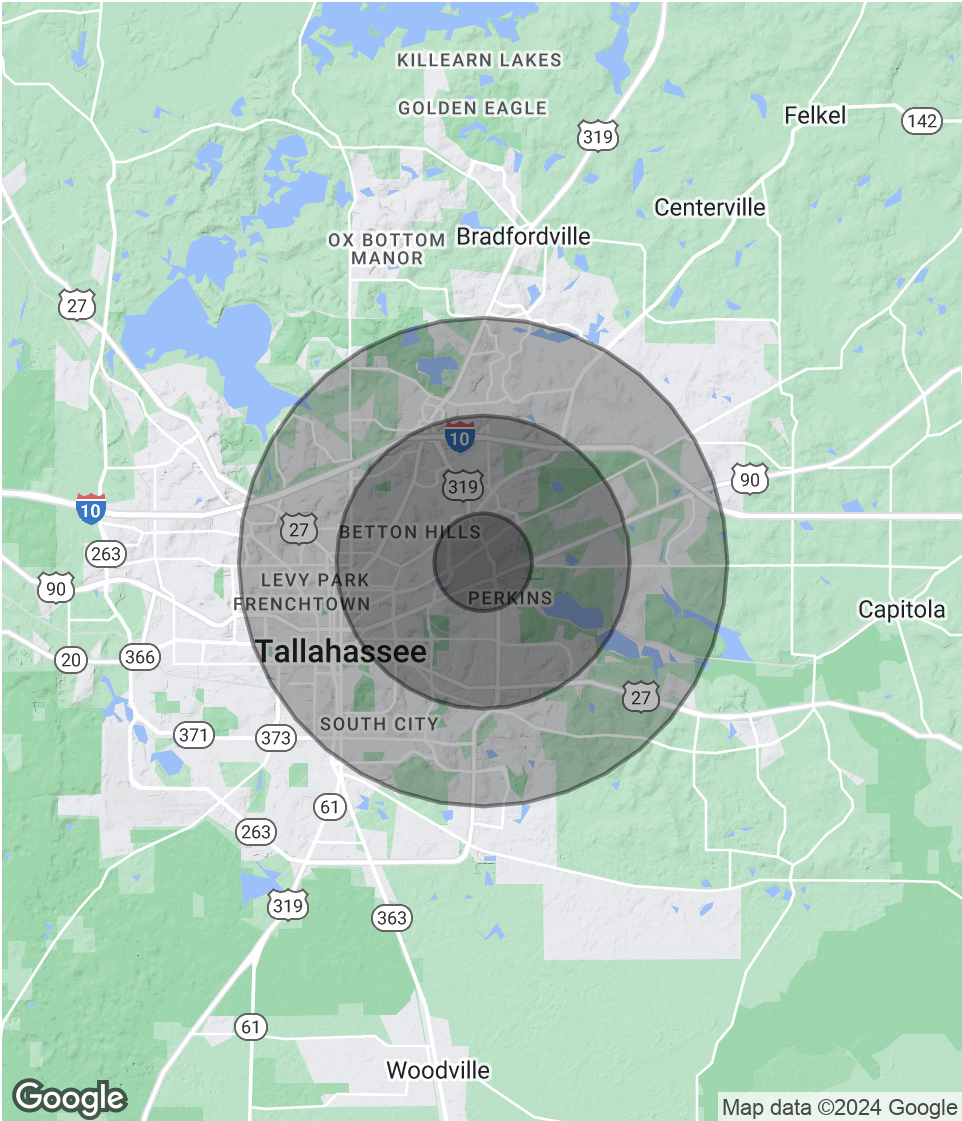


DEMOGRAPHIC INFORMATION

1801 MICCOSUKEE COMMONS DRIVE, TALLAHASSEE, FL 32308

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,489	46,000	121,469
Average age	36.5	36.7	34.5
Average age (Male)	34.9	35.6	33.7
Average age (Female)	37.2	37.6	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,724	22,625	52,573
# of persons per HH	2.0	2.0	2.3
Average HH income	\$60,069	\$66,310	\$64,660
Average house value	\$212,630	\$251,329	\$249,992

* Demographic data derived from 2020 ACS - US Census

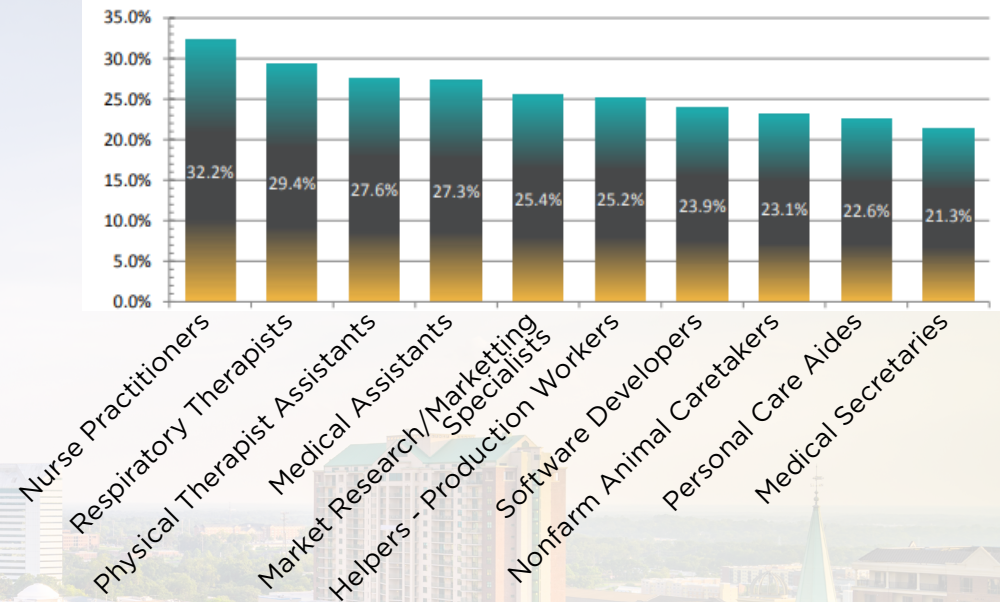


TALLAHASSEE MEDICAL INDUSTRY

Leading Medical Employers in the Tallahassee Region

1. Tallahassee Memorial Healthcare, Inc.
2. Capital Regional Medical Center
3. Apalachee Center, Inc.
4. Capital Health Plan
5. VA Outpatient Clinic
6. Radiology Associates
7. Seven Hills Health & Rehabilitation Center
8. Tallahassee Orthopedic Clinic
9. Tallahassee Primary Care Associates
10. Westminster Oaks

Fastest Growing Occupations, Percent Growth 2019-2027



- **16.9%** Growth projection in employment of Education and Healthcare (2019-2027) making it the **fastest growing industry** in the Tallahassee Region
- Of the fastest growing occupations in the Tallahassee Region (2019-2027), the **top four occupations** are Nurse Practitioners, Respiratory Therapists, Physical Therapist Assistants, and Medical Assistants. Of these the lowest growth rate is projected at **27.3%**.

Data Provided By Leon County
Office of Economic Vitality



TALLAHASSEE EDUCATION & HUMAN CAPITAL

Colleges Offering Associate Degrees or Certificates

4
in the community

10
within 50 miles

Universities Offering Bachelor Degrees or Higher

5
in the community

12
within 50 miles

Tallahassee MSA

300,000

0.7%

31

80%

55.5%

Population

Population Growth

Median Age

Prime-Age
Labor Force

Educational Attainment
(Associate Degree +)

Leon County

394,000

0.7%

34

75%

47.1%

- **52,000+** students enrolled in undergraduate, graduate, law and medical school programs at Florida State and Florida A&M Universities, 2019.
- **1,000+** students completing courses of study at Tallahassee Community College and Lively Technical Institute, 2019.
- **17,000+** higher education awards in 2019 from eight institutions within the community.
- **92%** high school graduation rate, exceeding state and national averages
- **55%** of the population has an associate degree or higher exceeding state and national averages

Data Provided By Leon County
Office of Economic Vitality



TALLAHASSEE CONNECTIVITY & INNOVATION

Interstate 10

Interstate 10 is the fourth longest interstate in the nation and runs for 362 miles in Florida, connecting to Interstates 75, 175 and 95.

TLH International

Delta, American, and Silver Airline with flights to 10 locations – Atlanta, Charlotte, DFW, Ft. Lauderdale, Miami, Orlando, Houston, Tampa, and Washington D.C.

4.9% per capita personal income growth

#10 Best City in the South, Southern Living

#17 most educated city in the U.S.

1.9% labor force annual growth

2.4M visitors in 2019, Tallahassee-Leon County

#10 Best Places for a Fresh Start among other communities in the U.S.

FL Gulf & Atlantic Railroad

FGA offers 430 miles of track that parallel the I-10 corridor. Rated for 286 GWR and offers 1,300 storage spots – FGA serves over 30 customer locations and 28,000 freight carloads per year.

JAXPORT

Florida's largest container port and one of the nation's largest vehicle-handling ports. Includes three cargo terminals and two intermodal container transfer facilities.

Conveniently located between several other major markets:

(miles to destination – via Interstate):

107 – Port Panama City	166 – Jacksonville, Florida
180 – JAXPORT	195 – Pensacola, Florida
243 – Mobile, Alabama	271 – Atlanta, Georgia
259 – Orlando, Florida	275 – Tampa, Florida

Tallahassee is home to a thriving research community anchored by world-class facilities, like the National High Magnetic Field Laboratory and High Performance Materials Institute, and business incubators, like Domi Station. The research conducted in Florida's Capital City is more than theoretical – products are going to market and high-wage jobs are being created every year.

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Office of Economic Vitality



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DANIEL H. WAGNON, SIOR

Principal

daniel@structureiq.net

Direct: 850.656.6555 x105 | **Cell:** 850.766.2271

PROFESSIONAL BACKGROUND

Daniel has over 24 years of experience with 6 years in capital markets, investment banking, and asset valuation and over 18 years of experience in providing comprehensive corporate real estate and consulting services. His clientele includes users and owners of commercial real estate throughout the Southeast United States. Daniel's main focus has been on providing strategic planning, asset management and brokerage for institutional, corporate, non-profit and government clients. Such services also include portfolio optimization, analyzing consolidating opportunities, and executing real estate leases, acquisitions, dispositions, and developments.

EDUCATION

Bachelor of Business Administration (BBA) and Master of Business Administration (MBA)
The University of Georgia, Terry College of Business

MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR)
Former Board Member - Early Learning Coalition of Big Bend
Former Board Member - Ronald McDonalds' House of Big Bend
F3 Member
Carlyle Scholar

Structure Commercial Real Estate, a Real Estate IQ firm

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WWW.STRUCTUREIQ.NET

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BRENDA FRANCIS, CCIM

Broker Associate

brenda@structureiq.net

Direct: 850.510.4990 | **Cell:** 850.510.4990

FL #BK3003065

PROFESSIONAL BACKGROUND

Brenda Francis has over 30 years of experience in the real estate business. She was first licensed in Alabama then obtained her brokers license when she returned to her home state of Florida. Brenda worked with two regional real estate firms primarily in office and retail engagements prior to founding her own firm, Broker Group Realty in 2004. She was voted Commercial Realtor of the Year in 1997 and in 1998 by her peers for her dedication and commitment to the commercial brokerage business in the North Florida Region. Brenda joined STRUCTURE in 2011 as a Vice President and Associate where she continues to specialize in commercial office and retail properties including experience with; Retail, Office, Tenant Representation, Landlord Representation and Land Development.

EDUCATION

Florida State University, Tallahassee, Florida
Delgado College, New Orleans, Louisiana
Florida Real Estate Sales License 1987
Florida Real Estate Broker's License 1988
CCIM Designation 2001

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)
Florida Panhandle CCIM Vice President (2007)
Florida Panhandle CCIM President (2006 - 2008)
Tallahassee Board of Realtors Commercial Council President (1998 and 1999)
Former Director, Tallahassee Board of Realtors

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