



2,330± SF OFFICE FOR LEASE

CASCADES - 325 E. GAINES ST



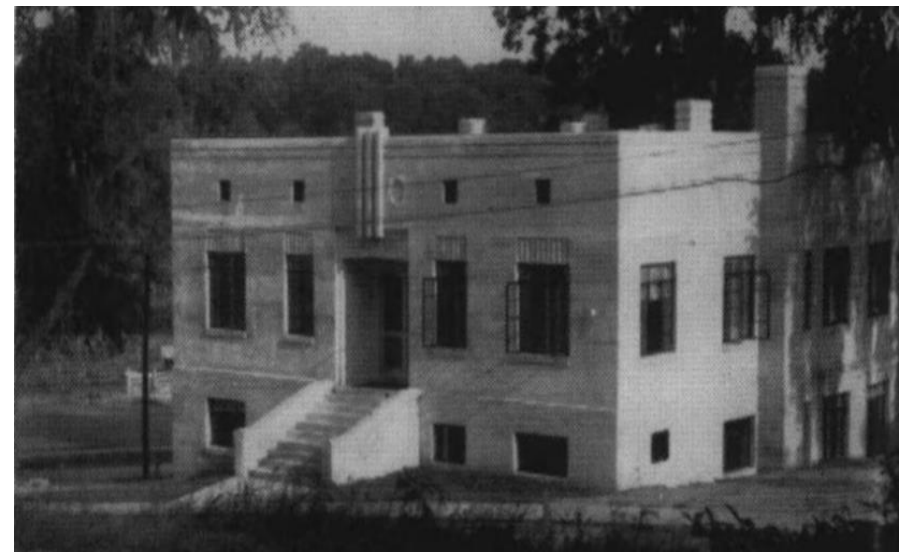
E. Edward Murray, Jr., SIOR, CCIM
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PROPERTY **HISTORY**

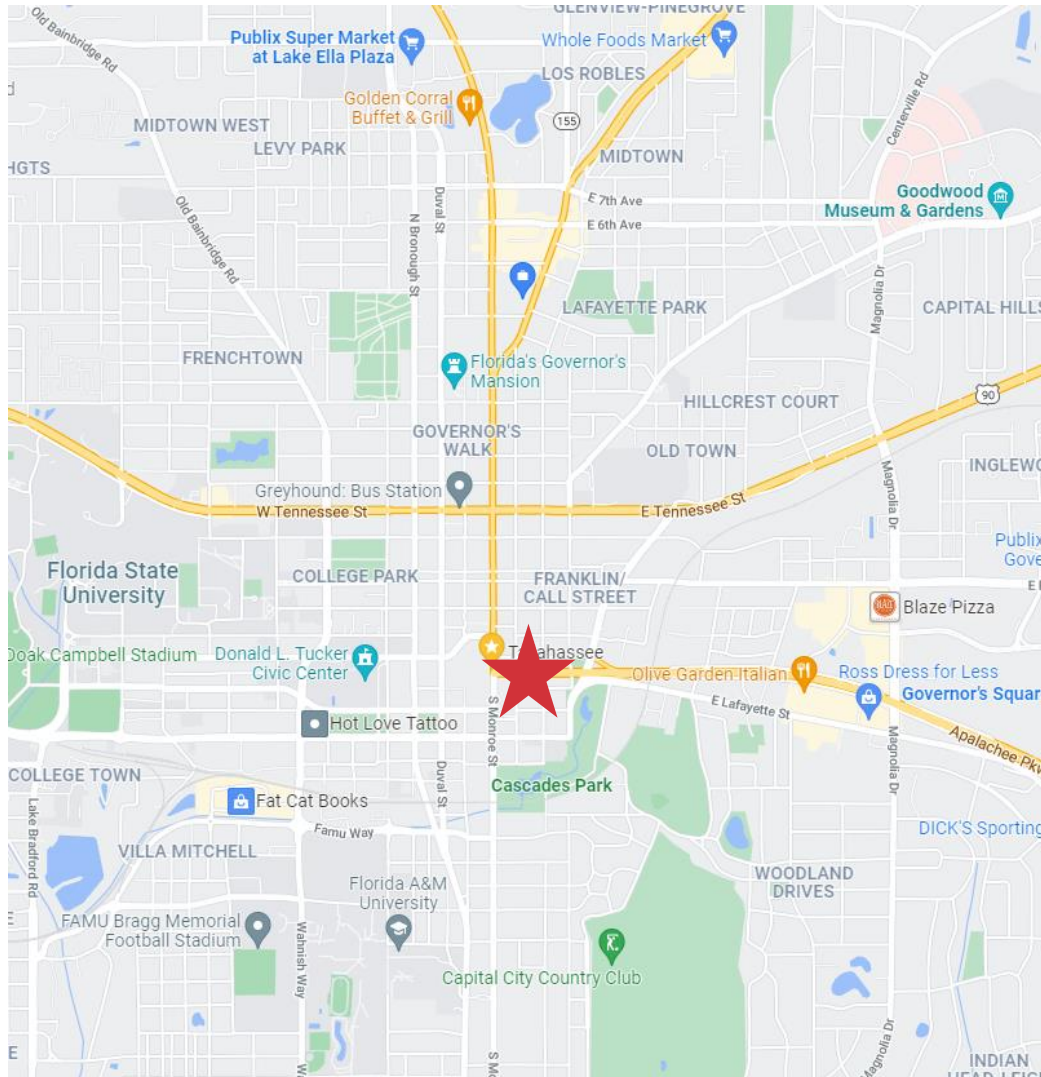
Former Leon County Health Unit

Built by the Works Progress Administration (WPA) in 1939 and added to the National Register of Historic Places in 2018, the former Leon County Health Unit was the first of its kind in the state. The Health Unit employed an interracial staff who provided a variety of health care services for residents, including many residents of the nearby Smokey Hollow neighborhood – one of the city’s most important African American enclaves. Beyond symbolizing a new progressive influence on public health, the building’s architecture reflects the Art Moderne style, a style that is nearly extinct from the fabric of Tallahassee.

The building was abandoned and left to decay for decades before being brought back to life by North American Properties (NAP) in 2019. Updates included a new roof, repairs to interior damages, refurbishment of the original flooring, new windows that closely match the original style, and new paint inside and out. Select interior walls and wood trusses were left exposed to showcase the craftsmanship, character, and beauty of the building’s original state.



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Name	Former Leon County Health Unit
Address	325 E. Gaines St.
City, State, Zip	Tallahassee, Florida 32301
Use	Office
Building Size	4,660± Total Square Feet
Available Space	2,330± on Lower Level
Parking	6 Spaces - \$125/mo each space
LEASE RATE	\$19/SF NNN



0.3 MILES
From the Florida
State Capital



6.7 MILES
To the Tallahassee
International Airport

HISTORIC WPA @ CASCADES

325 E. Gaines St., Tallahassee, FL 32301

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LOCATION SUMMARY



4,660+ FOR LEASE

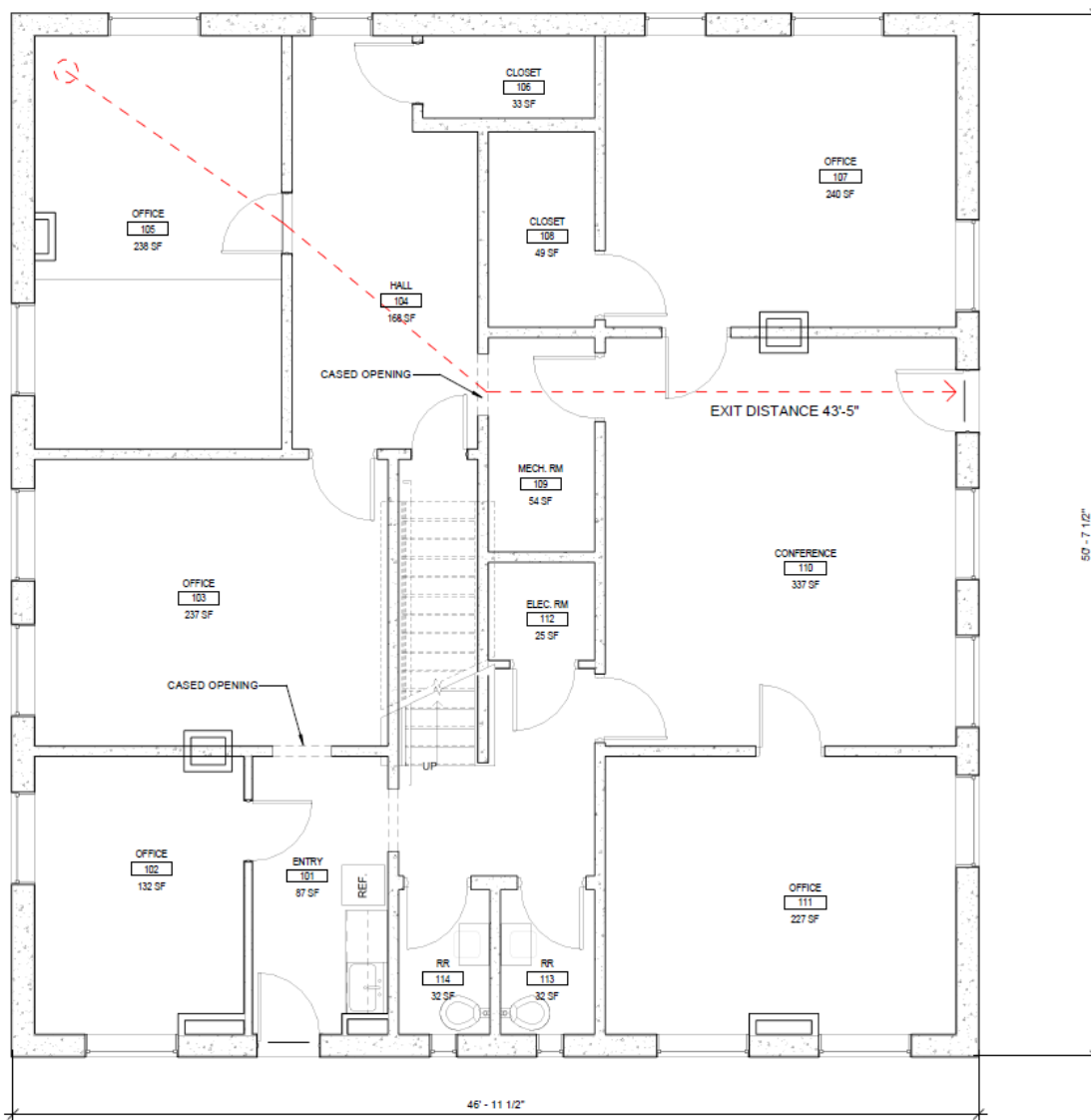
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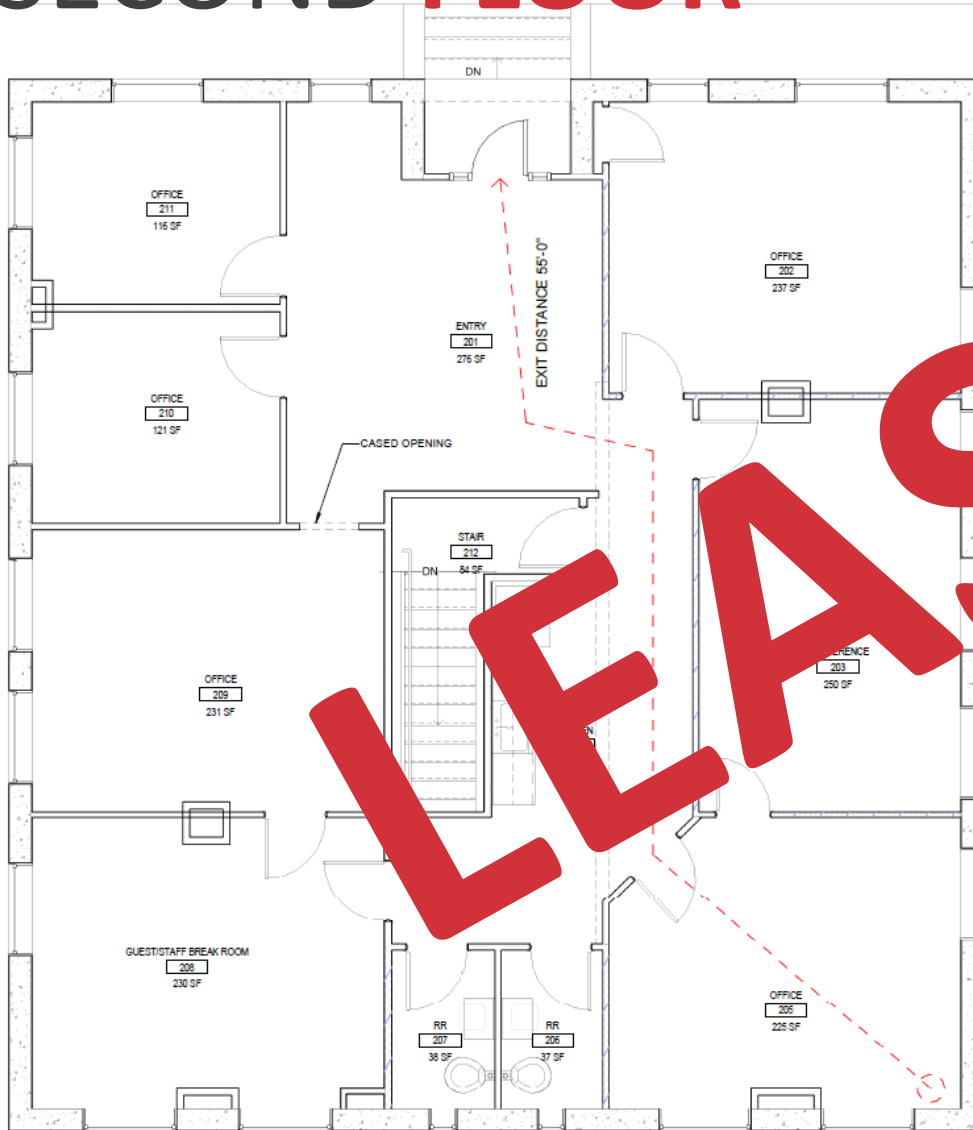
FIRST FLOOR



ENTRANCE ON GADSDEN

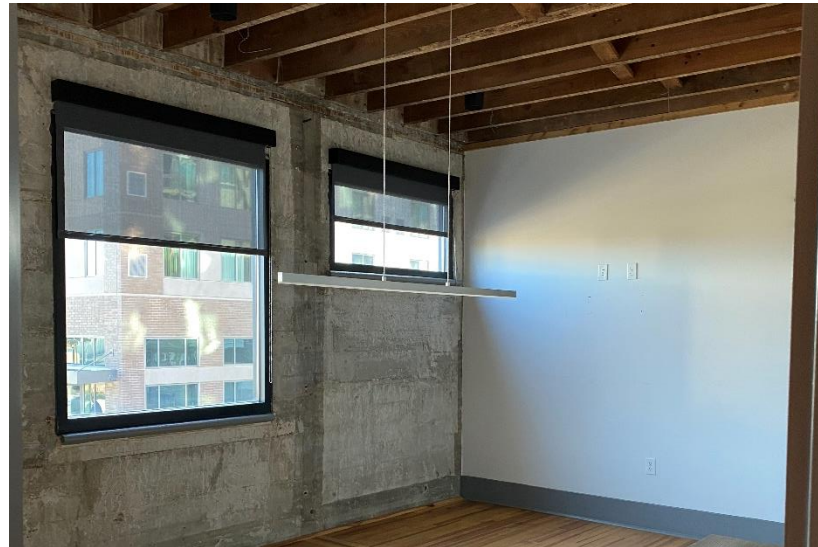
Offices	5 Private
Conference	1 Conference Room
Restrooms	2
Communal Space	Kitchenette

SECOND FLOOR



ENTRANCE ON GAINES	
Office	5 Private
Conference	Conference Room
Restrooms	2
Common Space	Kitchen & Coworking Space

INTERIOR UPPER LEVEL **PHOTOS**





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