

LEASE

Maclay Blvd. - Office Suite For Lease

3512 MACLAY BLVD. S

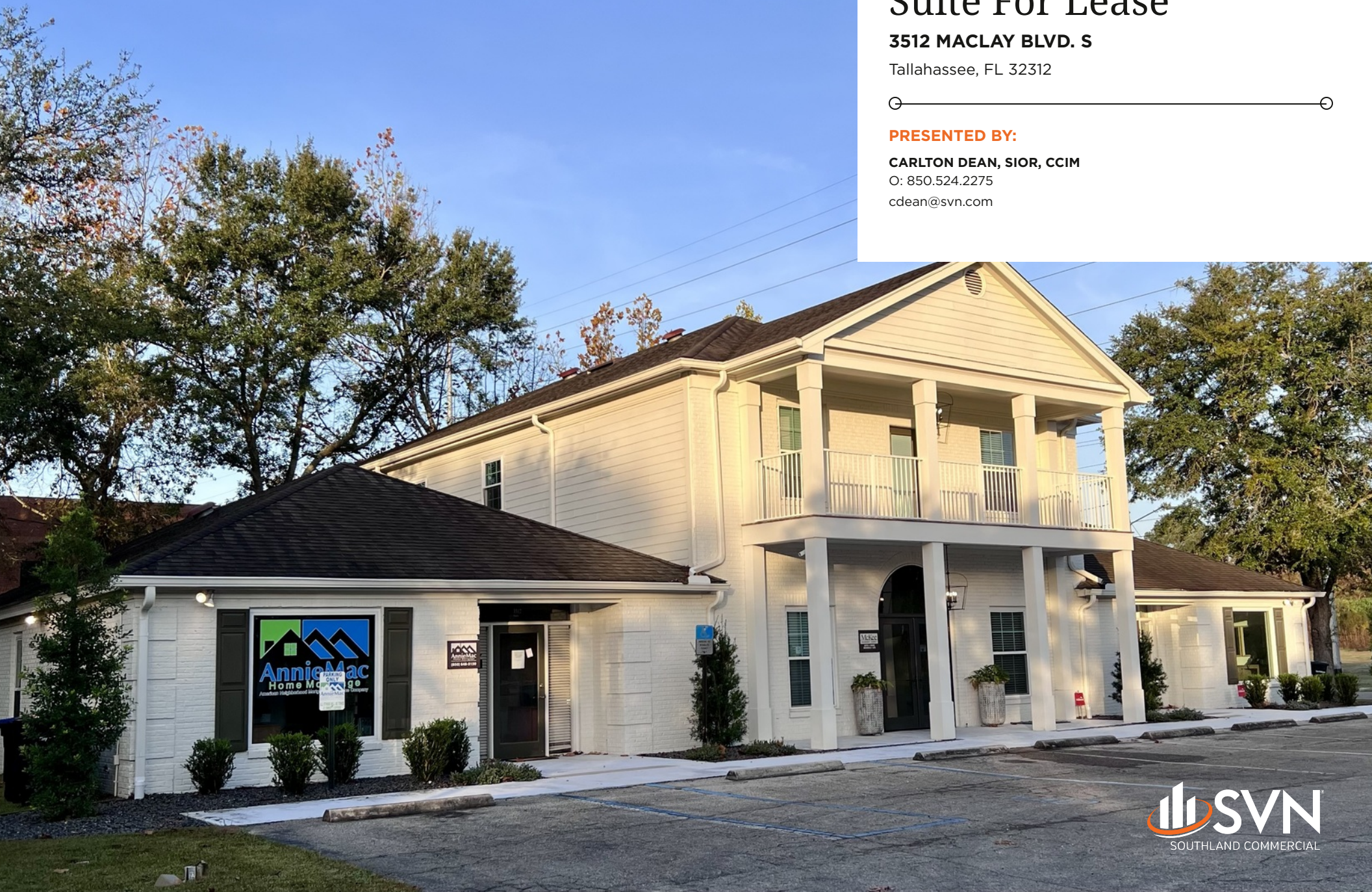
Tallahassee, FL 32312

PRESENTED BY:

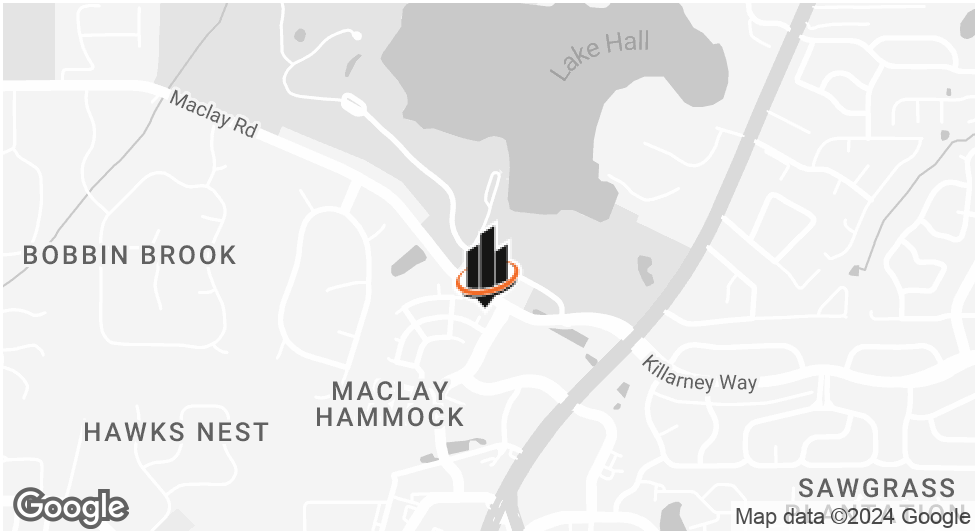
CARLTON DEAN, SIOR, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (MG)
BUILDING SIZE:	4,000 SF
AVAILABLE SF:	4,000 - 4,500 SF
ZONING:	Commercial
MARKET:	Northeast
SUBMARKET:	Market Street

PROPERTY OVERVIEW

Coming soon to the market, this PRIME location on Maclay Boulevard in the heart of the Market Street Shopping District. Professional office of 4500 +/- sq. ft. This space is in excellent condition and features a private entrance, reception/lobby, 15 private offices, Conference Room, Break/Kitchen room, Work/Copy room, 2 private restrooms. Front door ample parking, Marquee Signage, and the friendliest Landlord! McKee Insurance is moving in June/July of 2024 and the space will be ready upon their departure.

PROPERTY HIGHLIGHTS

- Prime! 4,000+/- sq. ft. Office Suite
- Ready for Move In!
- Efficient FloorPlan
- Lots of Windows
- Plenty of Parking

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ADDITIONAL PHOTOS



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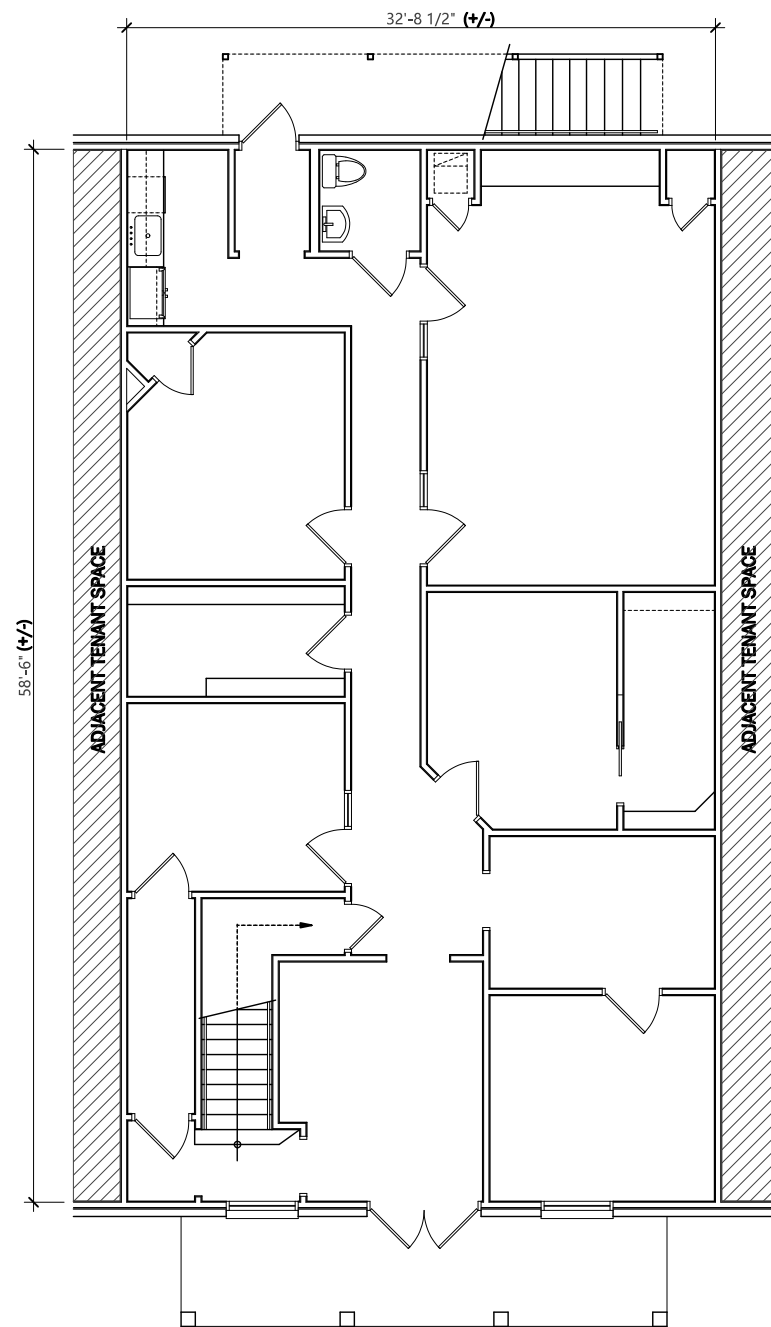


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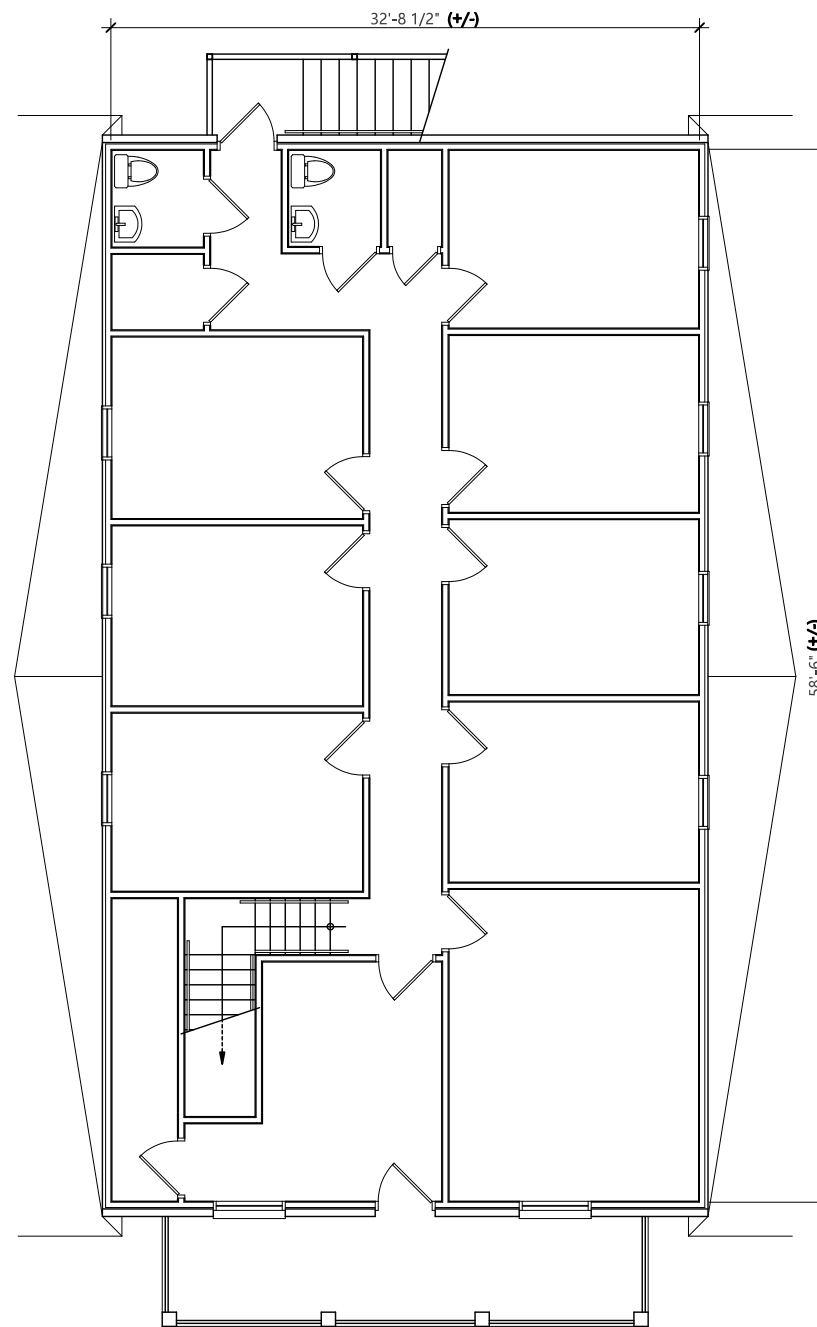
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THESE PLANS ARE CREATED FROM MULTIPLE SOURCES, INCLUDING FIELD VERIFICATION, RECORD DRAWINGS, AND BROKER PROVIDED INFORMATION. PRIOR TO ANY ACTION EXISTING CONDITIONS SHOULD BE VERIFIED FOR ACCURACY. NOT ALL AREAS HAVE BEEN VERIFIED, OR ARE INACCESSIBLE FOR VERIFICATION.



1st FLOOR
1,873 USF + 30 SF STAIRS

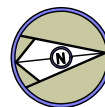


2nd FLOOR
1,843 USF + 60 SF STAIRS

SUITE B

TITAN ARCHITECT

2316 KILLEARN CENTER BLVD. SUITE 200 TALLAHASSEE, FLORIDA AR 103114
E-MAIL: BH@TITAN-ARCHITECT.COM PHONE: 850-264-4099

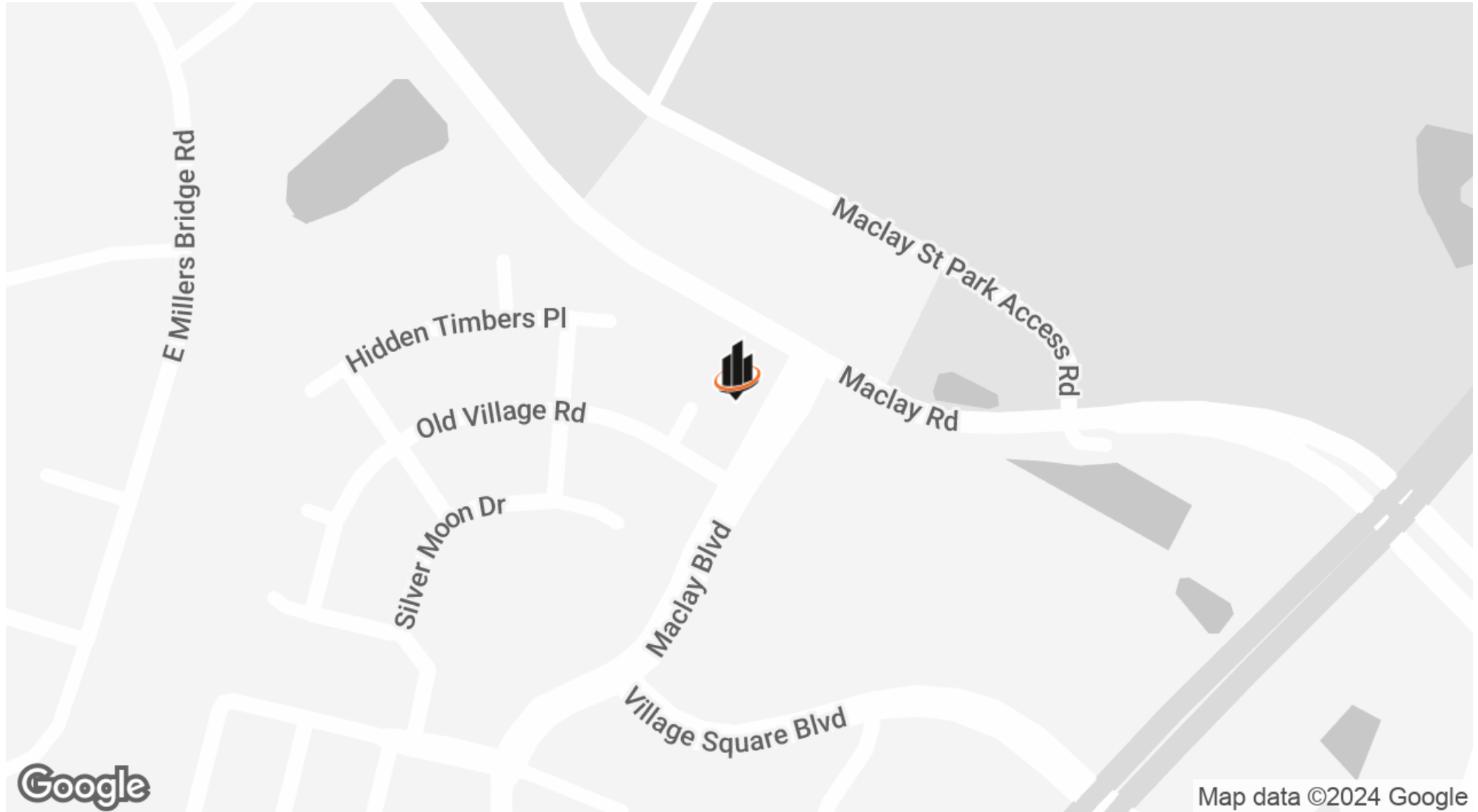


EXISTING FLOOR PLANS

3512 MACLAY BLVD. TALLAHASSEE, FLORIDA

SCALE: 3/32" = 1'-0"

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

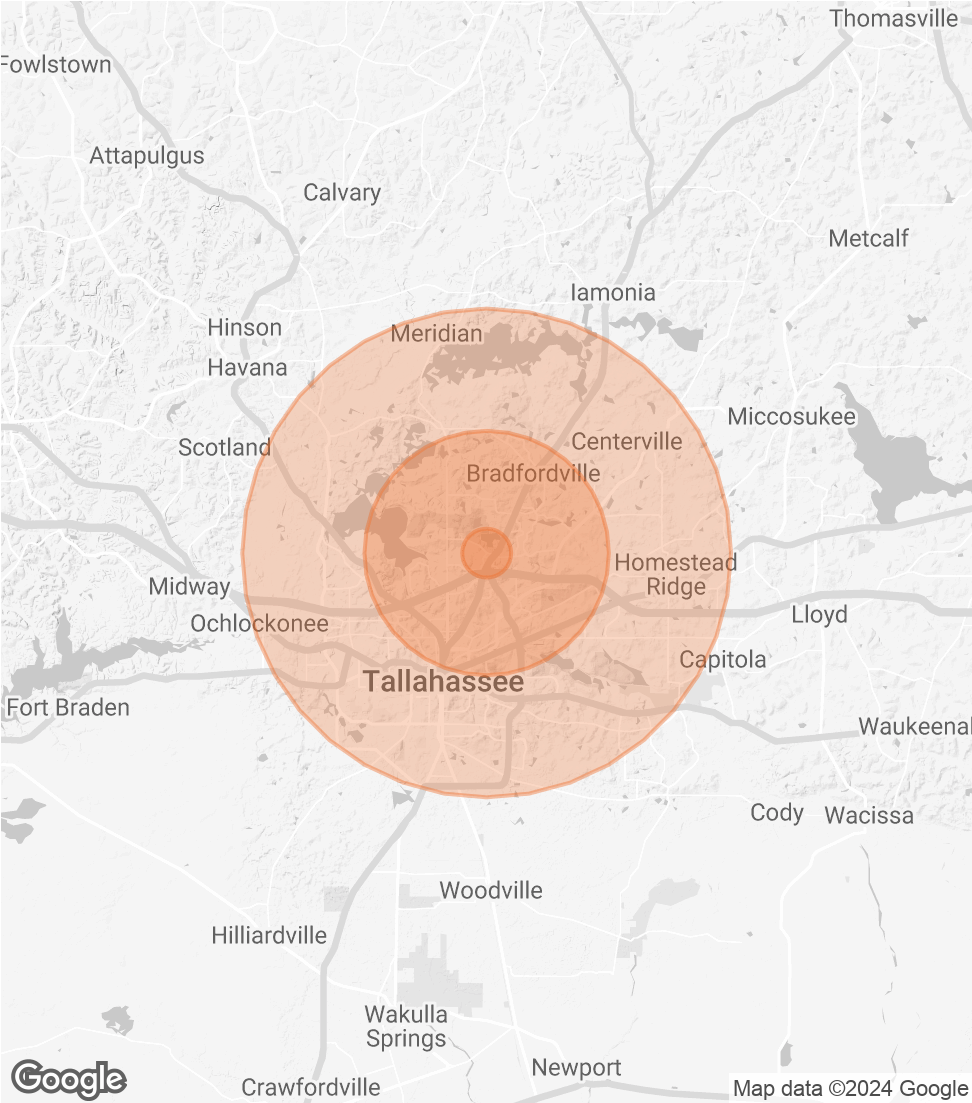
POPULATION 1 MILE 5 MILES 10 MILES

TOTAL POPULATION	2,890	91,170	274,843
AVERAGE AGE	41.3	38.1	32.5
AVERAGE AGE (MALE)	41.2	37.6	31.8
AVERAGE AGE (FEMALE)	42.6	38.7	33.1

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	1,255	39,779	111,929
# OF PERSONS PER HH	2.3	2.3	2.5
AVERAGE HH INCOME	\$108,162	\$83,191	\$62,243
AVERAGE HOUSE VALUE	\$348,560	\$303,056	\$249,247

* Demographic data derived from 2020 ACS - US Census



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