



2ND FL OFFICE SUITE FOR SUBLEASE

2600 CENTENNIAL PLACE

2600 CENTENNIAL PLACE: TALLAHASSEE, FL 32308

DANIEL H. WAGNON, SIOR

Principal
850.656.6555 X105
daniel@structureiq.net



PROPERTY SUMMARY

2600 CENTENNIAL PLACE: SUBLEASE, TALLAHASSEE, FL 32308



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	31,204 SF
Available SF:	Fully Leased
Lot Size:	3.4 Acres
Year Built:	2006
Zoning:	OR-3

PROPERTY OVERVIEW

Professional Class A office building in the Regional Office Park with a diverse tenant mix of medical, insurance, engineering, financial services, accounting services and related. The available suites are mixed hard office and open work areas for flexible design and efficient layouts.

LOCATION OVERVIEW

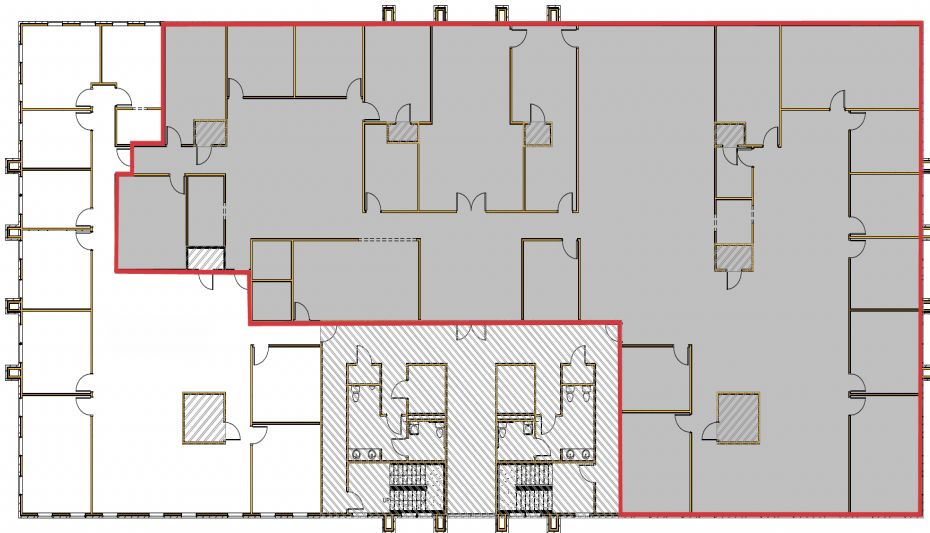
Located near Entrance of the new Canopy Mixed Use Project and less than 1 mile from HCA’s regional medical campus, this Class A office building is located within a professional office park with a healthy diverse tenant mixture including medical, engineering, financial services, accounting, educational, non-profit and insurance firms.

PROPERTY HIGHLIGHTS

- Class A Office Building
- Located within Regional Center office park
- Professional Setting with Professional / Medical Tenants
- Move-in Ready

PROPERTY PHOTOS

2600 CENTENNIAL PLACE: SUBLEASE, TALLAHASSEE, FL 32308



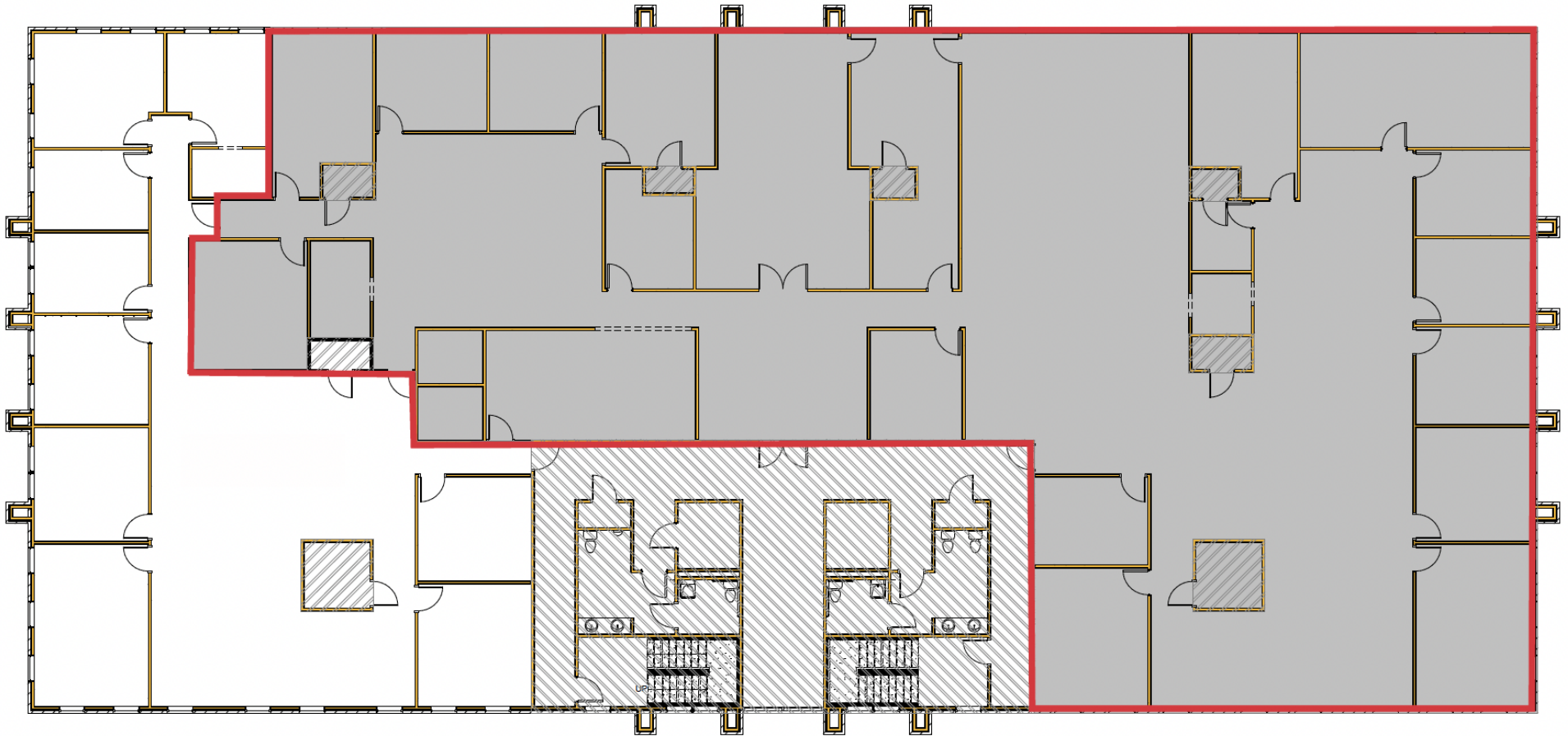
2600 CENTENNIAL - OFFICE SUBLEASE

2600 CENTENNIAL PLACE: SUBLEASE, TALLAHASSEE, FL 32308



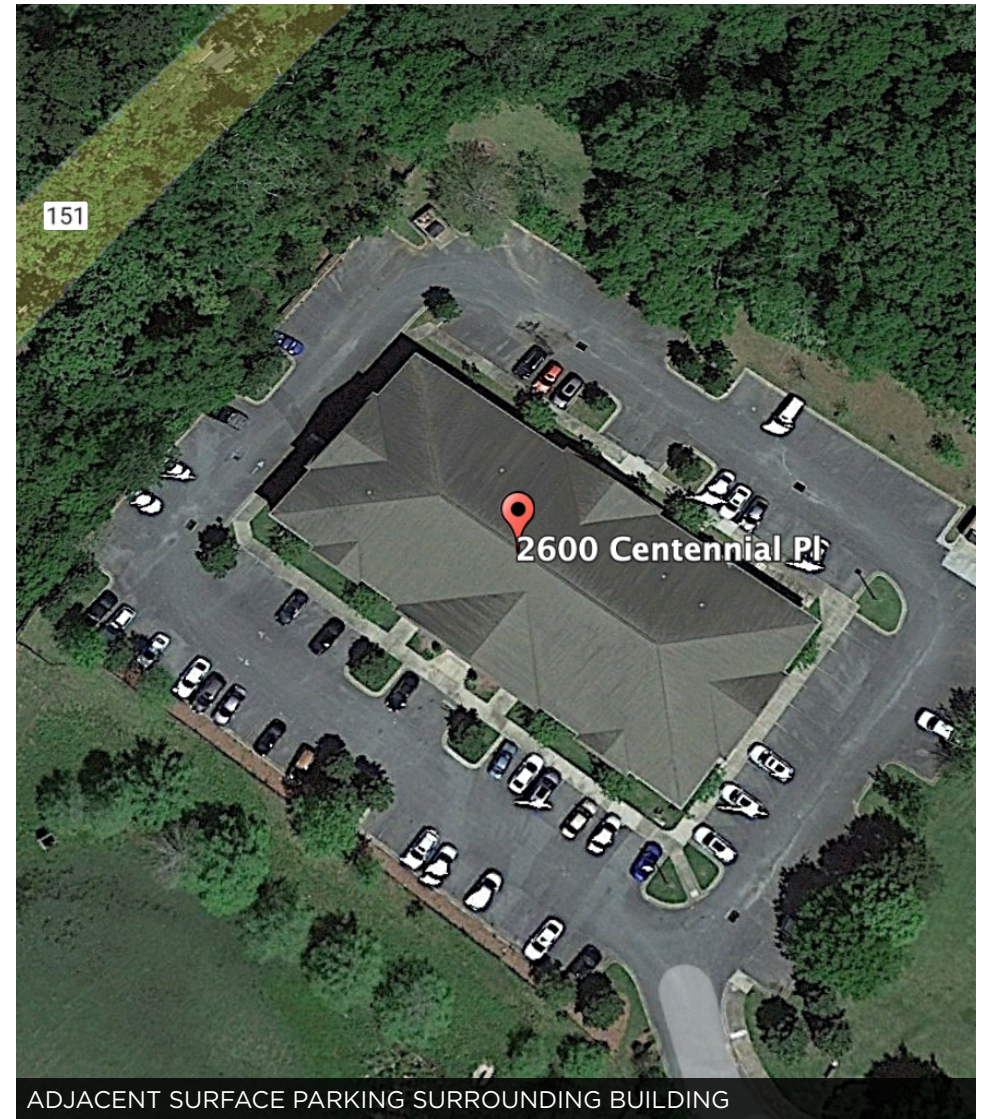
FLOOR PLANS

2600 CENTENNIAL PLACE: SUBLEASE, TALLAHASSEE, FL 32308



SITE AND PARKING LAYOUT

2600 CENTENNIAL PLACE: SUBLEASE, TALLAHASSEE, FL 32308



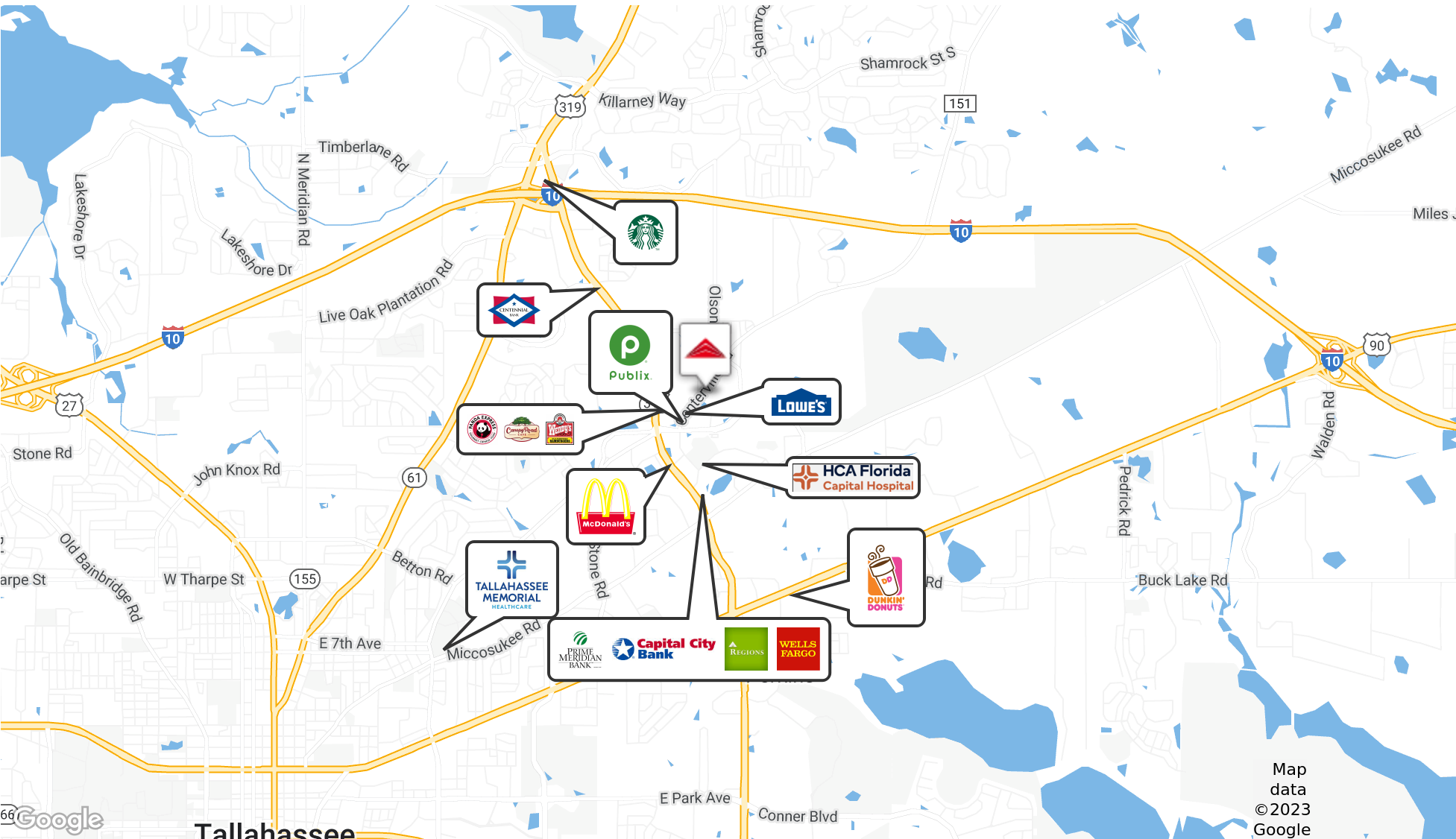
PROFESSIONAL / MEDICAL SETTING

2600 CENTENNIAL PLACE: SUBLEASE, TALLAHASSEE, FL 32308



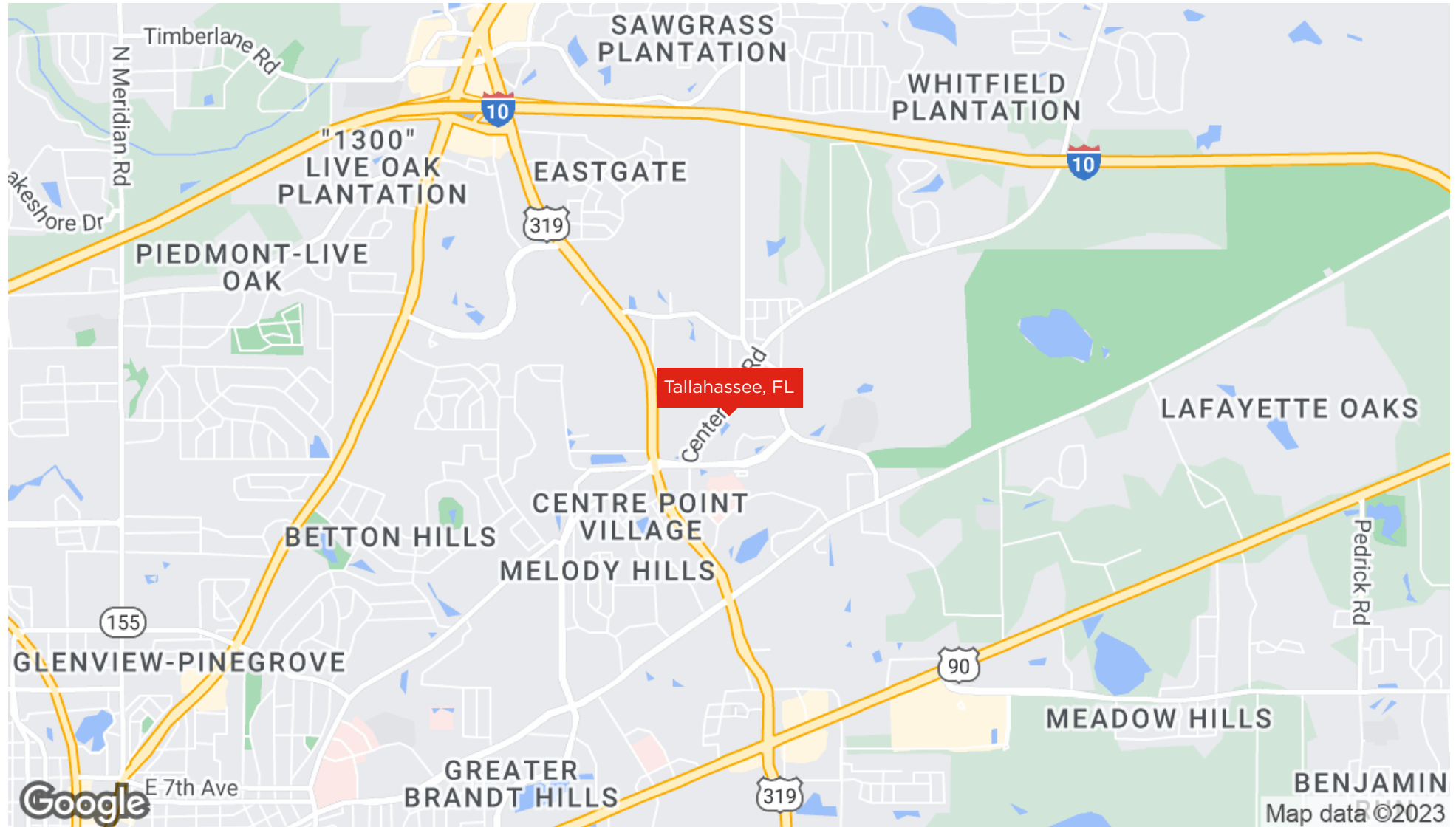
RETAIL / MEDICAL TRADE MAP

2600 CENTENNIAL PLACE: SUBLEASE, TALLAHASSEE, FL 32308



LOCATION MAP

2600 CENTENNIAL PLACE: SUBLEASE, TALLAHASSEE, FL 32308



DEMOGRAPHICS

2600 CENTENNIAL PLACE: SUBLEASE, TALLAHASSEE, FL 32308

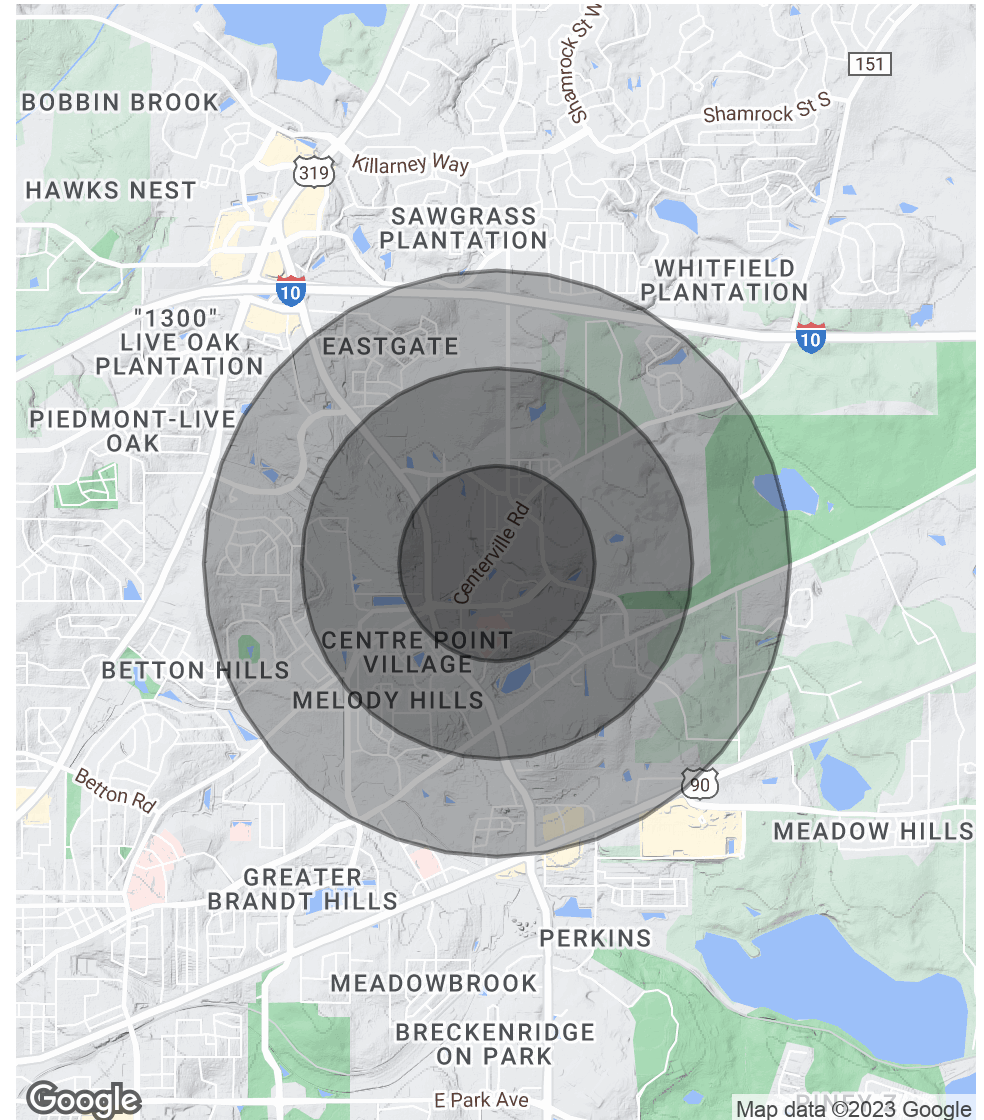
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,039	5,275	11,832
Average Age	55.3	46.5	45.7
Average Age (Male)	38.9	38.8	40.6
Average Age (Female)	59.1	50.3	47.8

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	479	2,643	6,004
# of Persons per HH	2.2	2.0	2.0
Average HH Income	\$57,935	\$61,435	\$80,260
Average House Value	\$130,542	\$154,789	\$208,750

* Demographic data derived from 2020 ACS - US Census

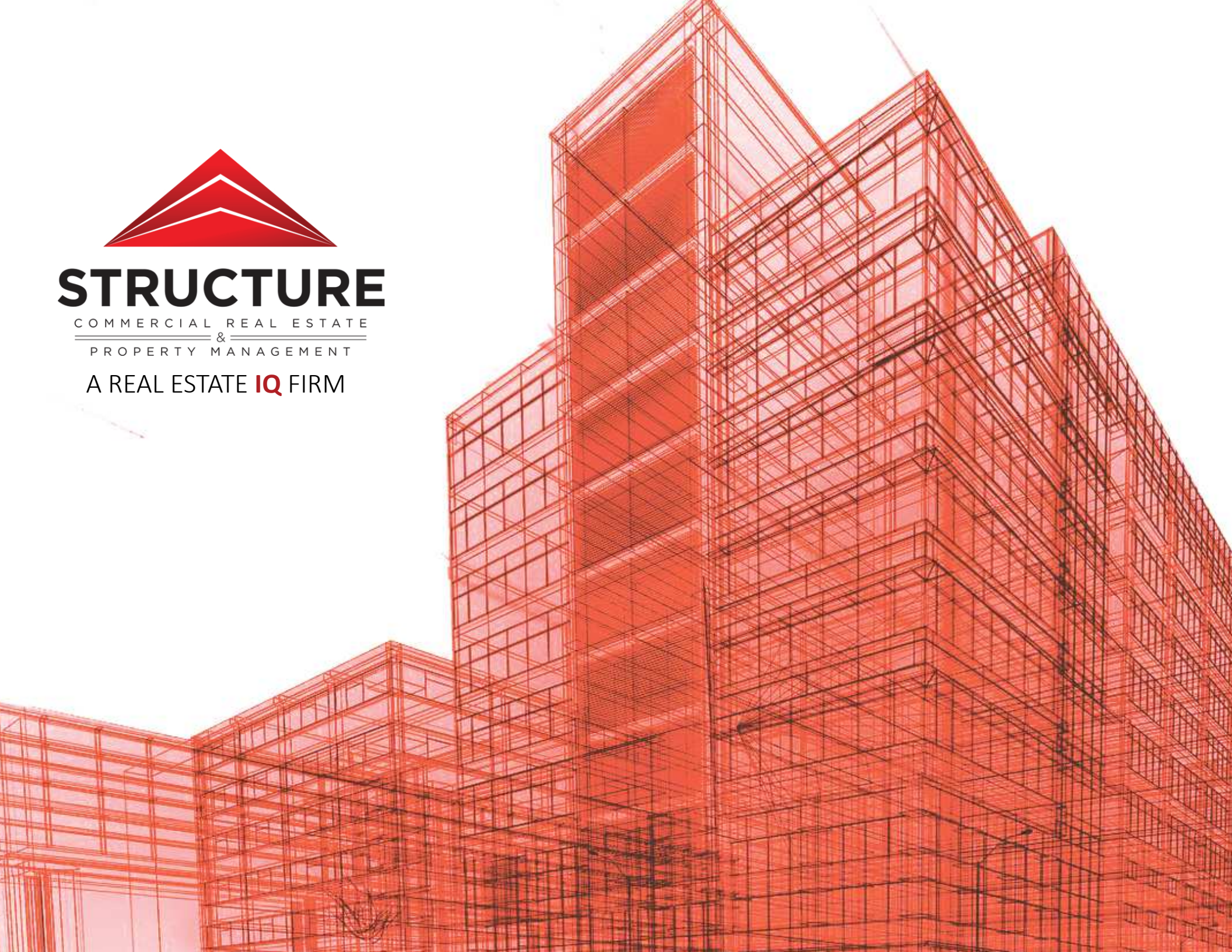




STRUCTURE

COMMERCIAL REAL ESTATE
&
PROPERTY MANAGEMENT

A REAL ESTATE **IQ** FIRM





A B O U T

Our firm provides the professional services of Commercial Real Estate brokerage & leasing, and Commercial Property Management. Created on a foundation of *knowledge* and *integrity*, STRUCTURE's focus is providing *customized strategic, brokerage, and management solutions* for our private and institutional clients. Our structured services platform allows our clients to *focus* on their own business operations, knowing that STRUCTURE's team of real estate experts is taking care of all of the strategic and operational real estate details. The end result is *custom-tailored real estate solutions* that fulfill your business objectives and maximize your cost-savings.

