

FOR SALE/LEASE

3664 Coolidge Court Tallahassee, FL 32311

NAI TALCOR



OFFICE | 17,348 SF

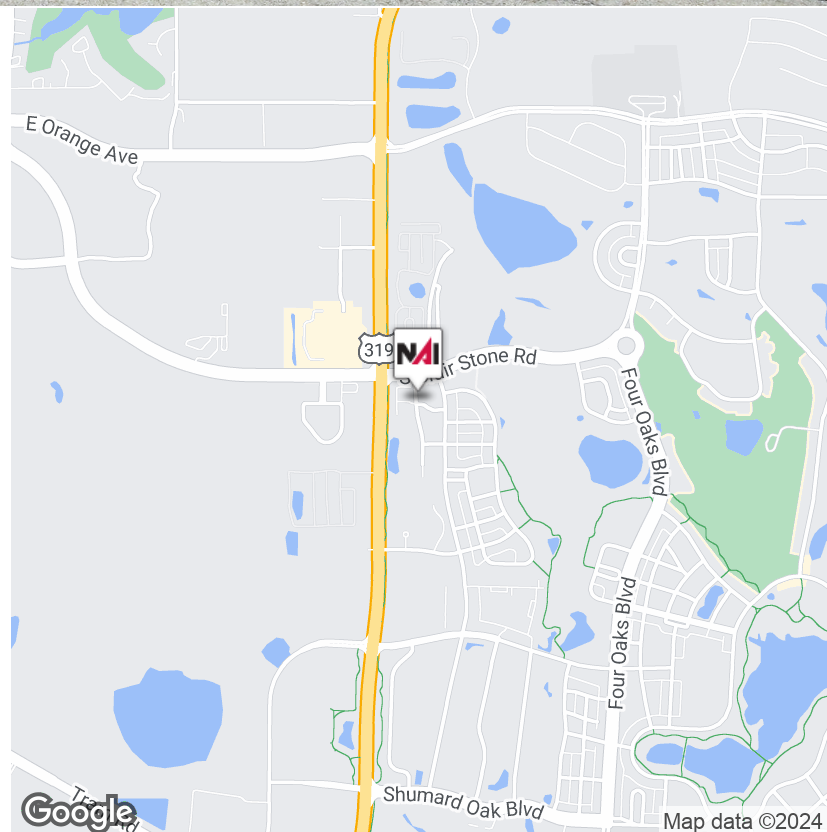
17,348 square foot single tenant office building for sale or lease in Southwood.

- Class "A" Office Building in Southwood PUD
- Excellent Visibility
- Convenient to State Office Buildings
- Large Training Room with a seating capacity of 70+
- Large Executive Suite

Available Spaces

Spaces	Lease Rate	Size (SF)
Class A Office Building for lease.	Negotiable	17,348

Sale Price: \$2,500,000



✉ **John W. McNeill, SIOR** +1 850 251 5504 jmcneill@talcort.com
✉ **Brian Proctor** +1 850 599 5963 brian@talcort.com

No Warranty Of Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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1018 Thomasville Road, Suite 200A
talcort.com

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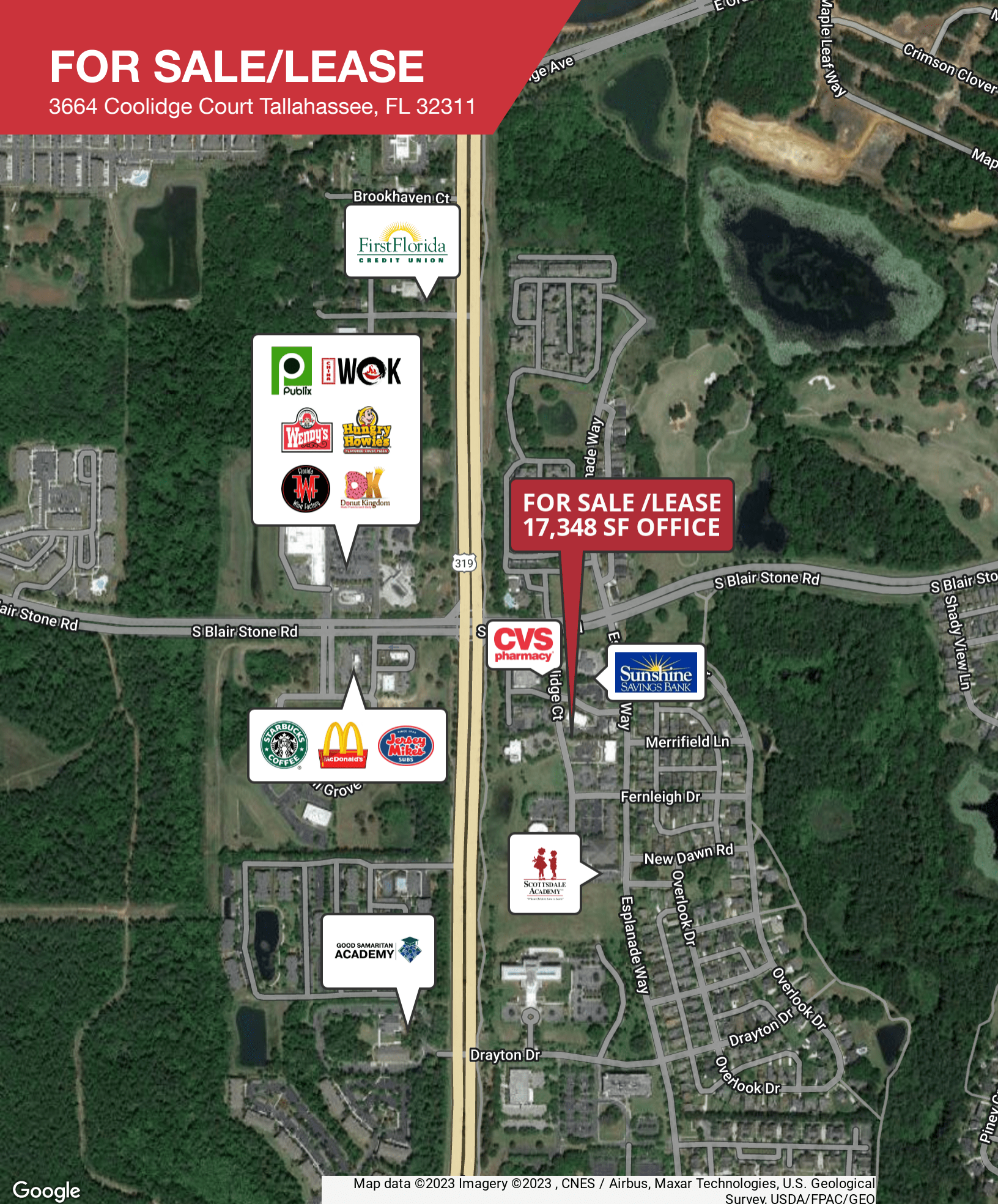
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17,348 SF OFFICE**

Brookhaven Ct

FirstFlorida
CREDIT UNION

Publix



319

S Blair Stone Rd

CVS
pharmacy

Sunshine
SAVINGS BANK



Grove

GOOD SAMARITAN
ACADEMY



Drayton Dr

Merrifield Ln

Fernleigh Dr

New Dawn Rd

Esplanade Way

Overlook Dr

Drayton Dr

Overlook Dr

Overlook Dr

Pineview

Google

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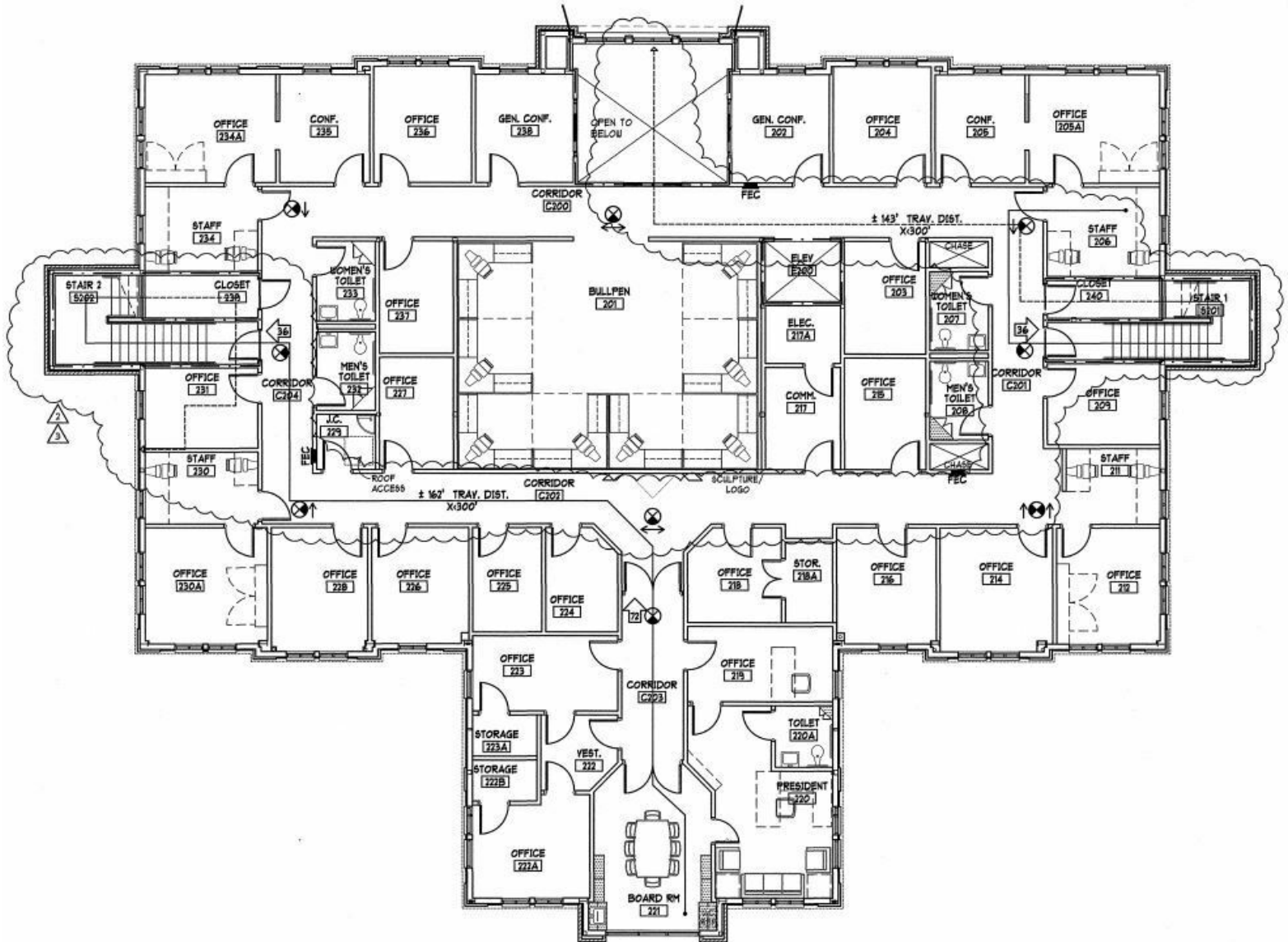
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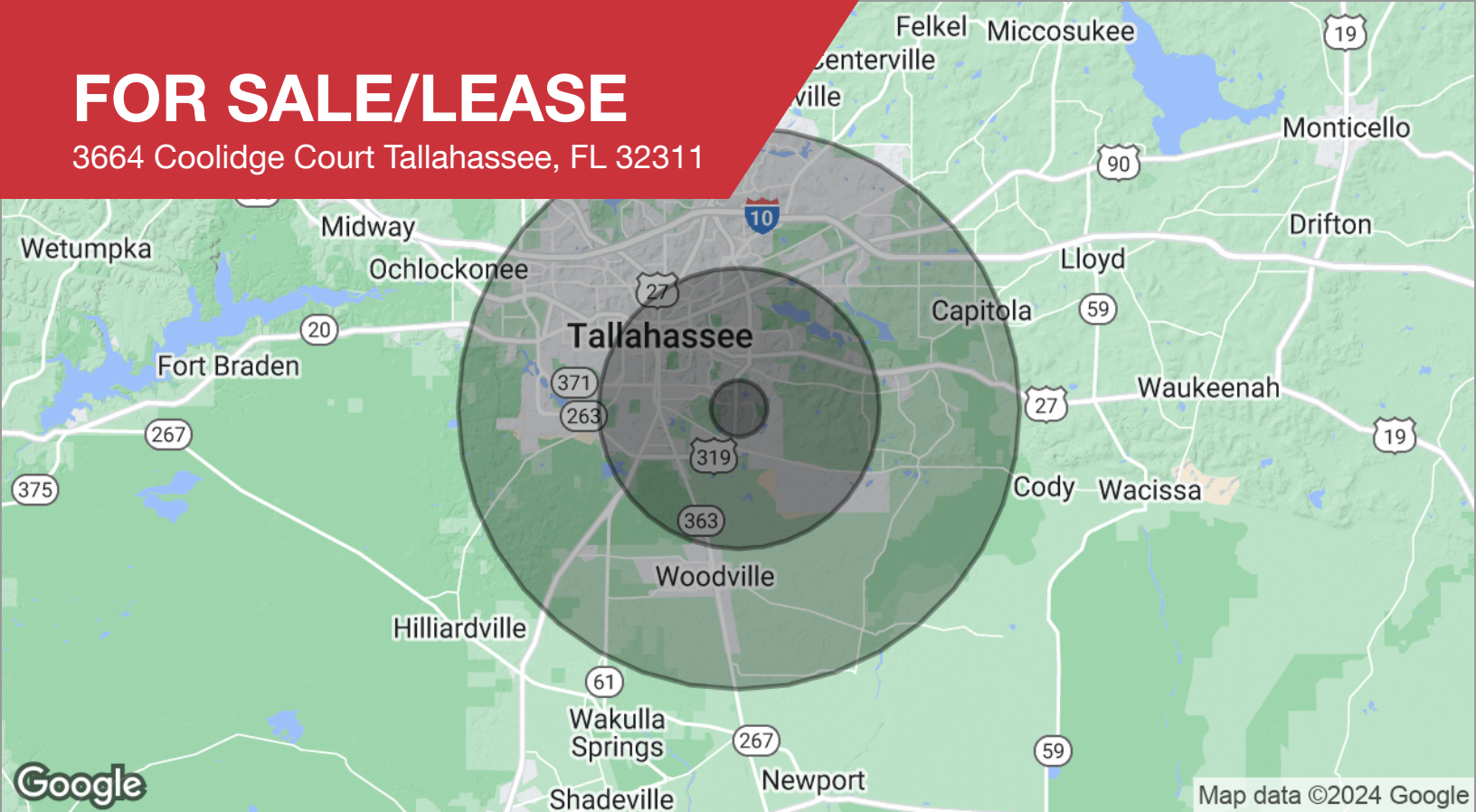
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SECOND FLOOR

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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,415	92,219	241,879
Median age	36.7	32.2	34.6
Median age (male)	34.3	31.1	33.3
Median age (Female)	36.2	33.1	35.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,763	42,258	110,944
# of persons per HH	1.9	2.2	2.2
Average HH income	\$81,675	\$57,920	\$62,421
Average house value	\$232,482	\$172,835	\$172,803

* Demographic data derived from 2020 ACS - US Census