



OFFICE LEASE OPPORTUNITY

FLORIDA ENGINEERING SOCIETY

125 S. GADSDEN STREET, TALLAHASSEE, FL 32301



FLORIDA ENGINEERING SOCIETY

BRENDA FRANCIS, CCIM

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STRUCTURE Commercial Real Estate

The information contained herein is obtained from sources we deem reliable, however we do not guarantee its accuracy. All information should be independently verified prior to purchase or lease.

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EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

- Central Business District Office Space Available in Tallahassee
- Three Story Building
- 2nd Floor Available - up to 4446 SF
- 1391 SF or 2125 SF or other combination
- Elevator
- Executive Offices on the Perimeter
- Conference room, break room
- Use of large conference room on 1st floor
- Parking Garage
- Surface Parking
- Street Parking
- One block from Leon County Courthouse
- Two blocks from Florida State Capitol Complex

PROPERTY HIGHLIGHTS

Office Building in Tallahassee's Central Business District

PROPERTY HIGHLIGHTS

LEASE PRICE:	\$22/SF Full Service
BUILDING SIZE:	13,626 SF
BUILDING CLASS:	B
YEAR BUILT:	1993
NO. PARKING SPACES:	12 Garage, 12 Surface
PARKING PRICES (\$/MO/CAR):	\$95/mo/covered, \$75/mo/surface
PARKING TYPE:	Garage, Surface, Street



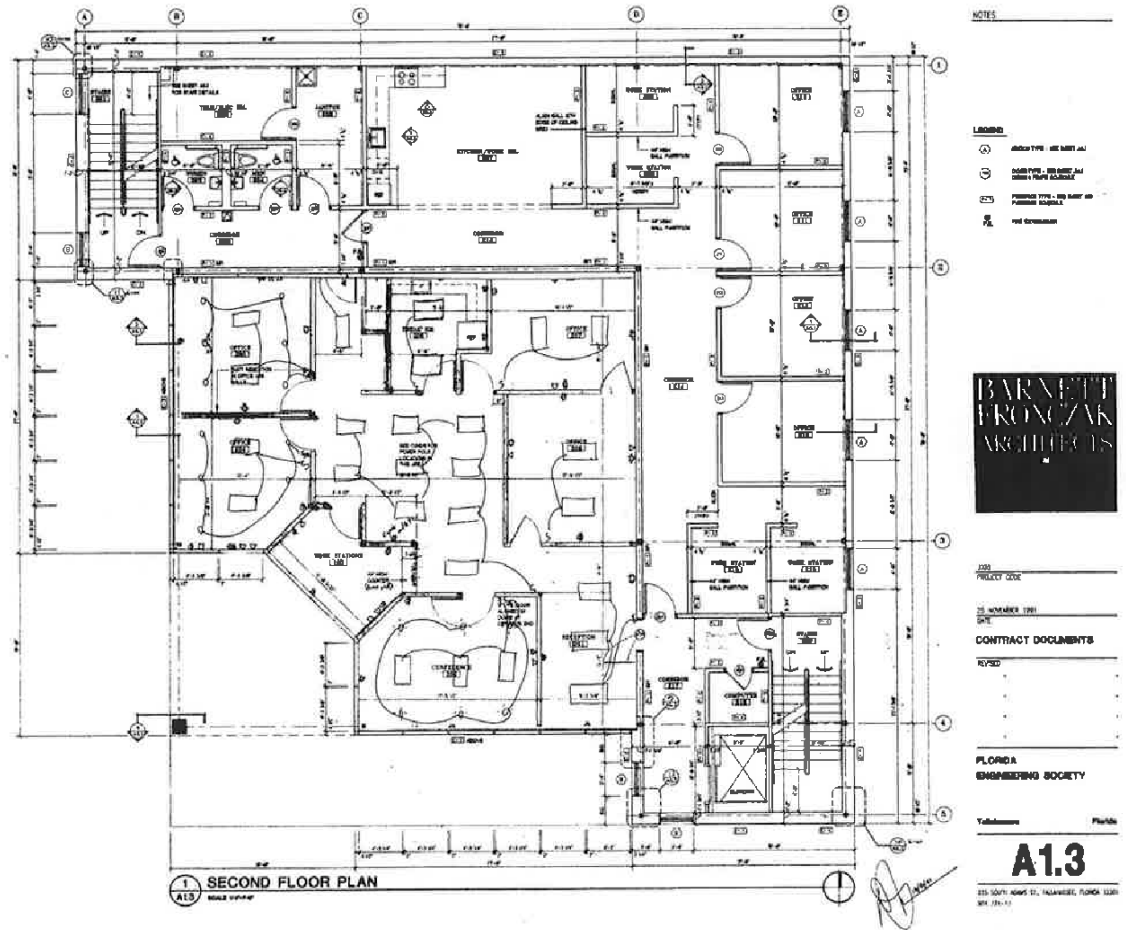
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FLOOR PLANS 2ND FLOOR



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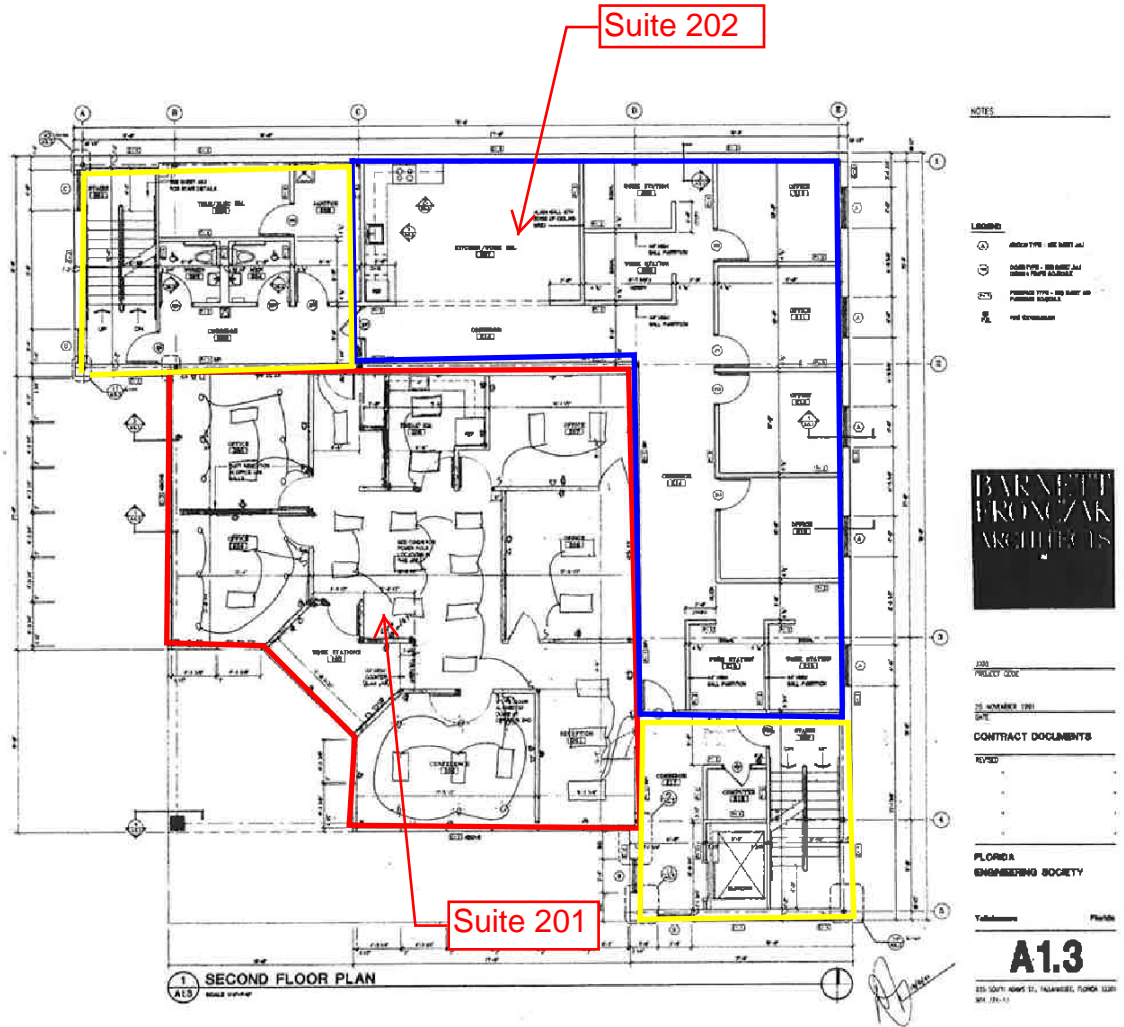
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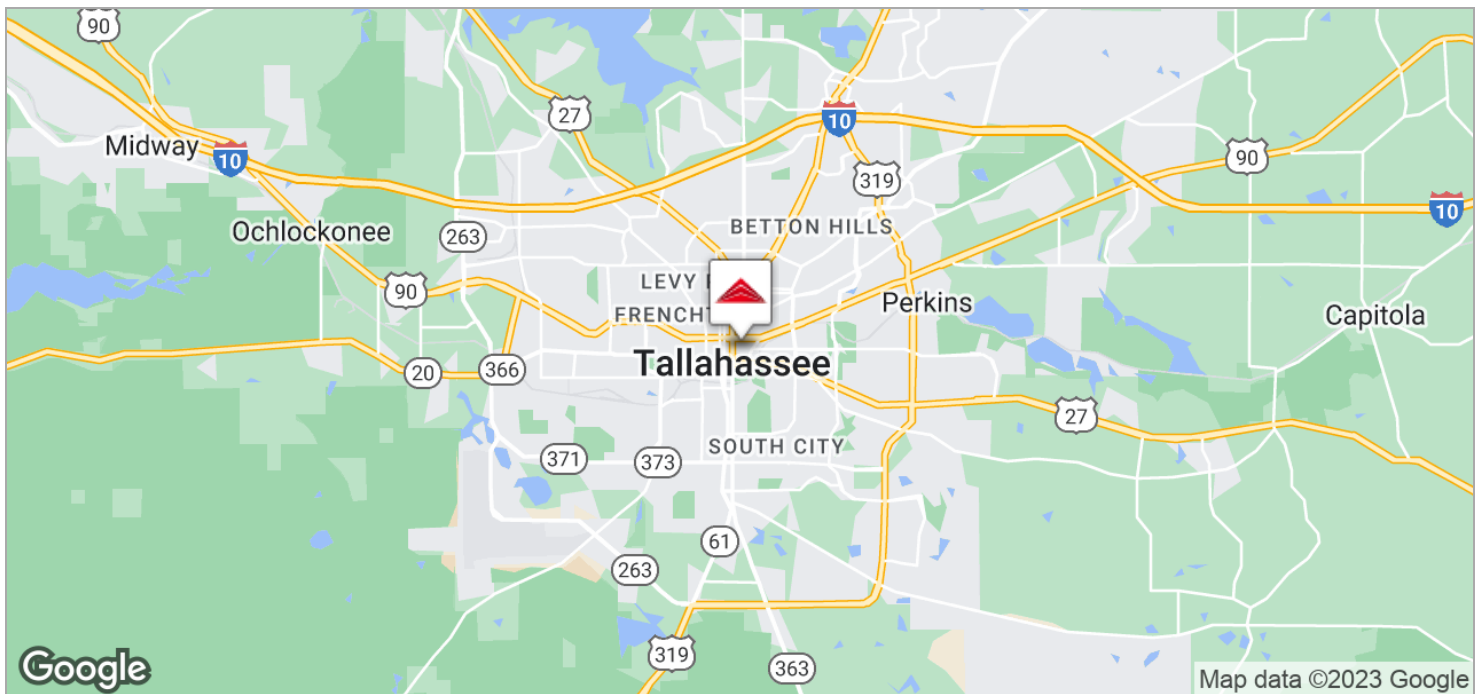
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LOCATION MAPS



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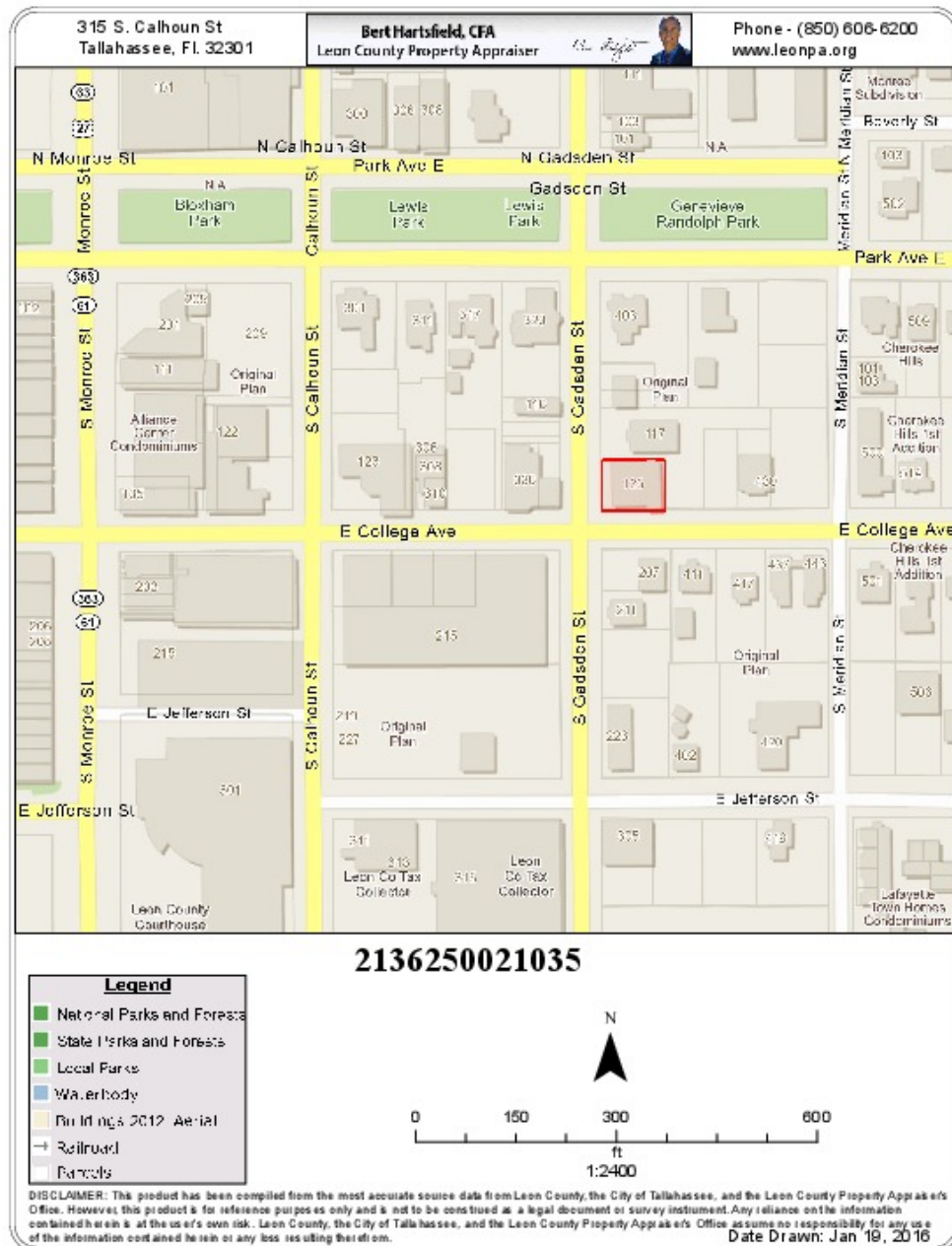
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SITE PLAN



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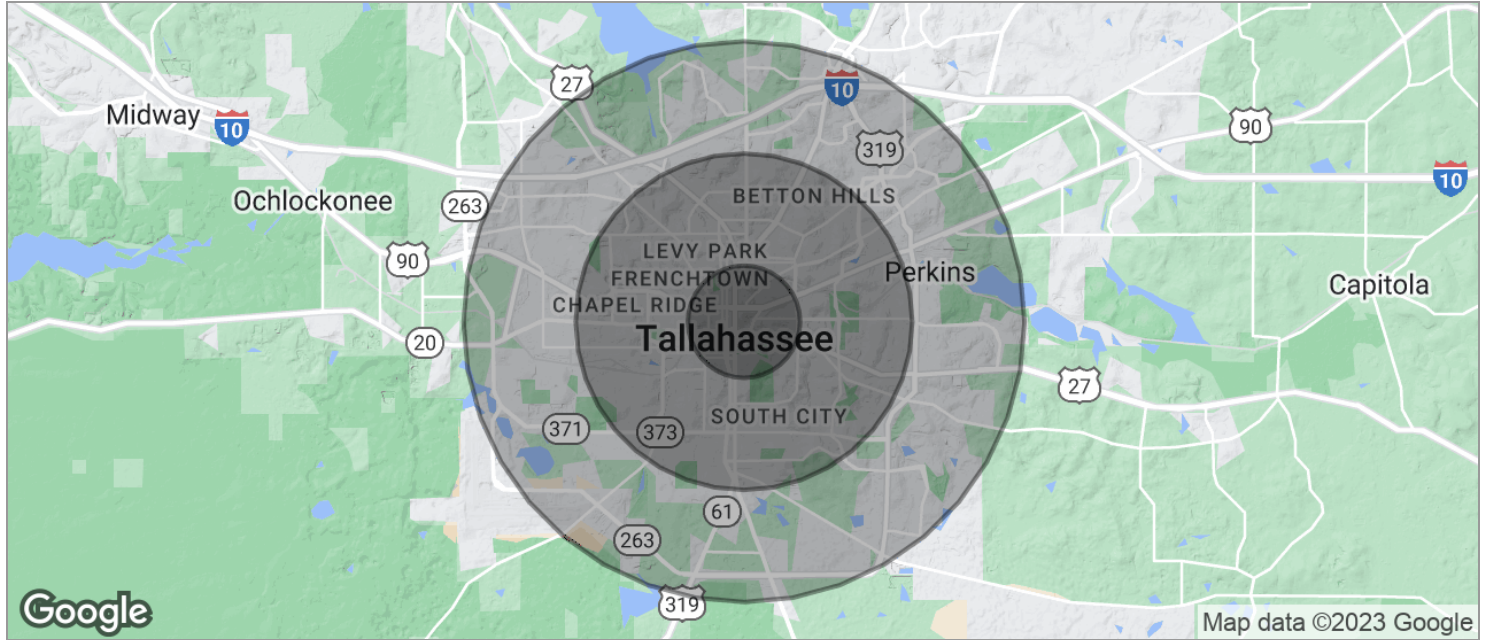
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,775	93,456	168,917
MEDIAN AGE	30.6	28.1	29.1
MEDIAN AGE (MALE)	30.6	27.4	28.5
MEDIAN AGE (FEMALE)	31.1	28.7	29.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,918	38,445	70,906
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$38,996	\$41,827	\$46,772
AVERAGE HOUSE VALUE	\$261,380	\$213,276	\$207,818

* Demographic data derived from 2020 ACS - US Census

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