



WOODCREST OFFICE PARK

PROPERTY BROCHURE



SECTION 1

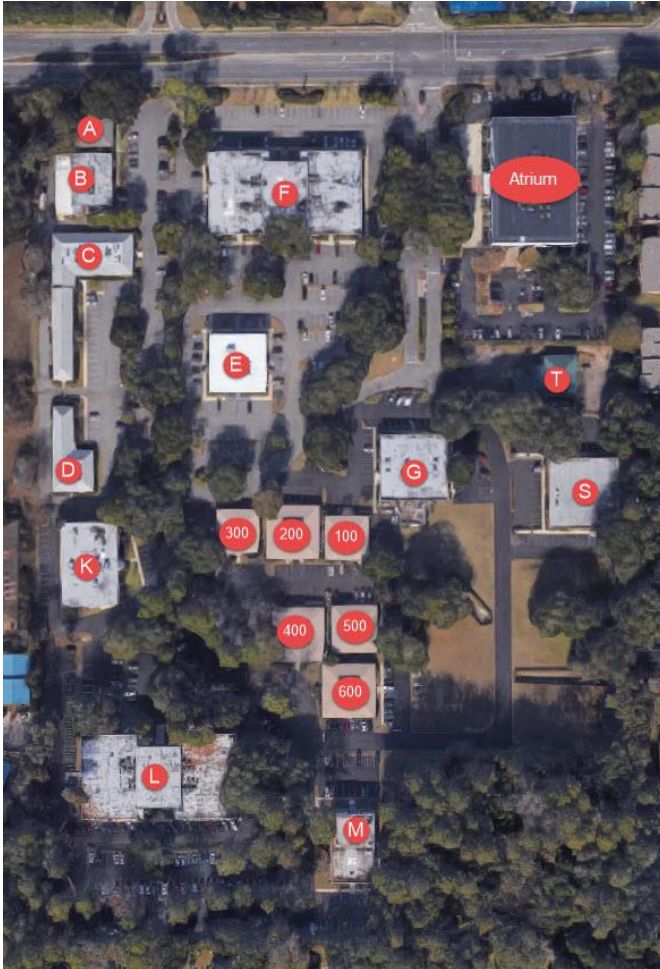
PROPERTY SUMMARY

01



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PROPERTY SUMMARY

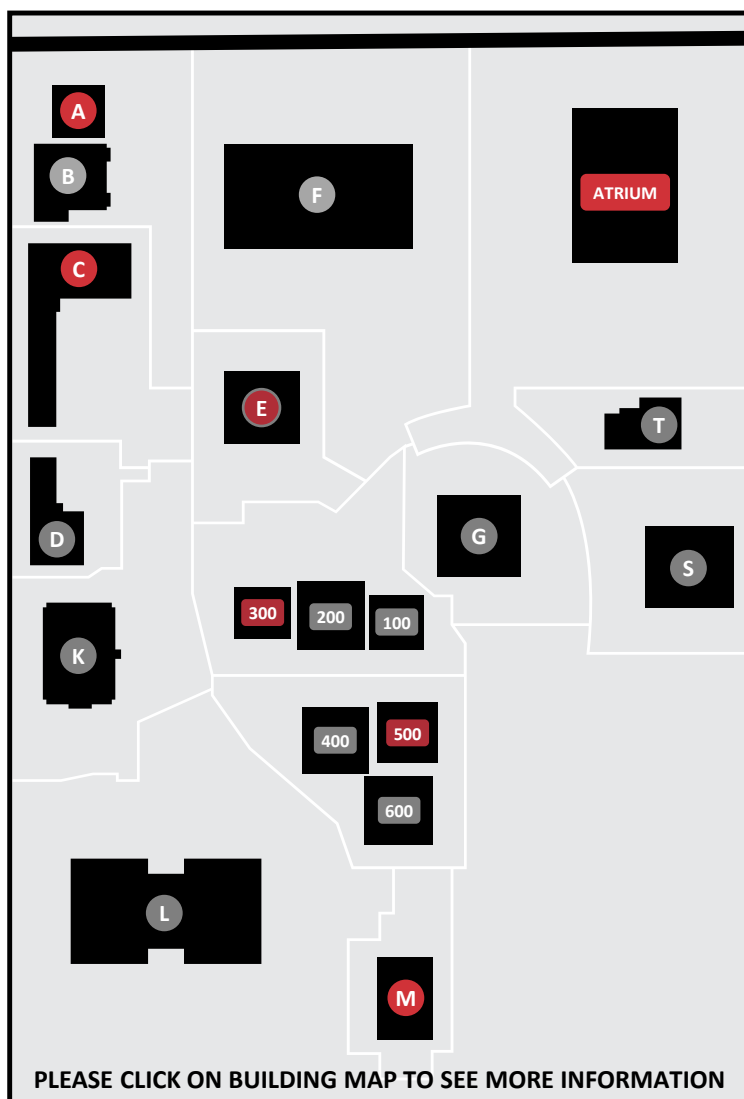
WOODCREST OFFICE PARK

The Woodcrest Office Park is conveniently located on John Knox Road between North Monroe Street and Meridian Road across the street from the Centre of Tallahassee. This unique opportunity is compiled of three office buildings, that be purchased altogether, individually or any combination thereof. The property offers a beautiful campus environment and a generous amount of parking availability. Close proximity to restaurants, shopping, and recreation facility makes it favorable location.

A key improvement to this immediate sub-market will be over 425,000 square feet of state office space at the Centre of Tallahassee. Construction is underway and the projected occupancy timeframe is mid 2020.

PROPERTY SUMMARY AVAILABILITY

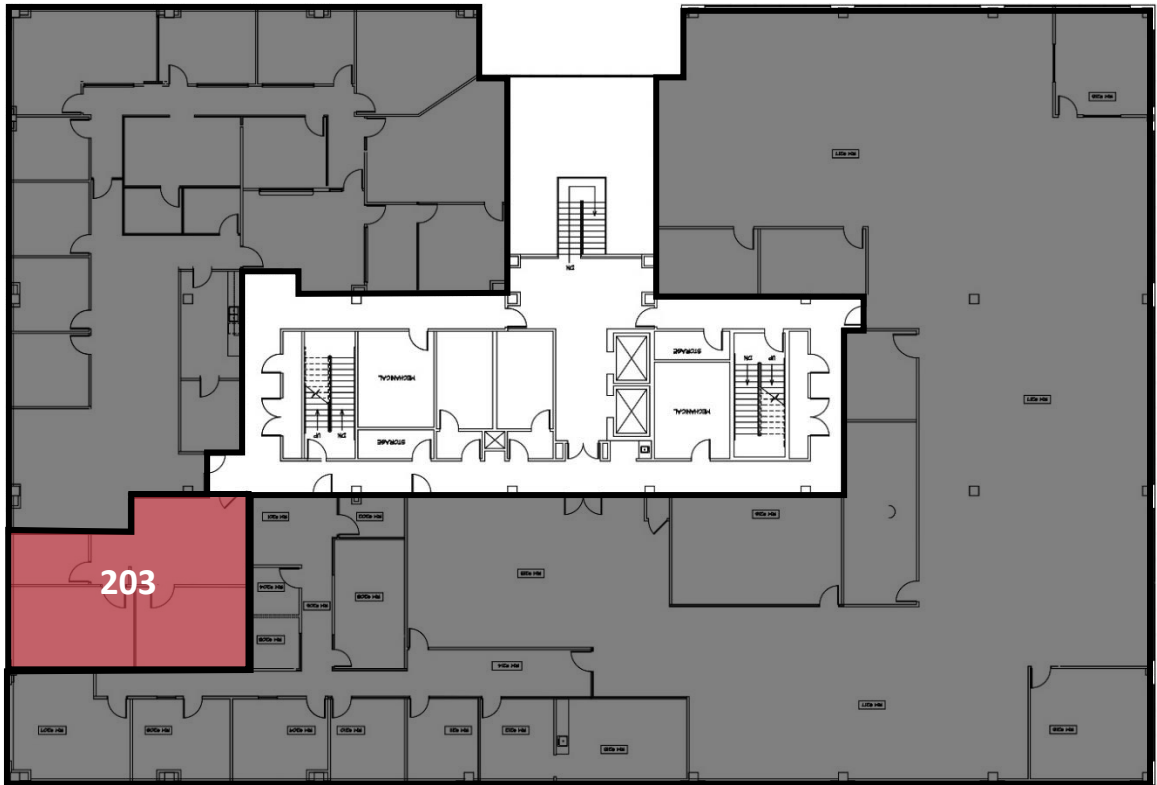
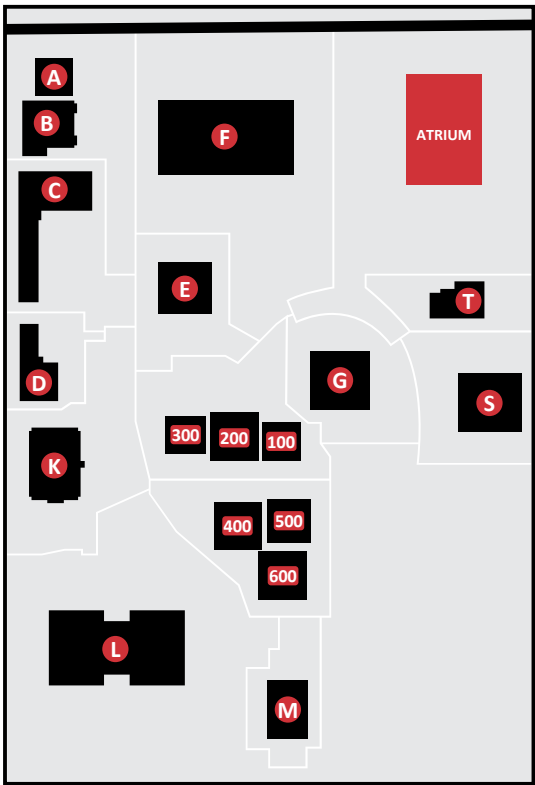
CLICK THE MAP OR SUITE FOR MORE INFO



Suite	Size (Min – Max Contiguous)	Lease Type	Lease Rate
Atrium	<u>1,100 SF</u>	Full Service	\$18.00 SF/YR
A	FULLY LEASED		
B	FULLY LEASED		
C	<u>611 – 910 SF</u>	Full Service	\$17.00 SF/YR
D	FULLY LEASED	Full Service	\$16.00 SF/YR
E	<u>1,327 SF</u>	Full Service	\$18.00 SF/YR
G	FULLY LEASED		
M	<u>4,689 SF</u>	Full Service	\$15.50 SF/YR
S	FULLY LEASED		
T	FULLY LEASED		
100	FULLY LEASED		
200	FULLY LEASED		
300	FULLY LEASED		
400	FULLY LEASED		
500	FULLY LEASED		
600	FULLY LEASED		

PROPERTY SUMMARY

ATRIUM | LEASED



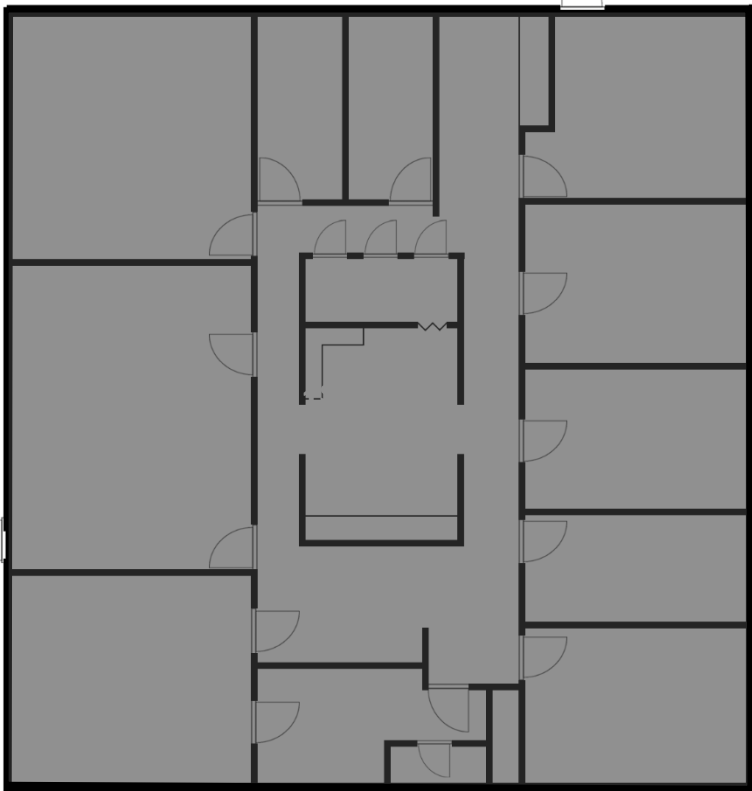
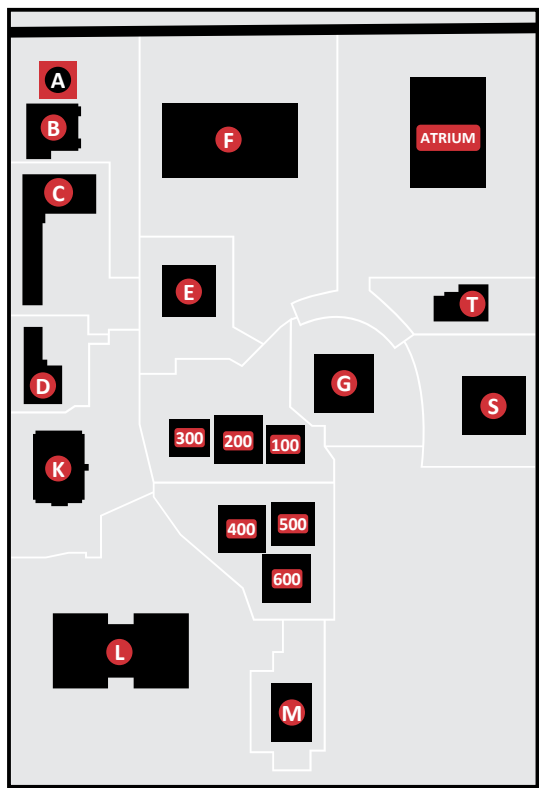
SUITE	SIZE	RATE	PHOTOS
203	1,100 SF	\$18.00 SF/YR	N/A

 = LEASED
 = AVAILABLE SPACE

SECOND FLOOR

[ALL PROPERTIES](#)

PROPERTY SUMMARY
BUILDING A | LEASED

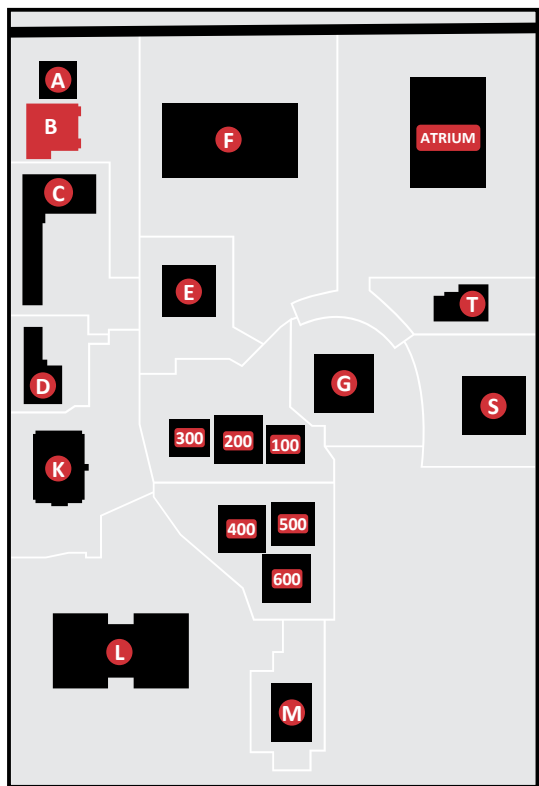


SUITE	SIZE	RATE	PHOTOS
100% OCCUPIED			

[ALL PROPERTIES](#)

PROPERTY SUMMARY

BUILDING B | FULLY LEASED



Building "B"
Total RSF 5,936,466
Single Floor | Single Tenant Building



SUITE	SIZE	RATE	PHOTOS
100% OCCUPIED			

[ALL PROPERTIES](#)

PROPERTY SUMMARY

BUILDING C | 250-611 SF AVAILABLE



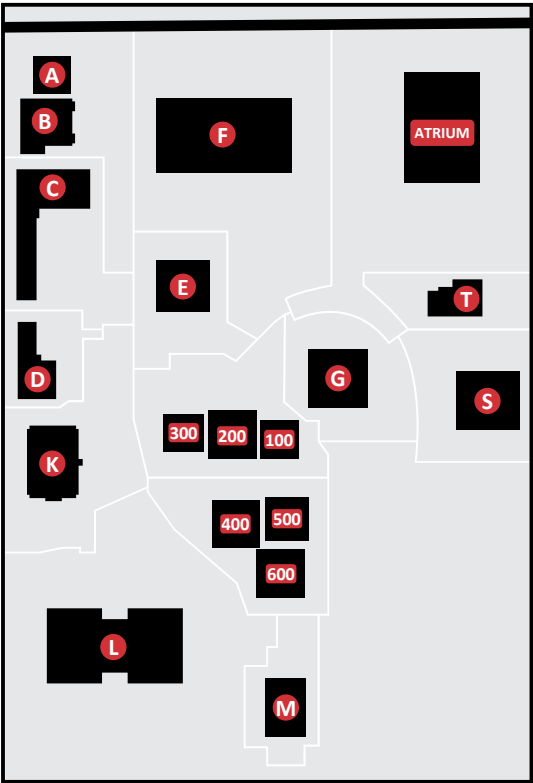
SUITE	SIZE	RATE	PHOTOS
126	1,163 SF	\$17.00 SF/YR	N/A
129	611 SF	\$17.00 SF/YR	N/A
138	601 SF	\$17.00 SF/YR	N/A
140	910 SF	\$17.00 SF/YR	N/A

■ = LEASED
■ = AVAILABLE SPACE

[ALL PROPERTIES](#)

PROPERTY SUMMARY

BUILDING D | FULLY LEASED



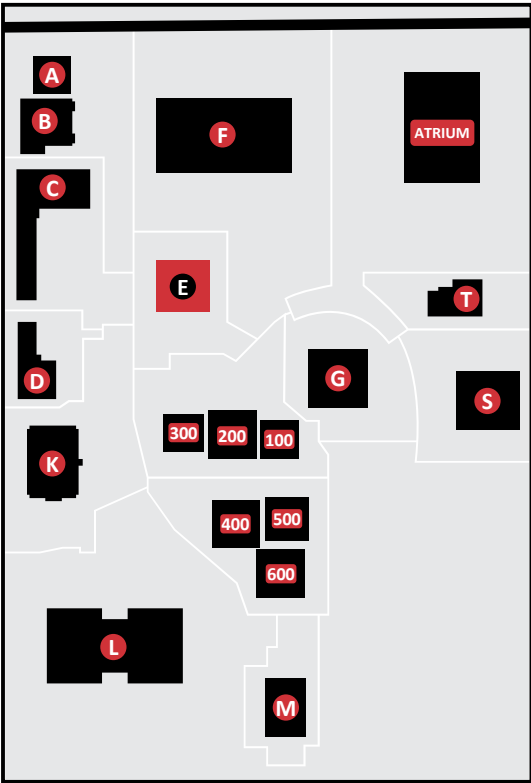
SUITE	SIZE	RATE	PHOTOS
100 % OCCUPIED			

 = LEASED
 = AVAILABLE SPACE

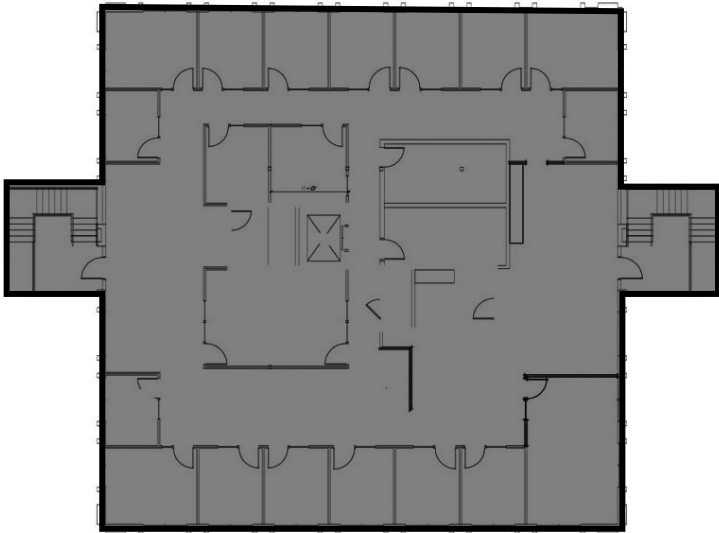
[ALL PROPERTIES](#)

PROPERTY SUMMARY

BUILDING E | 2,880 SF AVAILABLE



FIRST FLOOR



SECOND FLOOR

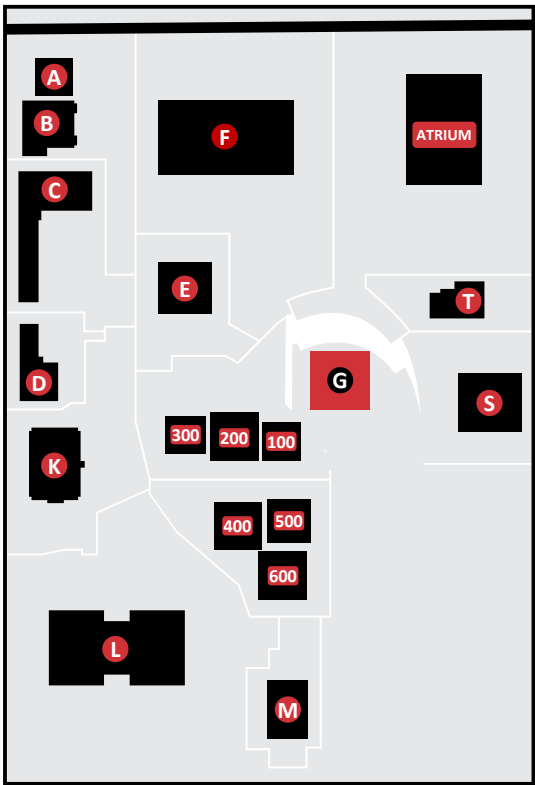
SUITE	SIZE	RATE	PHOTOS
E 101	1,327 SF	\$18.00 SF/YR	N/A

 = LEASED
 = AVAILABLE SPACE

[ALL PROPERTIES](#)

PROPERTY SUMMARY

BUILDING G | FULLY LEASED



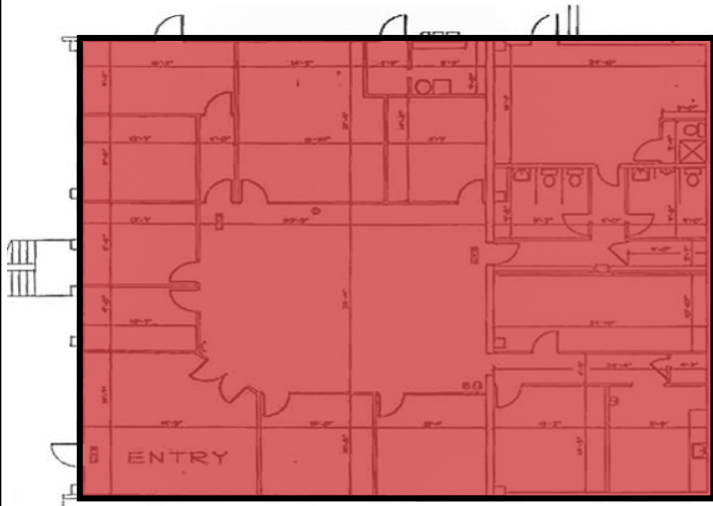
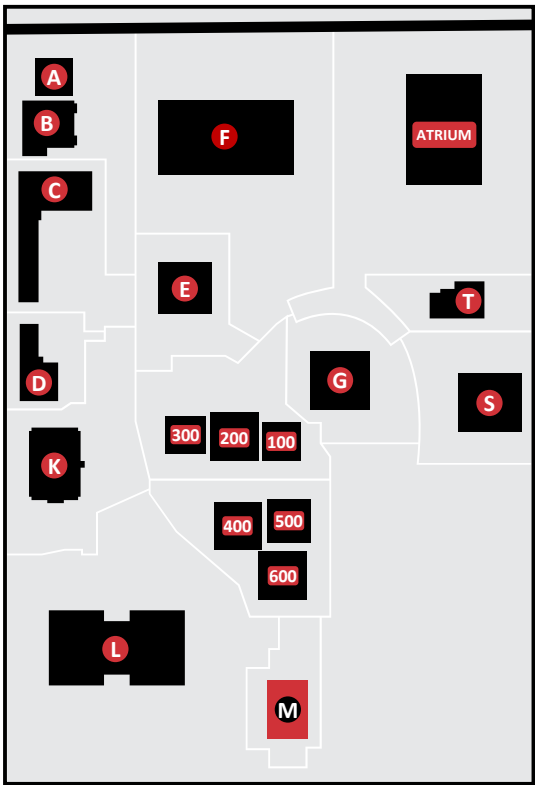
SUITE	SIZE	RATE	PHOTOS
100% OCCUPIED			

 = LEASED
 = AVAILABLE SPACE

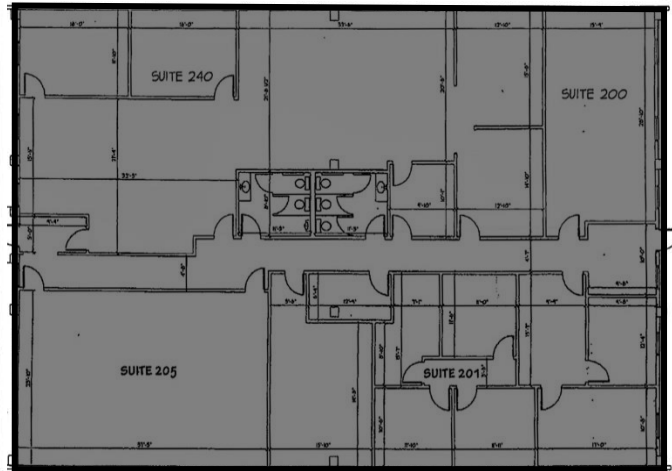
[ALL PROPERTIES](#)

PROPERTY SUMMARY

BUILDING M | 4,689 SF AVAILABLE



FIRST FLOOR



SECOND FLOOR

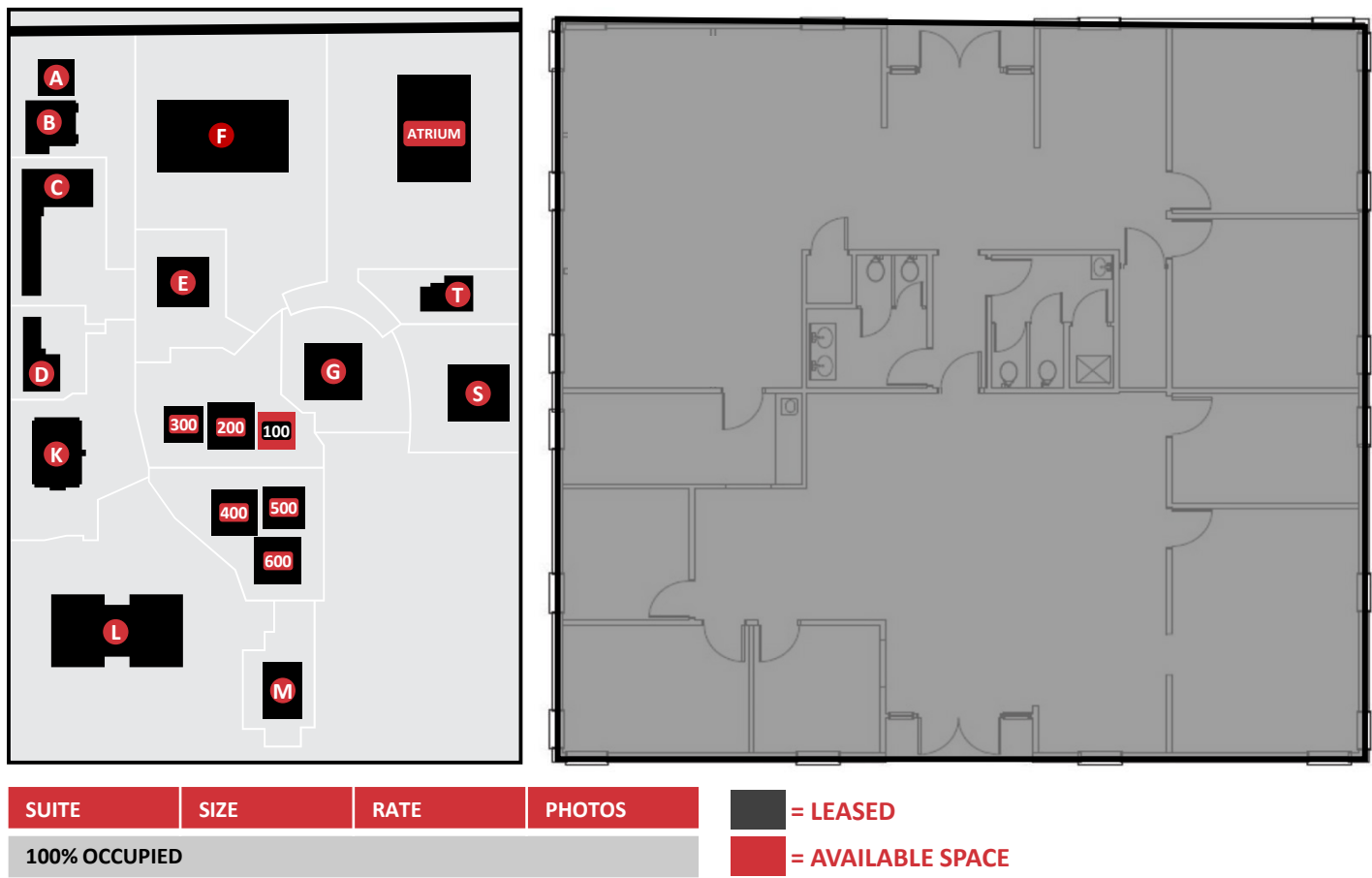
SUITE	SIZE	RATE	PHOTOS
1 st FLOOR	4,689 SF	\$15.50 SF/YR	N/A
2 nd FLOOR - 100% OCCUPIED			

 = LEASED
 = AVAILABLE SPACE

[ALL PROPERTIES](#)

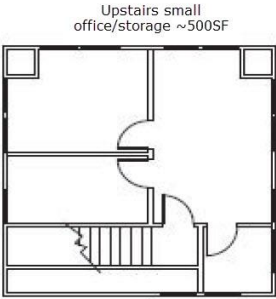
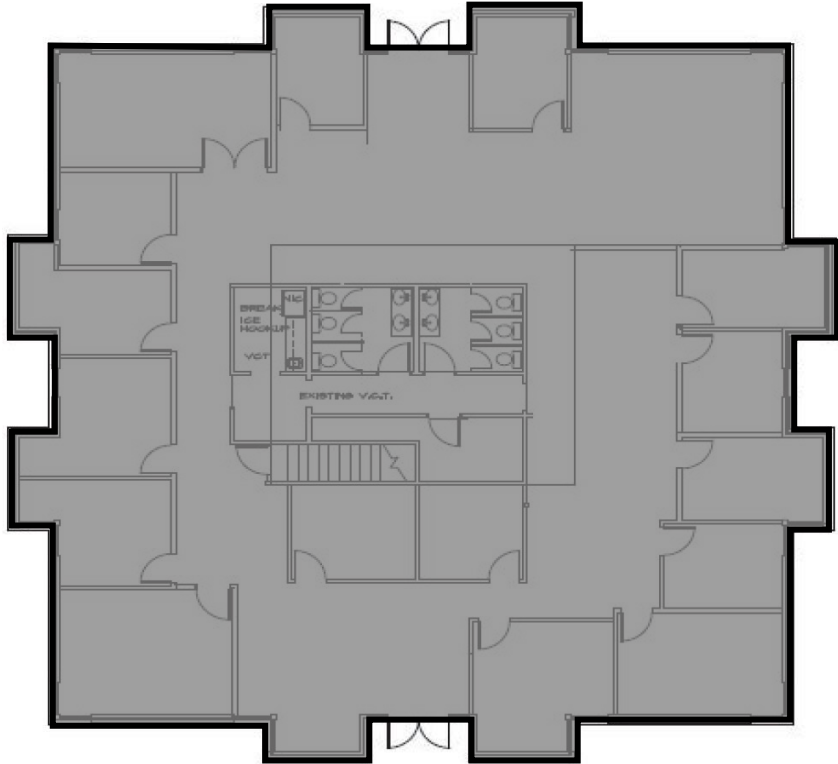
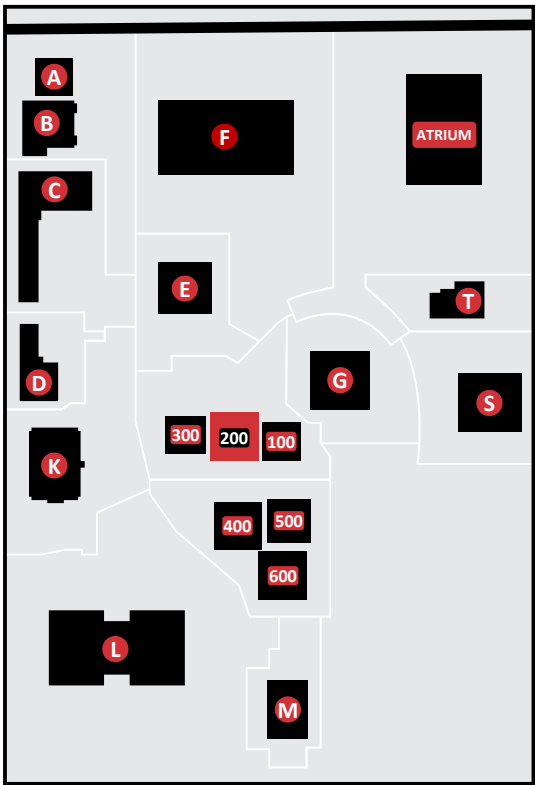
PROPERTY SUMMARY

BUILDING 100 | LEASED



[ALL PROPERTIES](#)

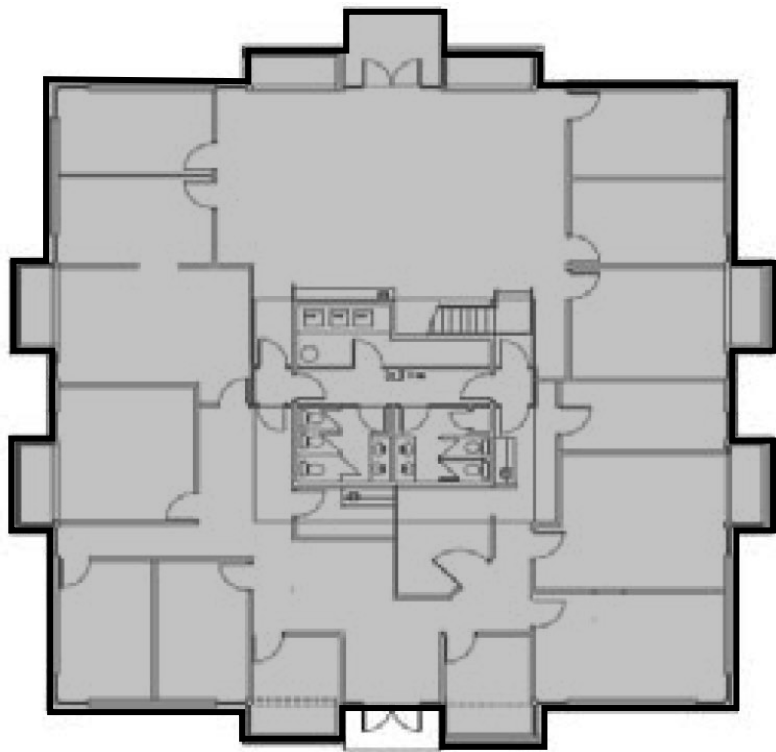
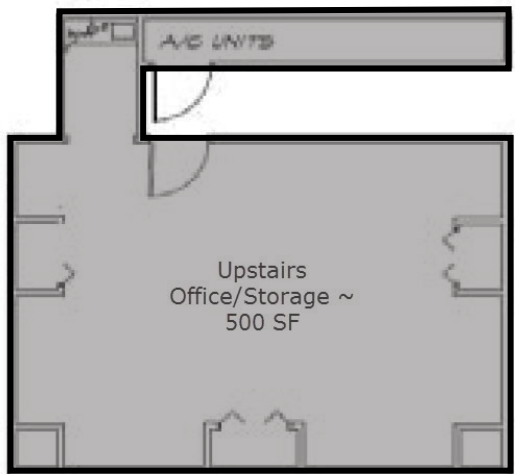
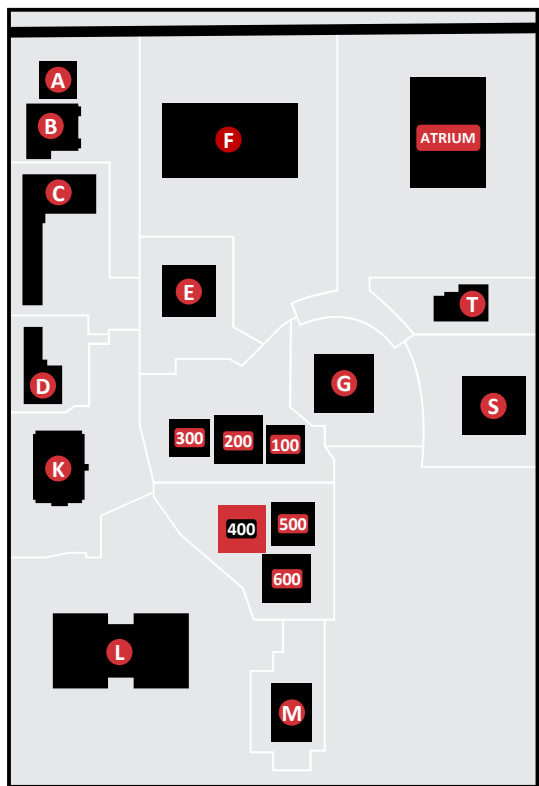
PROPERTY SUMMARY
BUILDING 200 | LEASED



SUITE	SIZE	RATE	PHOTOS	
100% OCCUPIED				<div></div> = LEASED
				<div></div> = AVAILABLE SPACE

[ALL PROPERTIES](#)

PROPERTY SUMMARY
BUILDING 400 | LEASED

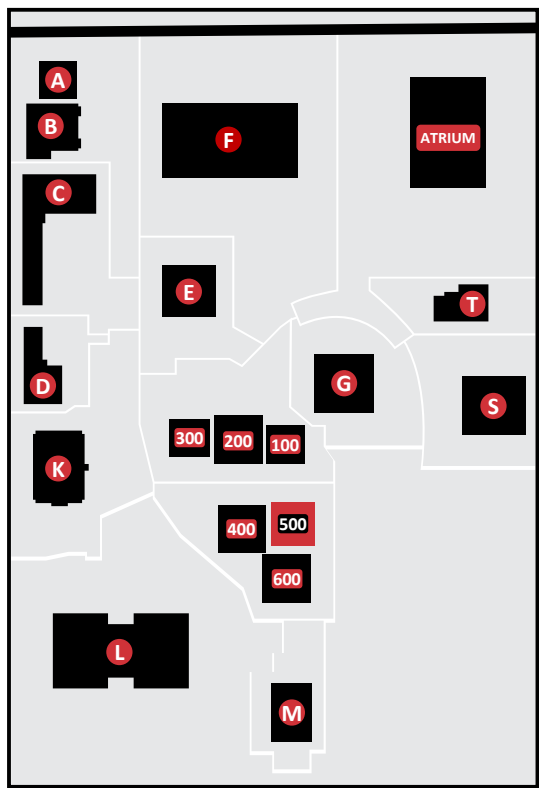


SUITE	SIZE	RATE	PHOTOS	
100% OCCUPIED				<div></div> = LEASED
				<div></div> = AVAILABLE SPACE

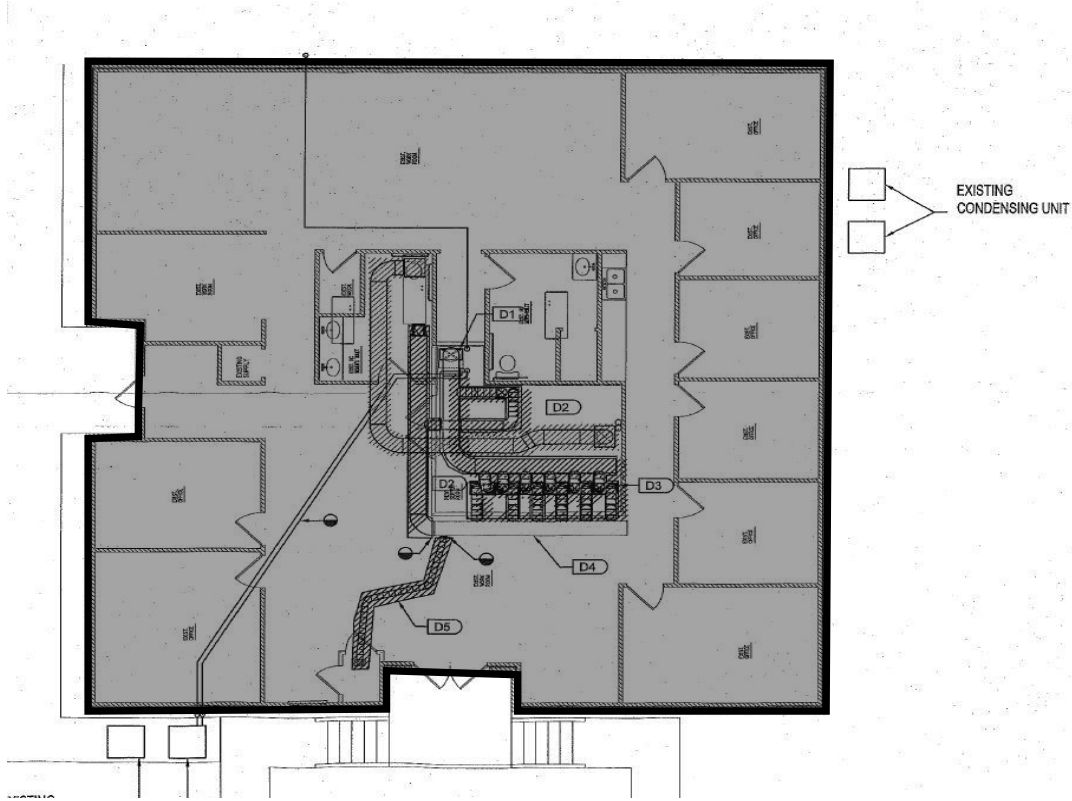
[ALL PROPERTIES](#)

PROPERTY SUMMARY

BUILDING 500 | LEASED



SUITE	SIZE	RATE	PHOTOS
100% OCCUPIED			

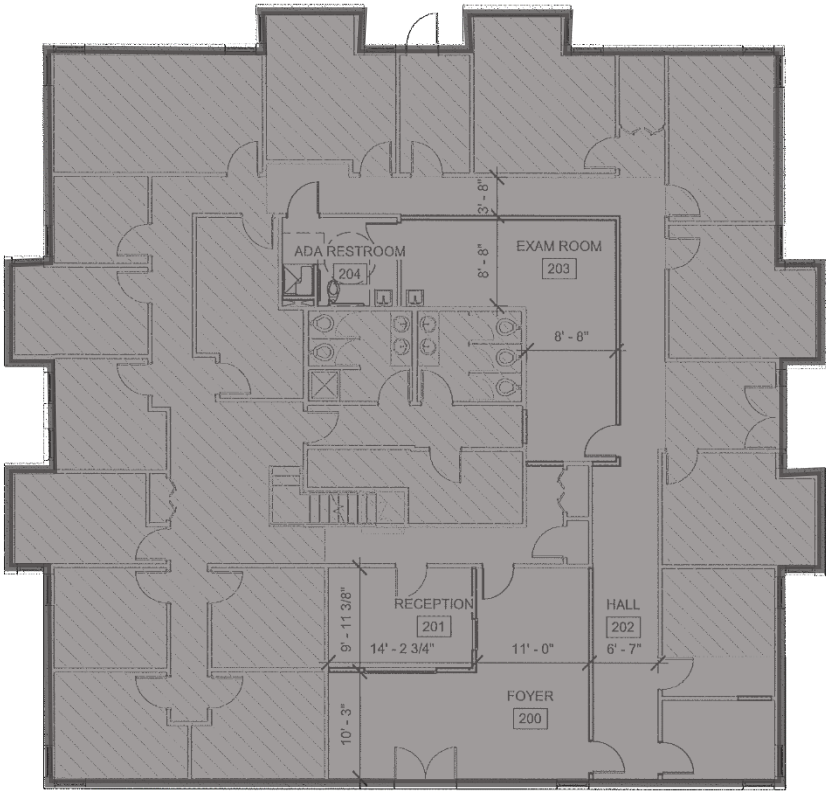
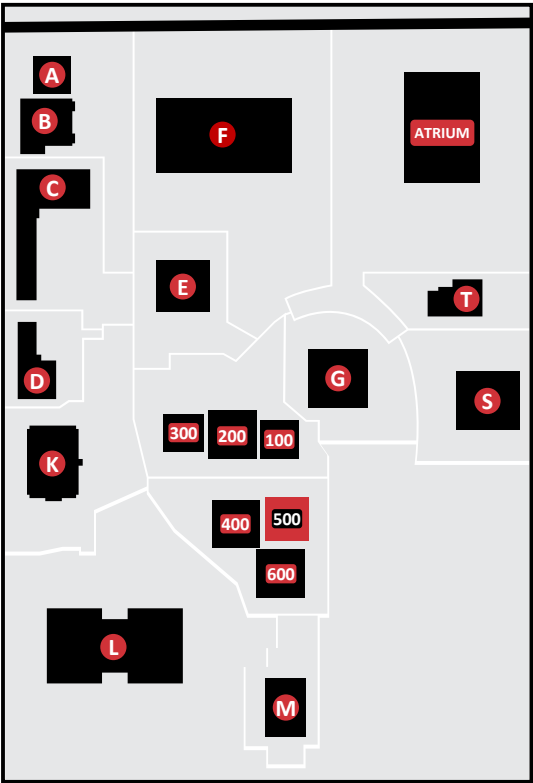


■ = LEASED
■ = AVAILABLE SPACE

[ALL PROPERTIES](#)

PROPERTY SUMMARY

BUILDING 600 | LEASED



SUITE	SIZE	RATE	PHOTOS
100% OCCUPIED			

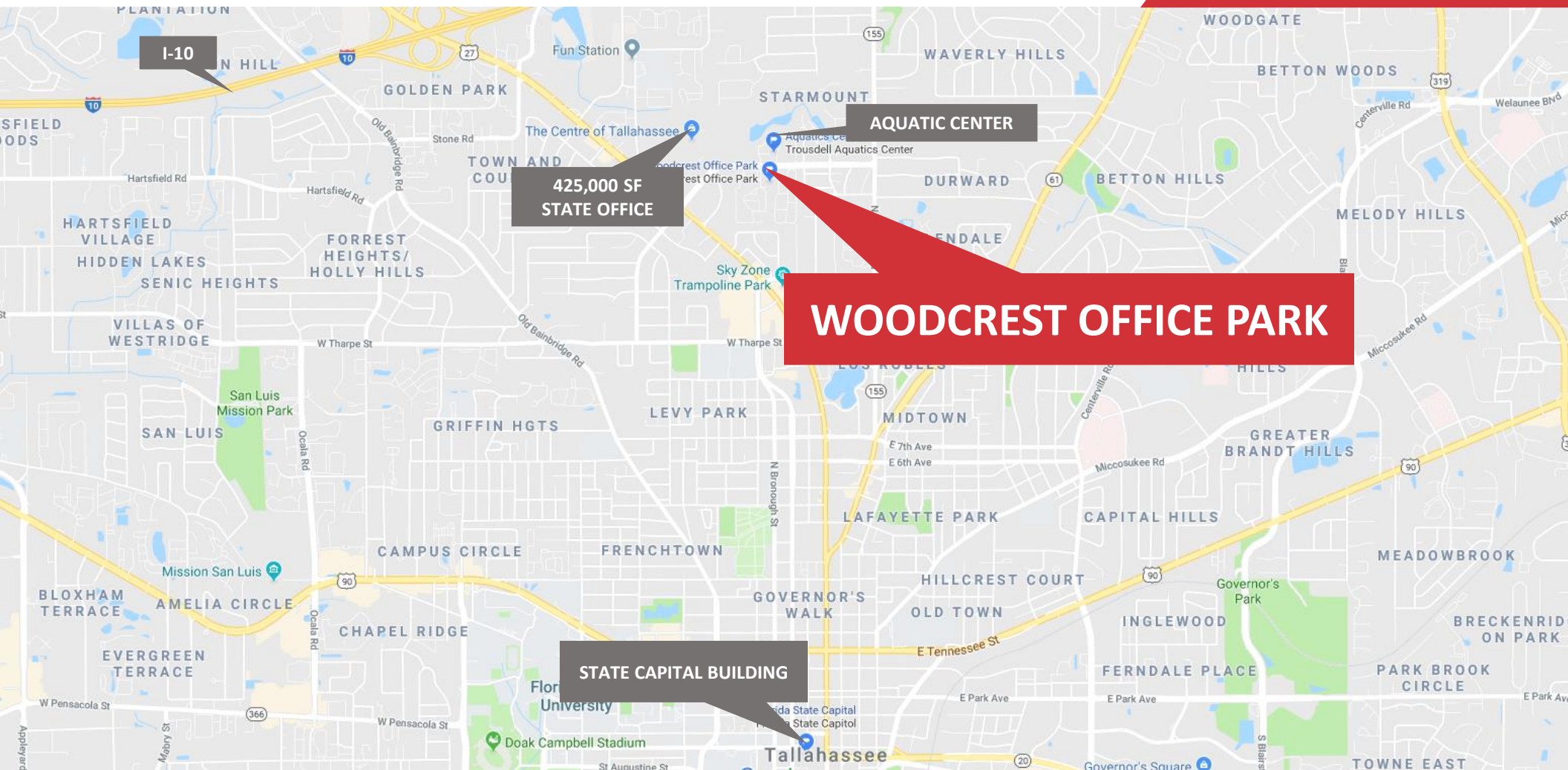
 = LEASED
 = AVAILABLE SPACE

[ALL PROPERTIES](#)

SECTION 2

MARKET OVERVIEW

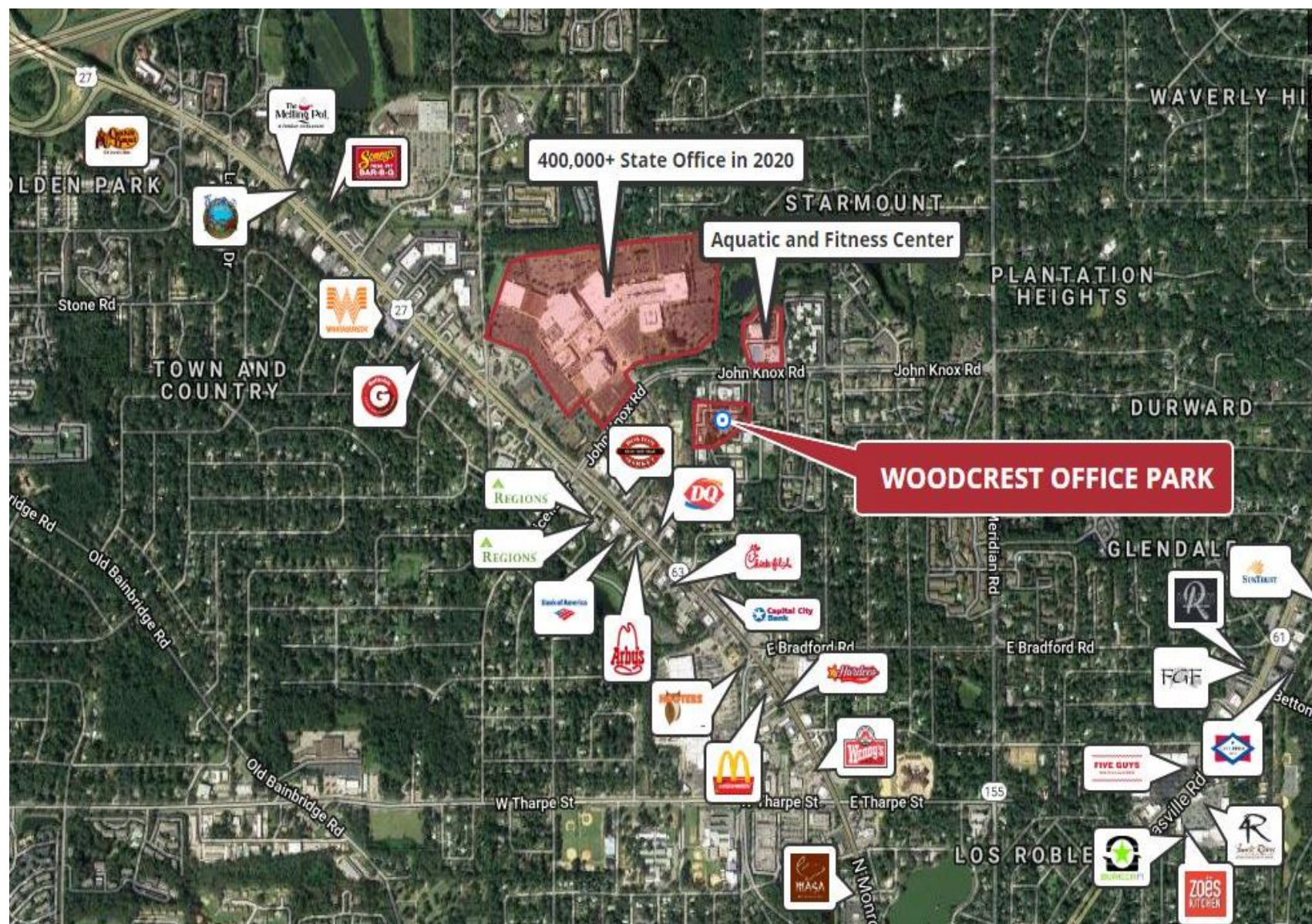
02



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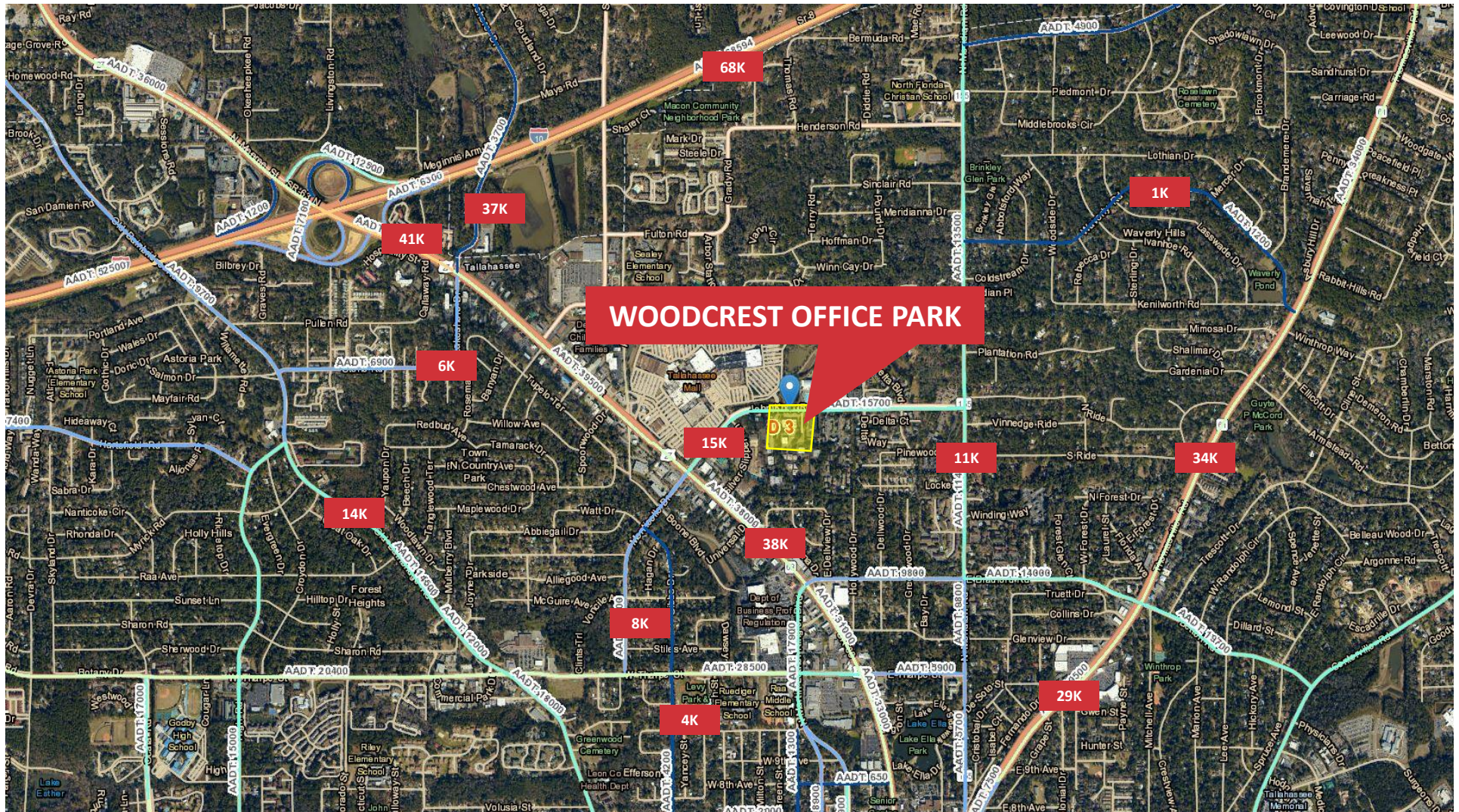
MARKET OVERVIEW

AREA RETAIL & OFFICE



MARKET OVERVIEW

TRAFFIC COUNTS



Traffic Counts Are Averages Per Day According to <https://tdaappsprod.dot.state.fl.us>

MARKET OVERVIEW

DEMOGRAPHICS

2010 Census Profile	1 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION			
Total Population	8,100	78,596	171,716
Median Age	29.3	29.5	29.5
Median Age (Male)	28.9	29.9	29.1
Median Age (Female)	30.0	29.2	30.0
AVERAGE HOUSEHOLD INCOME			
Total Household	3,589	31,561	71,433
# of Persons Per Household	2.3	2.5	2.4
Average Household Income	\$59,941	\$52,335	\$50,556
Average House Values	\$207,015	\$261,327	\$229,853


49%

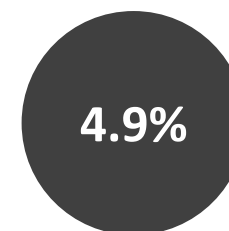
 Bachelors/Grad/Prof
Degree

\$23,664

Median Net Worth


76%

White Collar Workers


4.9%
4.9%

Unemployment Rate



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