

Office Condos

FOR SALE



1309 THOMASVILLE ROAD

Tallahassee, FL 32303

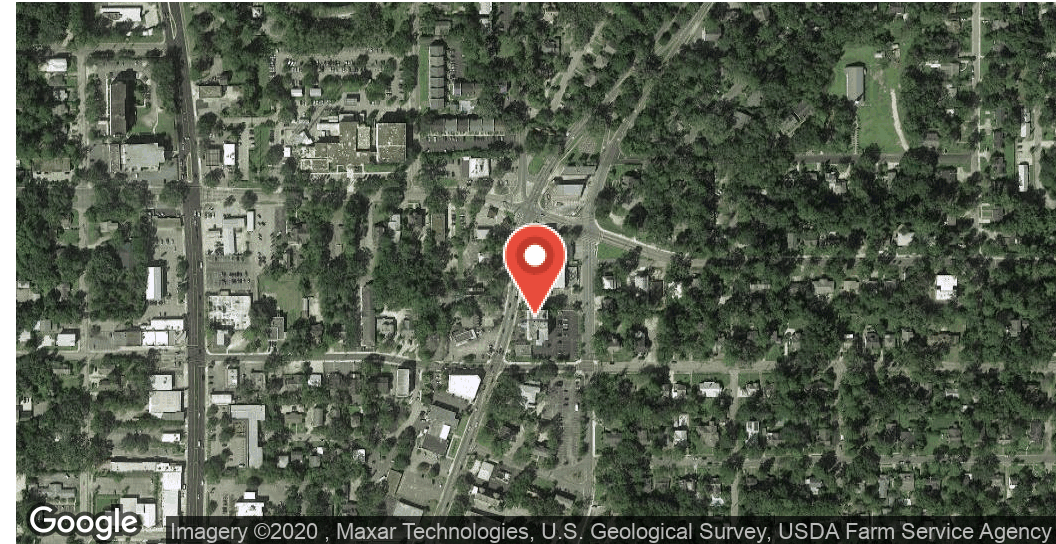
AL RUSSELL

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OFFERING SUMMARY

Sale Price:	Varying by Floor
Building Size:	32,000 SF
Available SF:	6,178 - 25,000 SF

PROPERTY OVERVIEW

Floors 2 - 5 available for sale as office condos (**minimum 1 floor purchase)
Heavy daytime foot and vehicle traffic
5 story building with out parcel - Class A office and retail space
Newly renovated building completed in Fall 2020
125 parking spaces available for building

PROPERTY HIGHLIGHTS

- Located in the heart of Midtown, in an up-and-coming young professional hub
- The city of Tallahassee has proposed a potential parking garage for public use
- The First Floor is fully leased by 3 quality, Class A tenants with one being National
- Shell delivery with hallways, bathrooms, and core finish
- ****BUILD TO SUIT OPTIONS FOR RENOVATED SUITES****

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AVAILABLE UNITS:

	AVAILABLE SF	SALE PRICE
2nd Floor	6421 SF	1,795,000
3rd Floor	6178 SF	1,595,000
4th Floor	6178 SF	1,595,000
5th Floor	6178 SF	1,795,000
4 TOTAL	24,955 SF	

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FOR LEASE // Office Building

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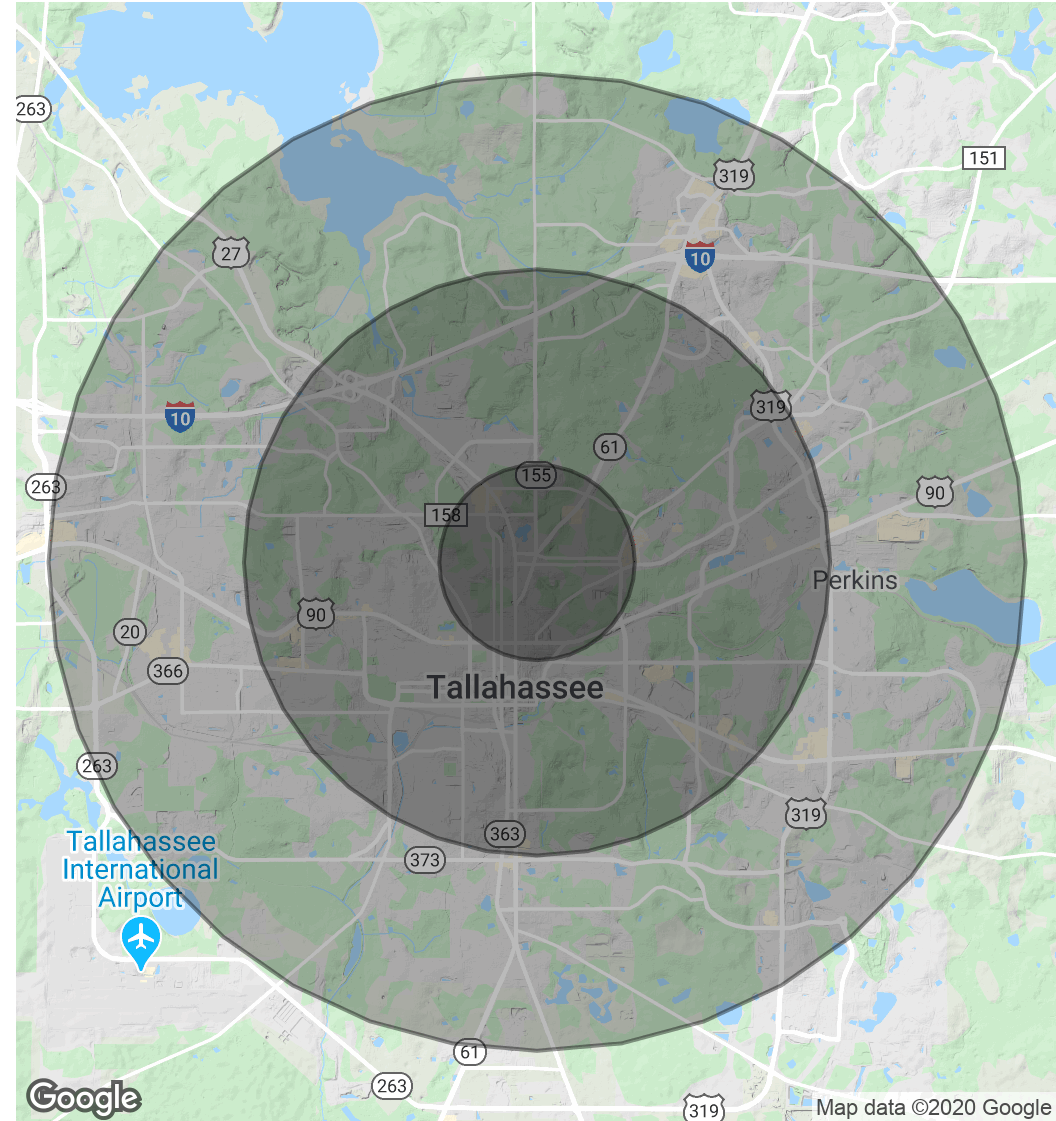
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,354	88,424	173,189
Average age	33.8	28.9	29.5
Average age (Male)	33.6	28.7	28.9
Average age (Female)	35.2	29.1	30.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,458	36,111	72,903
# of persons per HH	1.9	2.4	2.4
Average HH income	\$52,310	\$48,238	\$48,796
Average house value	\$289,223	\$247,555	\$219,116

* Demographic data derived from 2010 US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Premier Commercial Group in compliance with all applicable fair housing and equal opportunity laws.

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