

Office Property  
**FOR LEASE**



# MIDTOWN MARCHE

1309 Thomasville Rd, Tallahassee, FL 32303

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## PROPERTY DESCRIPTION

1309 Thomasville Road at Midtown presents a newly renovated, five-story property for sale at a thriving location. Buyers have the opportunity to purchase full floors on floors two through five as office condos or acquire the entire building if desired. The 31,000 square foot building was modernized in 2020 and now includes a new HVAC system, a first-class instructional gym, a brand new coffee and wine lounge called Vino Beano, and an outdoor patio where guests can enjoy music during the evenings. These modernizations allow buyers to acquire space that will limit future capital expenditures and decrease overall costs. Additionally, the property is perfectly positioned at the heart of Midtown Tallahassee. This up-and-coming young professional hub boasts an eclectic mix of local vendors that create a consistent flow of foot traffic in the area. The site is also within a five-minute drive of Whole Foods Market and Publix Super Market and only 10 minutes to downtown Tallahassee, Florida State University, and Florida A&M University. 1309 Thomasville Road at Midtown is the ideal asset for buyers searching for entire floor and full building opportunities at the heart of Tallahassee.

## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	3,089 - 12,356 SF
Lot Size:	0.65 Acres
Building Size:	32,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,388	4,894	10,780
Total Population	2,241	8,399	20,376
Average HH Income	\$83,928	\$72,533	\$67,529

## PROPERTY HIGHLIGHTS

- The property is a five-story building that features an out parcel, high-end offices, and retail space.
- Available suites on floors four and five are delivered in shell condition and can be built out by buyers as desired.
- Newly renovated in 2020 and now includes an instructional gym and a brand new coffee and wine lounge called Vino Beano.
- 125 parking spaces are available on-site and the city of Tallahassee has proposed a new parking garage for public use nearby.

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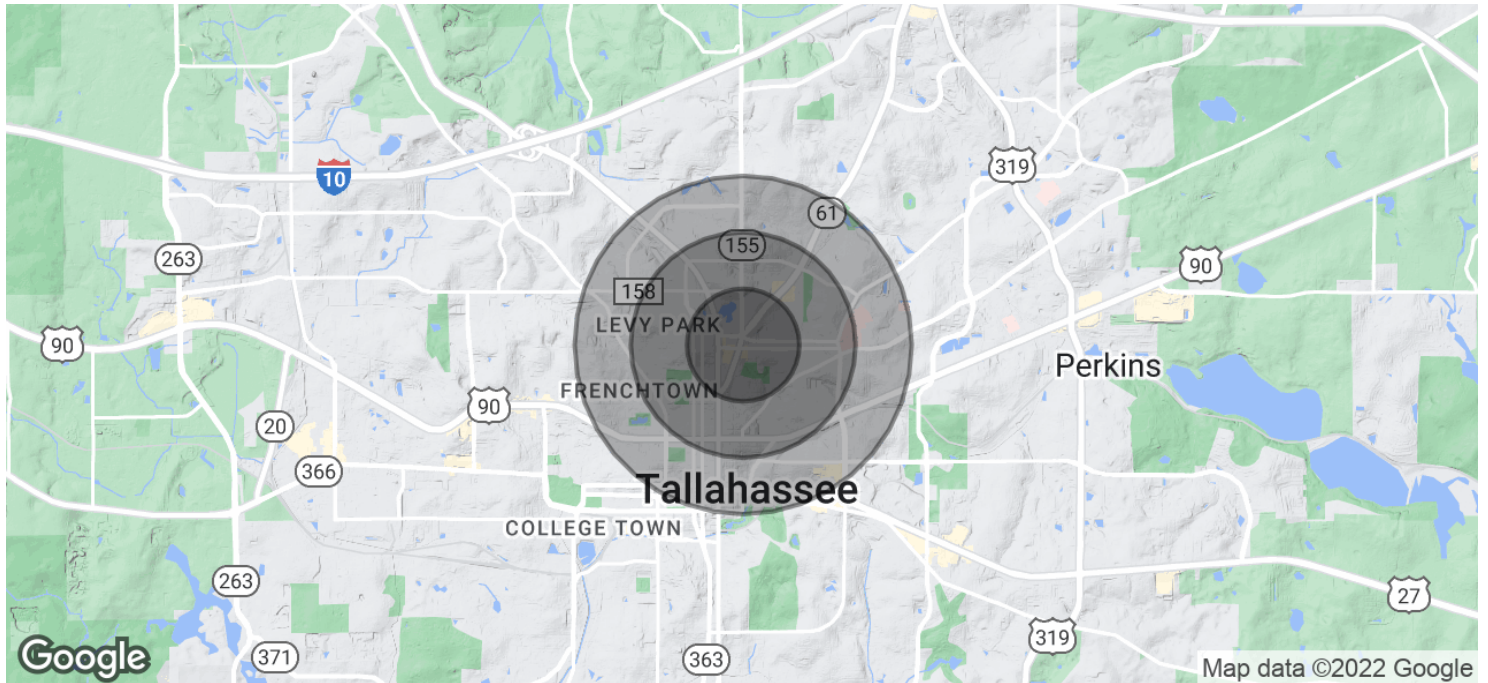
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<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	2,241	8,399	20,376
Average Age	34.3	34.7	35.6
Average Age (Male)	35.5	34.6	35.2
Average Age (Female)	34.6	36.2	37.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	1,388	4,894	10,780
# of Persons per HH	1.6	1.7	1.9
Average HH Income	\$83,928	\$72,533	\$67,529
Average House Value	\$334,993	\$318,586	\$272,820

\* Demographic data derived from 2020 ACS - US Census

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