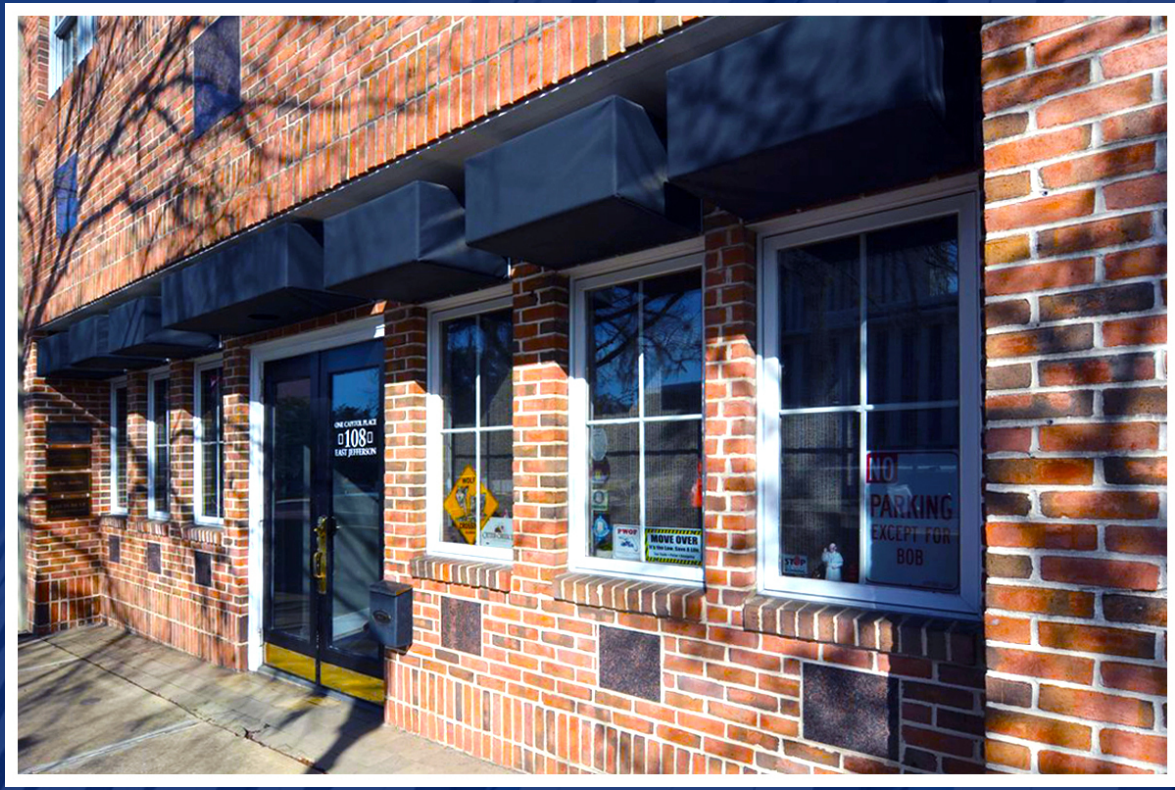
COLDWELL BANKER COMMERCIAL
HARTUNG

ONE CAPITAL PLACE
108 E JEFFERSON ST, TALLAHASSEE, FL 32301

3 SPACES AVAILABLE- 700 - 1,400 SF
$27.00 P/SF FULL SERVICE



FOR LEASE

CBCHARTUNG.COM

OFFICE

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COLDWELL BANKER COMMERCIAL
HARTUNG
3303 Thomasville Road, Tallahassee, FL 32308
850.386.6160

PROPERTY OVERVIEW

OFFERING SUMMARY

3 Spaces Available:	700/900/1400 SF
Lease Rate:	$27 P/SF
Lease Type:	Full Service
Lot Size:	0.06 Acres
Year Built:	1920
Building Size:	4,800 SF
Zoning:	Central Core
Market:	Downtown

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PROPERTY HIGHLIGHTS

- Two story professional office building
- Heart of downtown Tallahassee
- Next to Capitol Complex, City Hall and County Court House
- Walking distance to downtown restaurants and shops

AVAILABLE SPACES

SUITE	LEASE RATE	SIZE (SF)
SUITE A	$27.00 SF/yr	700 SF
SUITE B	$27.00 SF/yr	700 SF
SUITE C	$27.00 SF/yr	900 SF
Suites A & B can be combined for a total of 1,400 SF	$27.00 SF/yr	1,400 SF

The information shown or contained herein is believed to be accurate but is not warranted or guaranteed, is subject to errors, omissions and changes without notice and should be verified independently.

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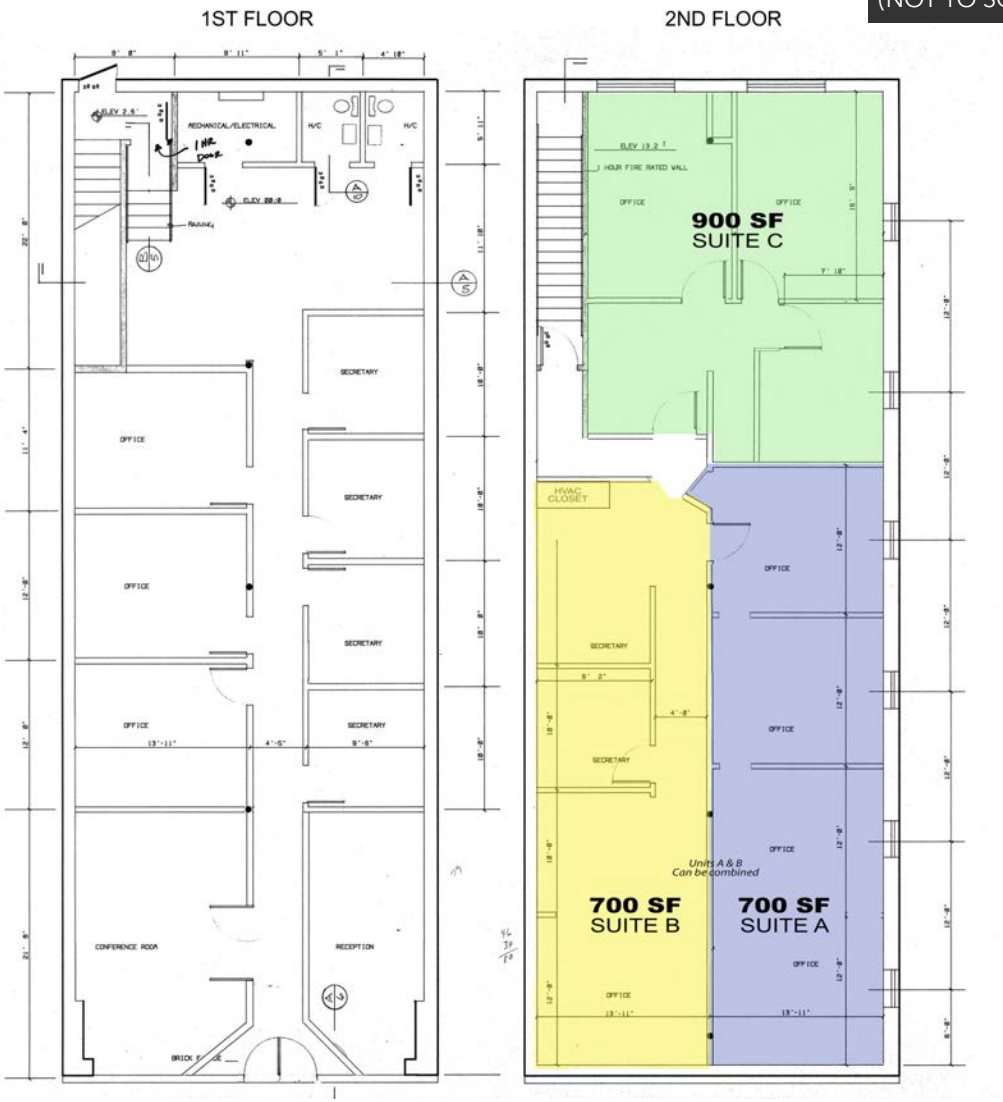
FLOOR PLANS

(NOT TO SCALE) UNITS A & B CAN BE COMBINED



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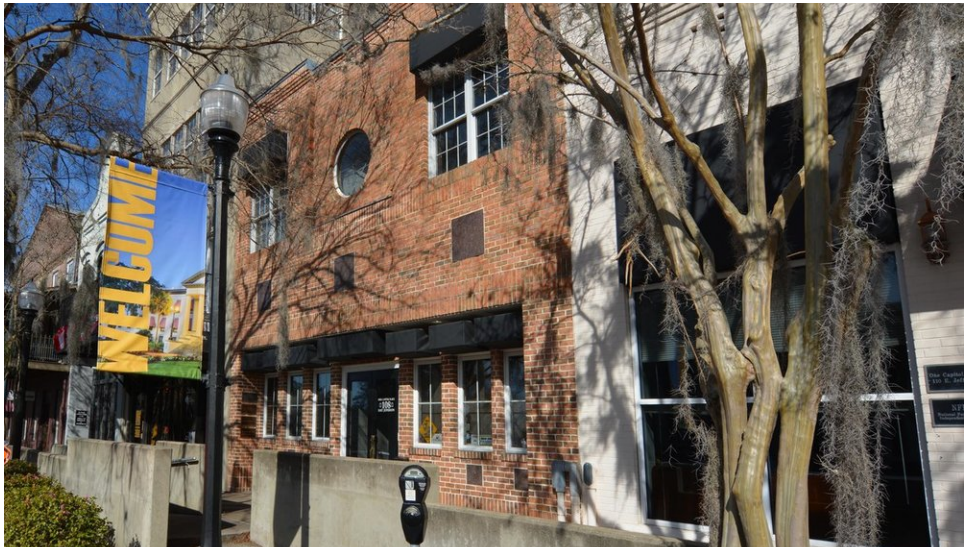
PHOTOS



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DOWNTOWN AERIAL

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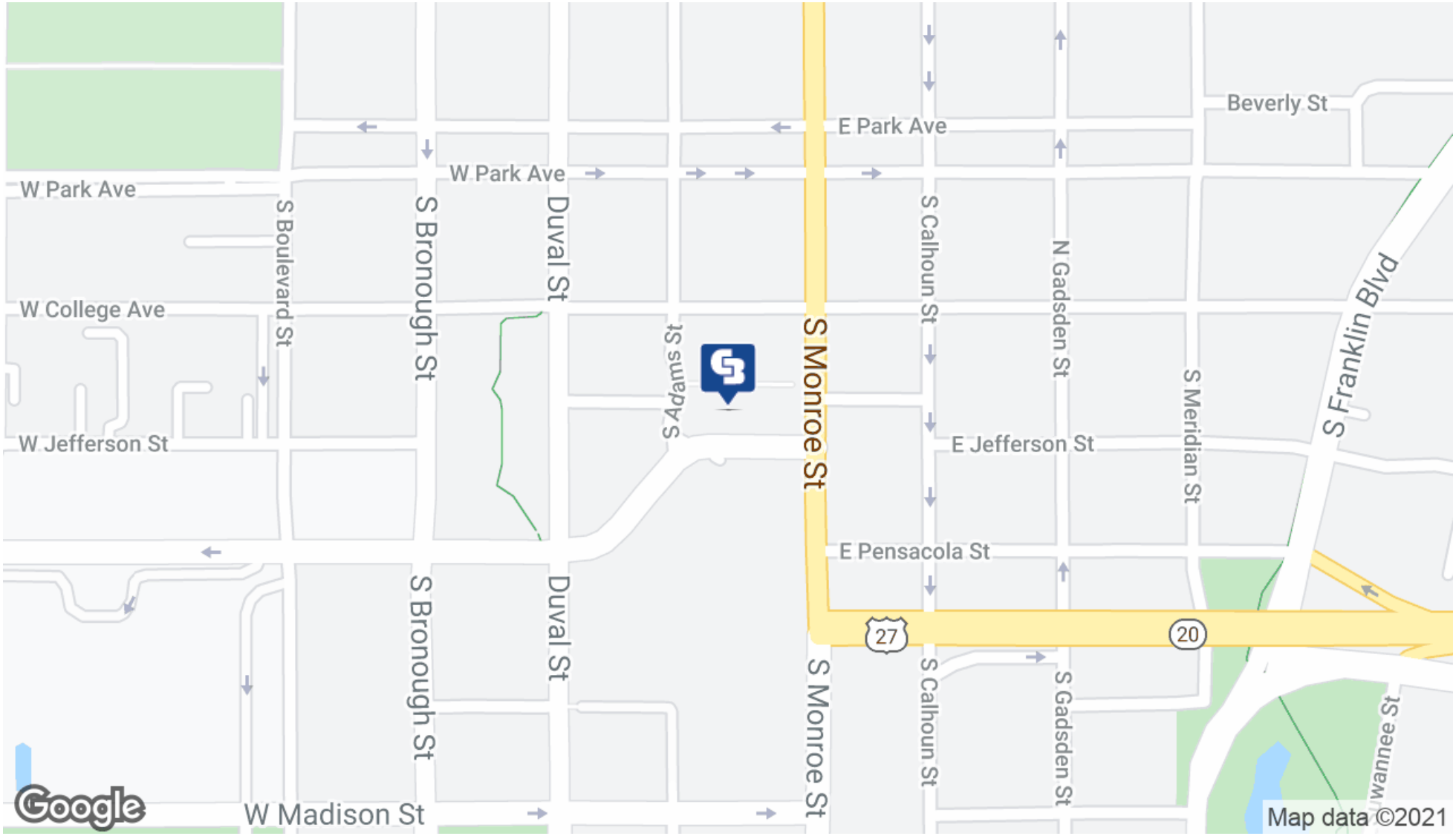
LOCATION MAP



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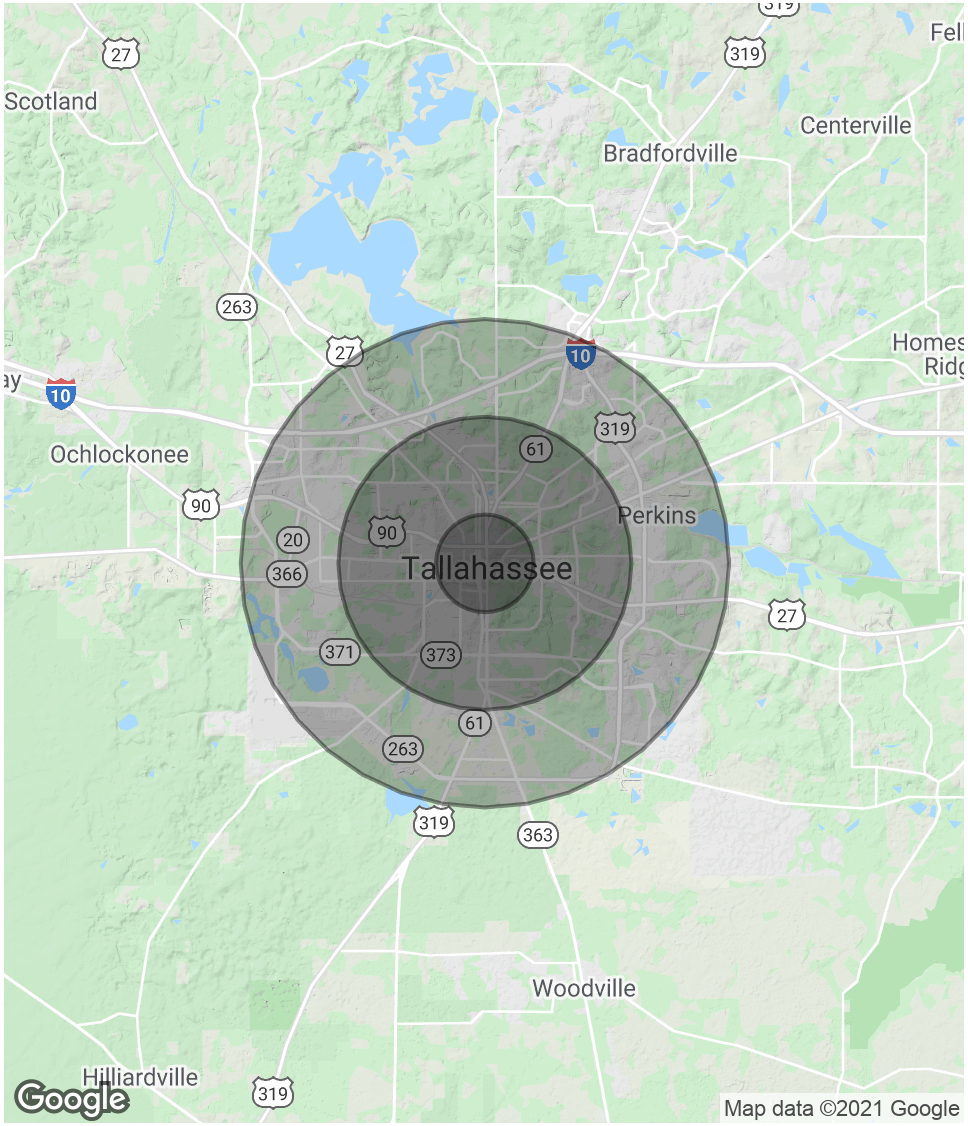
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,849	95,220	168,888
Average age	28.5	27.8	29.0
Average age (Male)	29.0	27.1	28.3
Average age (Female)	28.0	28.4	29.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,028	38,991	70,682
# of persons per HH	2.7	2.4	2.4
Average HH income	$34,785	$40,066	$46,367
Average house value	$258,505	$206,584	$205,996

** Demographic data derived from 2010 US Census*



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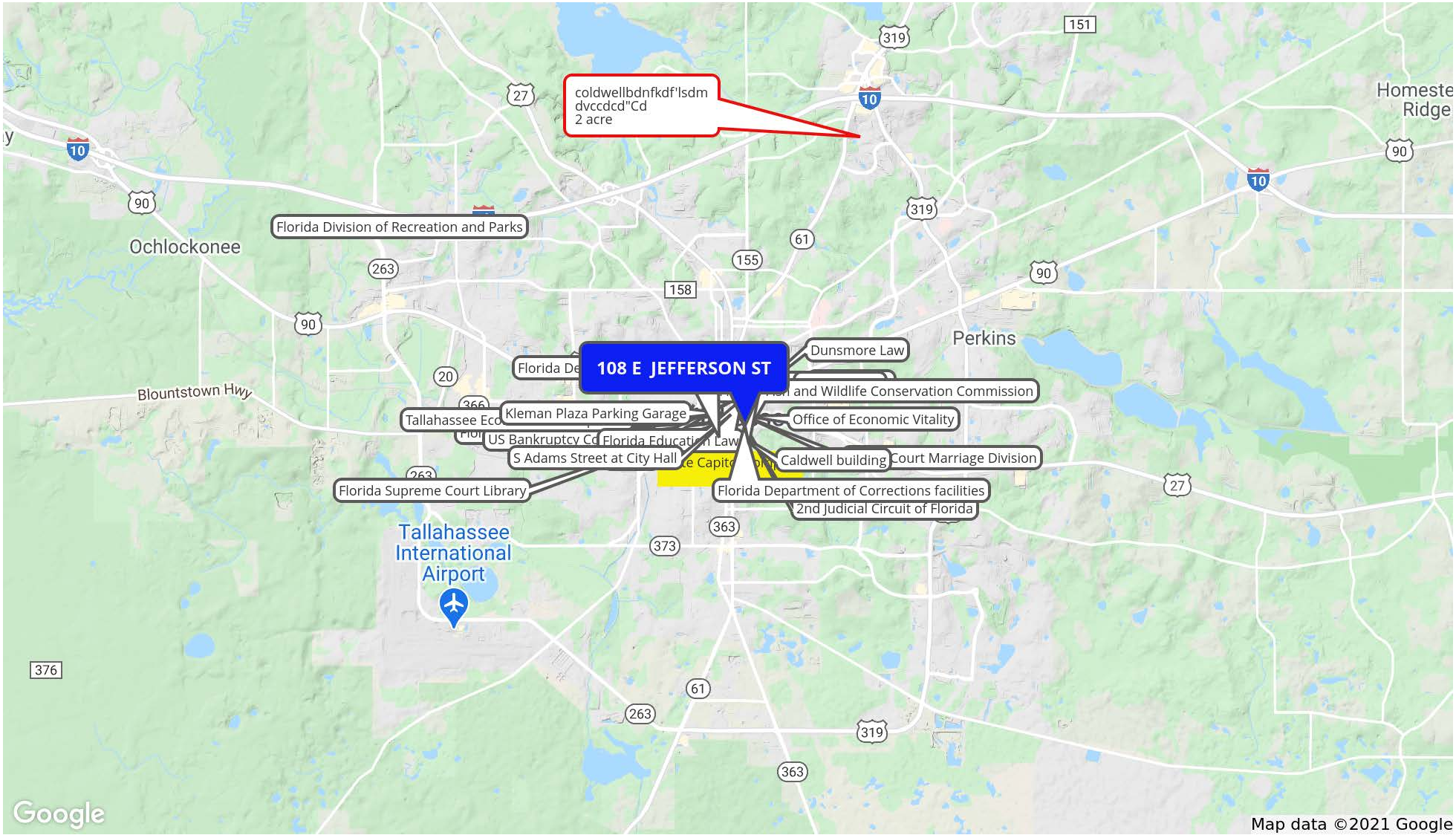
BUSINESS LOCATION MAP



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