



COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR SALE OR LEASE



2624 CENTENNIAL PLACE

Tallahassee, FL 32308

BRAD PARKER

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

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**OFFERING SUMMARY**

Sale Price:	\$900,000.00 (\$200.00 SF)
Available SF:	4,500 SF
Lease Rate:	\$22.00 SF (NNN)
Lot Size:	0.11 Acres
Year Built:	2007
Building Size:	4,500 SF
Zoning:	OR-3
APN:	11-16-44-000-0040

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

Located near Capital Regional Medical Center, this 4,500 sf, A+ quality office building is for sale or lease. The property is located within Centennial Office Park and in close proximity to many professional office and medical buildings, Lowe's, Publix, childcare services and more.

Lease rate: \$22 SF/YR (NNN)

PROPERTY HIGHLIGHTS

- Full Kitchen
- Meeting Space
- Wood Floors
- Floor to Ceiling Windows
- Built-in Cabinetry
- High Ceilings
- Custom Finishes
- Front Door Parking

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ADDITIONAL PHOTOS

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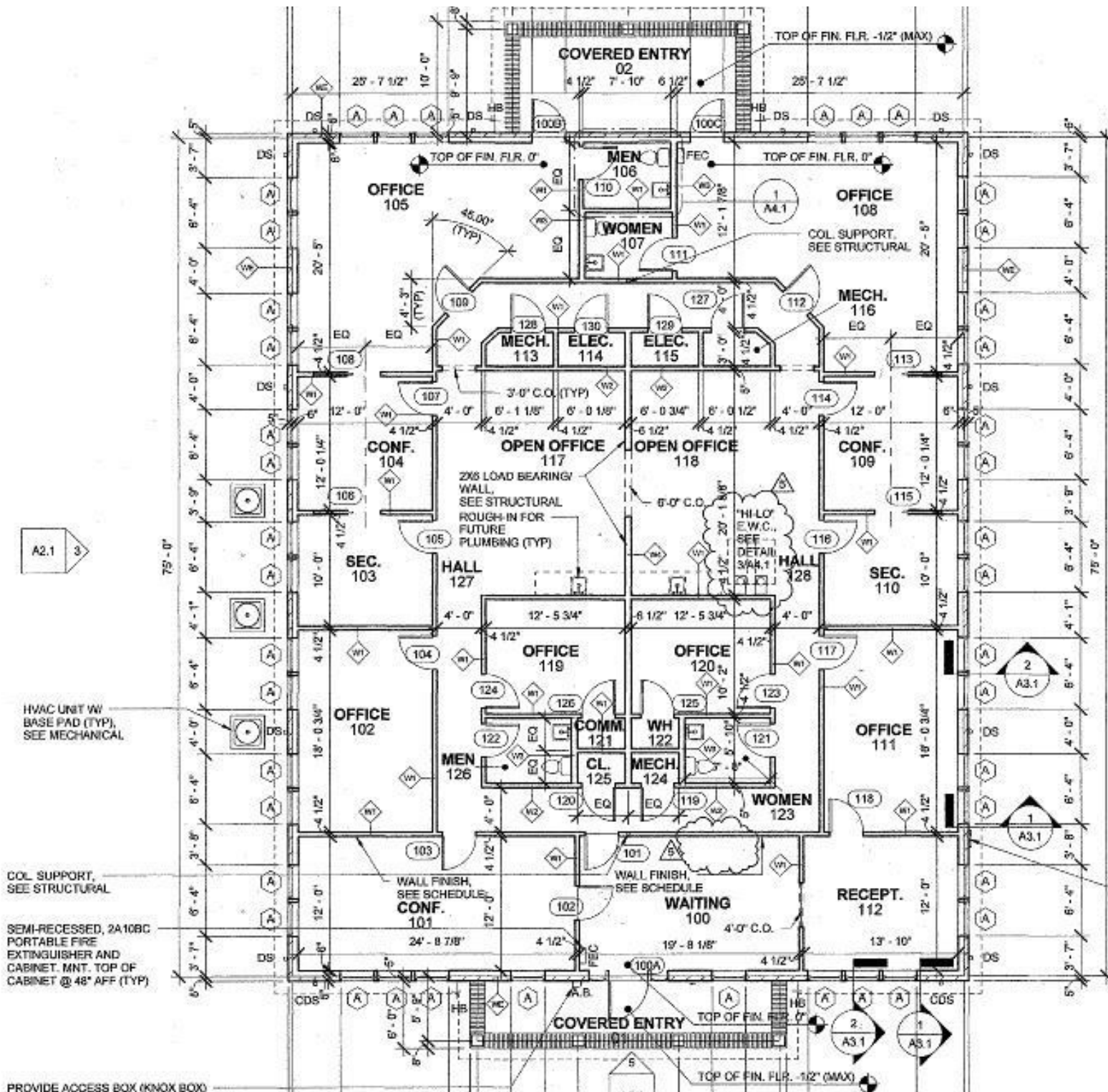




FLOOR PLANS

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A2.1 3

HVAC UNIT W/
BASE PAD (TYP).
SEE MECHANICAL

COL. SUPPORT,
SEE STRUCTURAL

SEMI-RECESSED, 2A10BC
PORTABLE FIRE
EXTINGUISHER AND
CABINET. MNT. TOP OF
CABINET @ 48" AFF (TYP)

PROVIDE ACCESS BOX (KNOX BOX)

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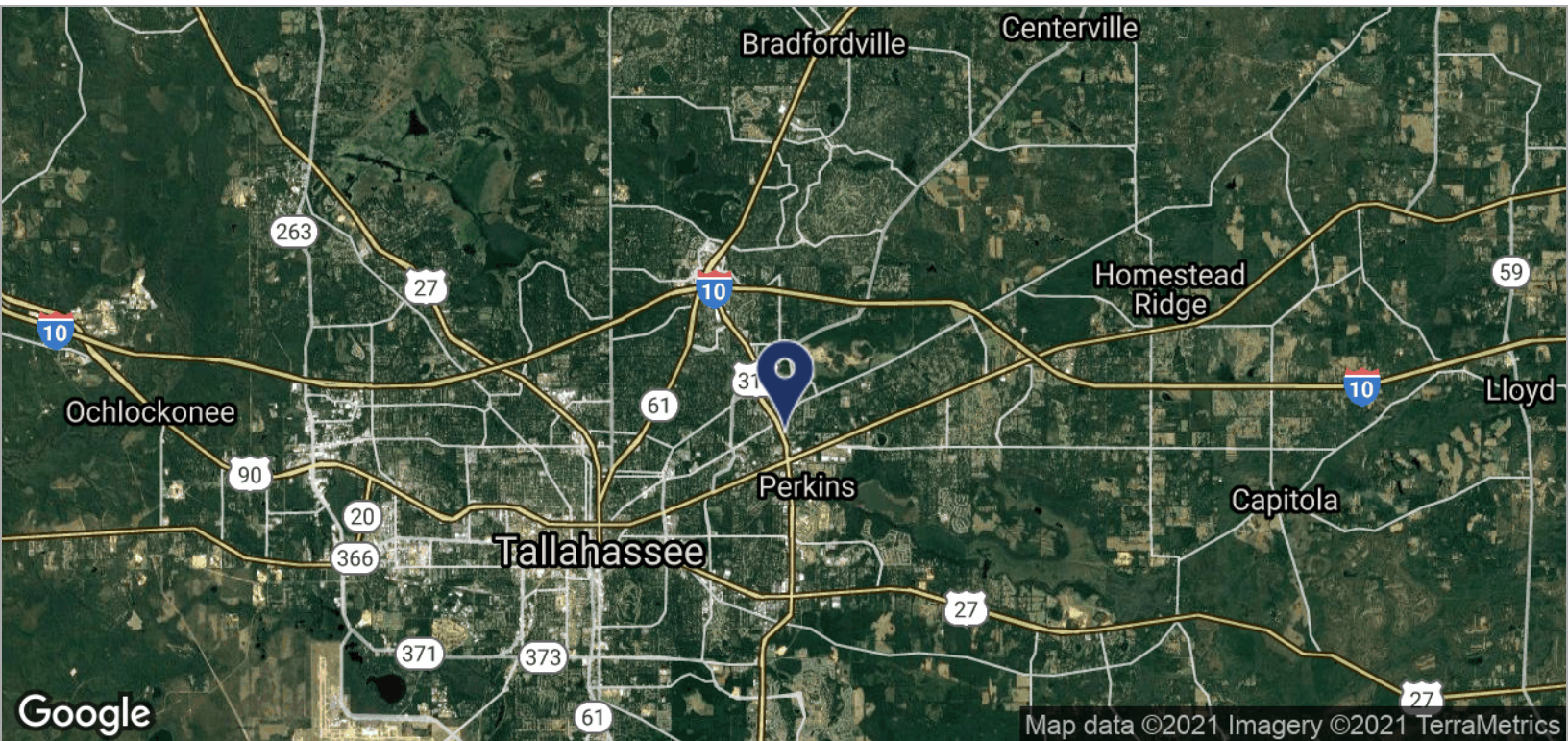
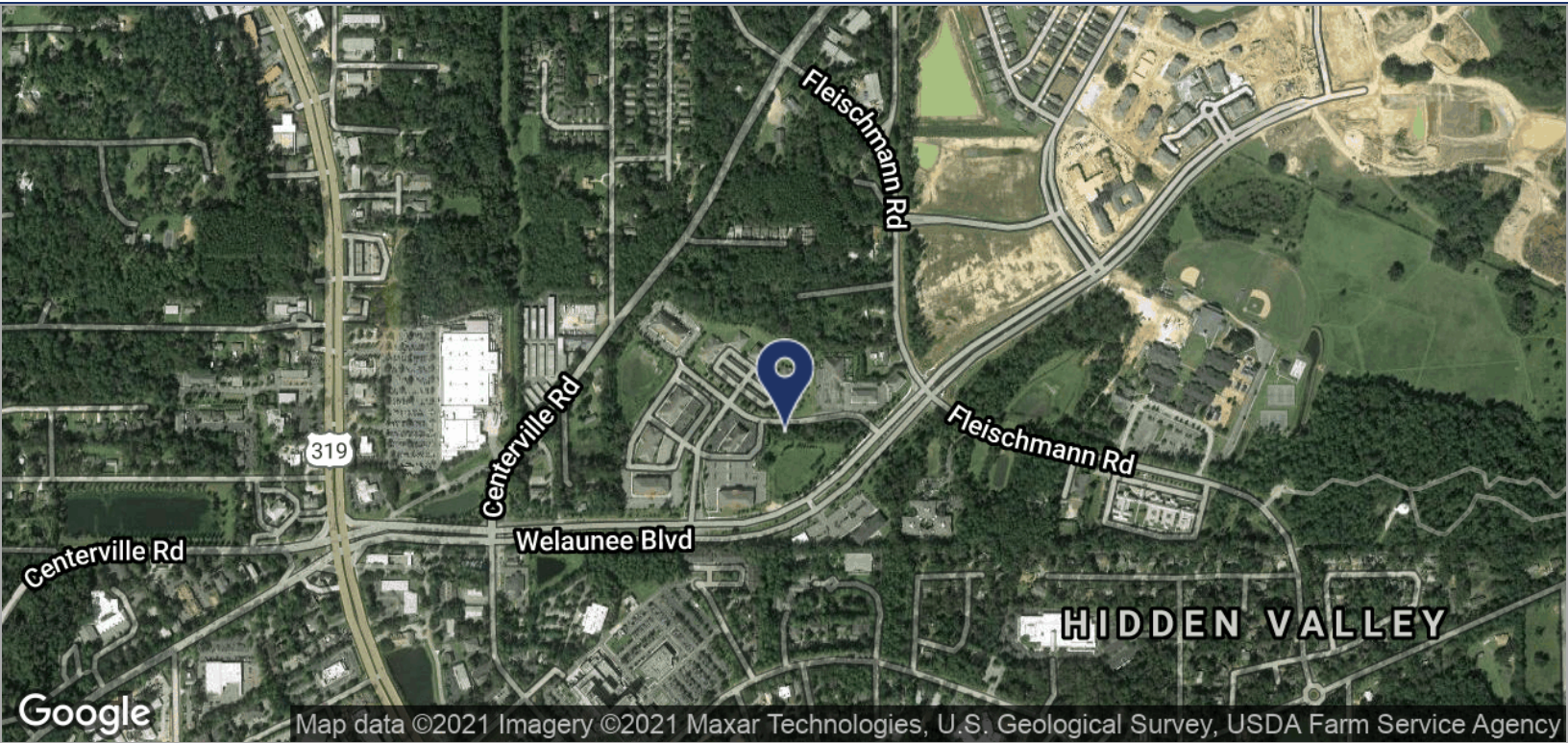




LOCATION MAPS

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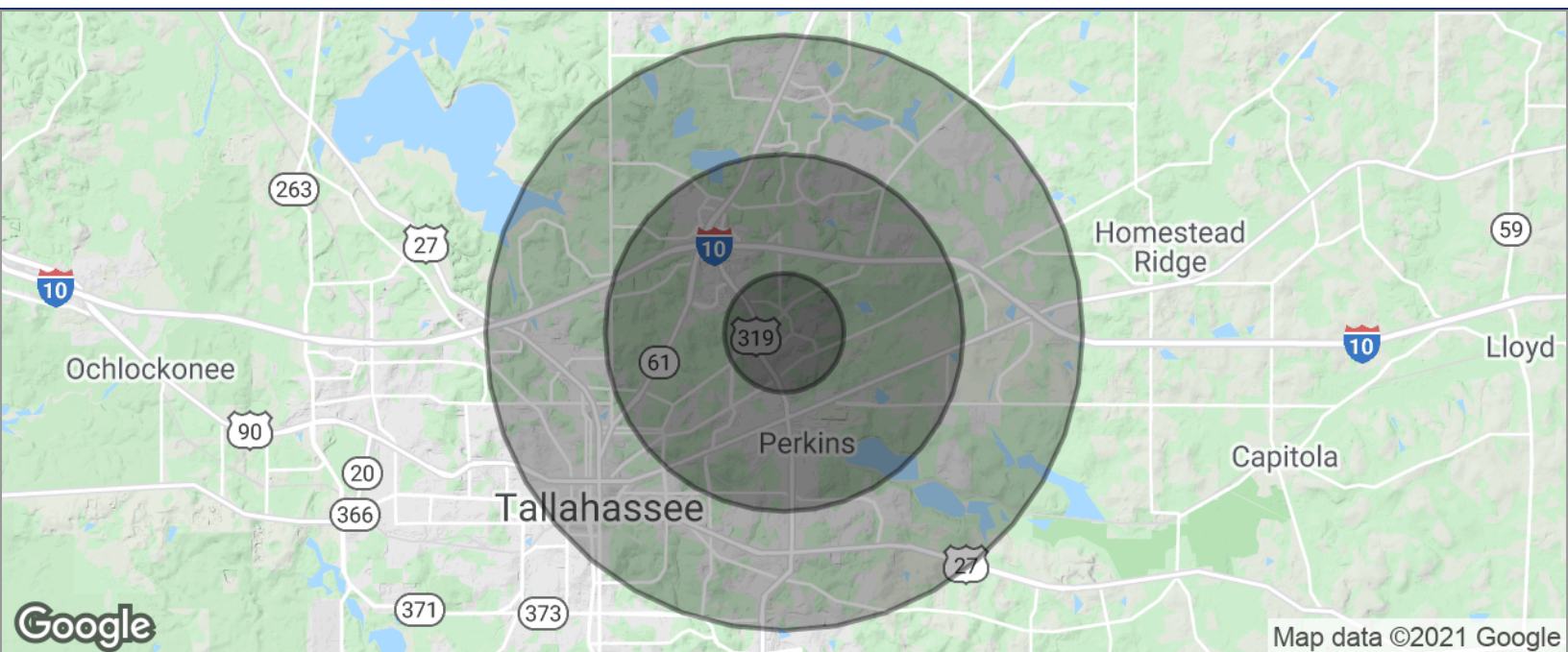




DEMOGRAPHICS MAP

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**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,690	41,187	106,065
MEDIAN AGE	40.1	39.6	37.1
MEDIAN AGE (MALE)	38.5	38.8	36.4
MEDIAN AGE (FEMALE)	41.0	40.6	37.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,698	19,529	48,330
# OF PERSONS PER HH	2.2	2.1	2.2
AVERAGE HH INCOME	\$72,699	\$76,967	\$71,750
AVERAGE HOUSE VALUE	\$230,365	\$260,163	\$266,884

* Demographic data derived from 2010 US Census

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