



COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR SALE/LEASE



Commonwealth Office Park

1966 Commonwealth Lane, Tallahassee, FL 32303

LEWIS BUFORD

Partner/Broker
850.591.6363
lewis@tlgproperty.com

TLG REAL ESTATE SERVICES

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



EXECUTIVE SUMMARY

COMMONWEALTH OFFICE PARK

1966 COMMONWEALTH LANE, TALLAHASSEE, FL 32303



OFFERING SUMMARY

Sale Price:	\$575,000
Price / SF:	\$45.46
Available SF:	12,648 sf
Lease Rate:	\$12.00 sf
Lot Size:	0.89 Acres
Year Built:	2001
Building Size:	12,648 sf
APN:	21-20-32-000-0090
Zoning:	PUD

PROPERTY HIGHLIGHTS

- A 2-story, 12,648 sf office building, with 75 shared parking spaces
- Built in 2001 and includes an elevator and 2 internal stairwells
- Several large conference rooms, systems furniture and 2 breakrooms
- Available February 2020

Lewis Buford
850.591.6363
lewis@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

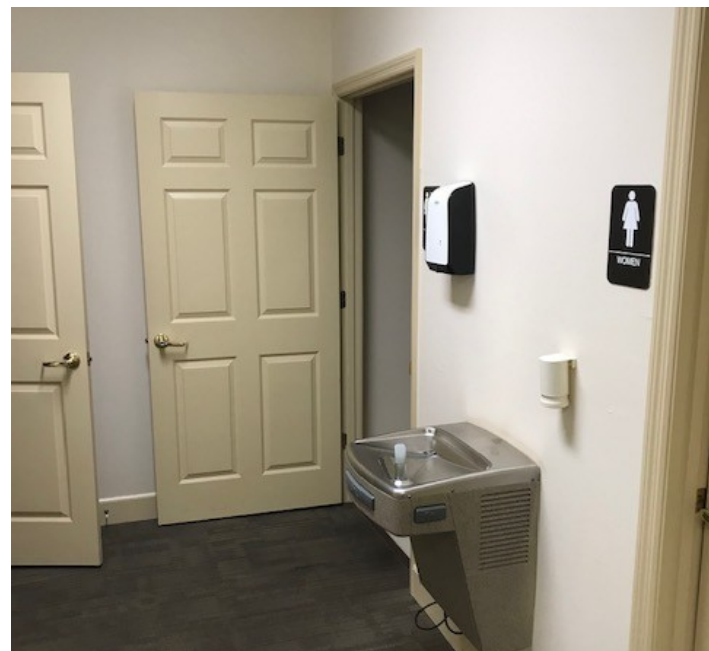




ADDITIONAL PHOTOS

COMMONWEALTH OFFICE PARK

1966 COMMONWEALTH LANE, TALLAHASSEE, FL 32303



Lewis Buford
850.591.6363
lewis@tlgproperty.com

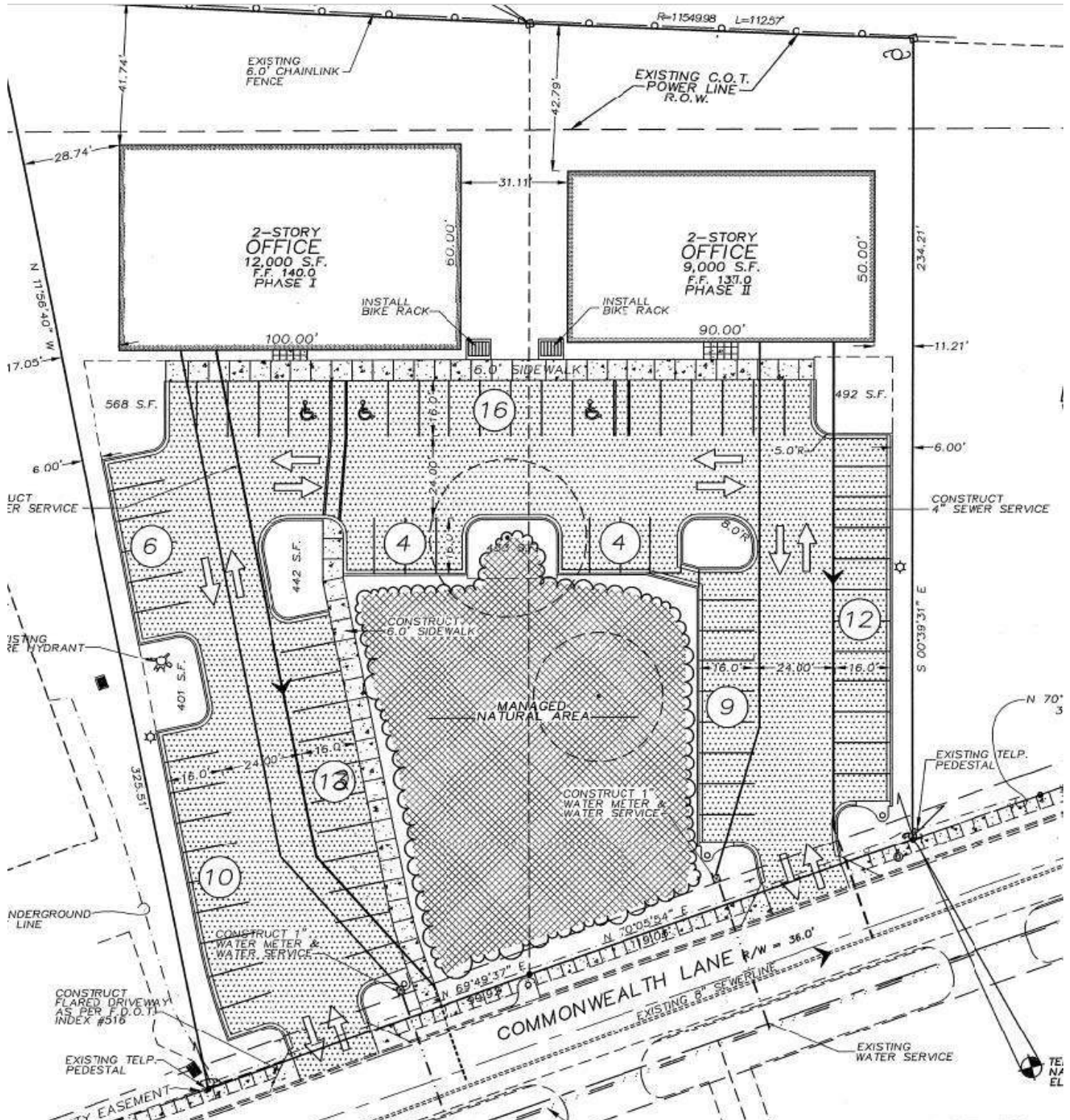
TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





COMMONWEALTH OFFICE PARK

1966 COMMONWEALTH LANE, TALLAHASSEE, FL 32303



Lewis Buford
850.591.6363
lewis@tlgproperty.com

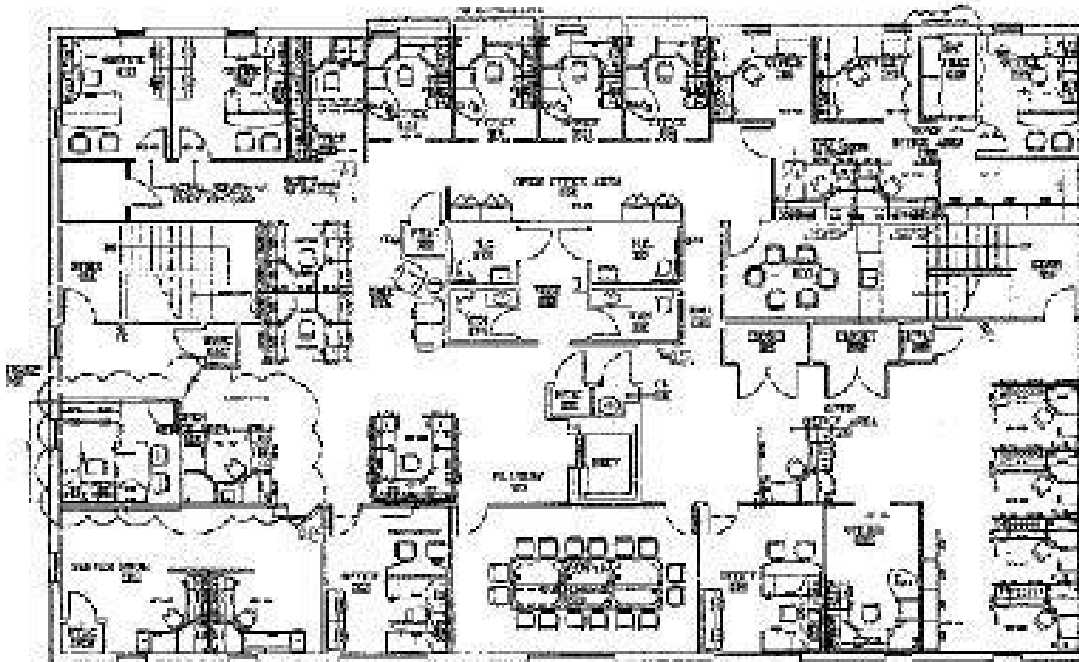
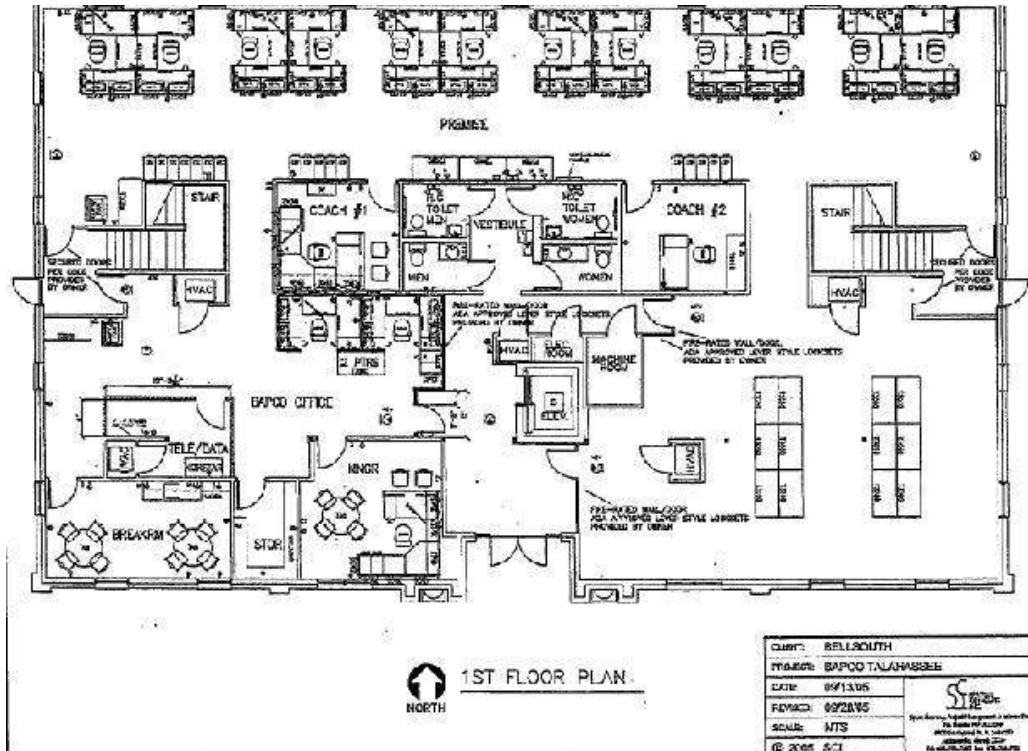
TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





COMMONWEALTH OFFICE PARK

1966 COMMONWEALTH LANE, TALLAHASSEE, FL 32303



Lewis Buford
 850.591.6363
 lewis@tlgproperty.com

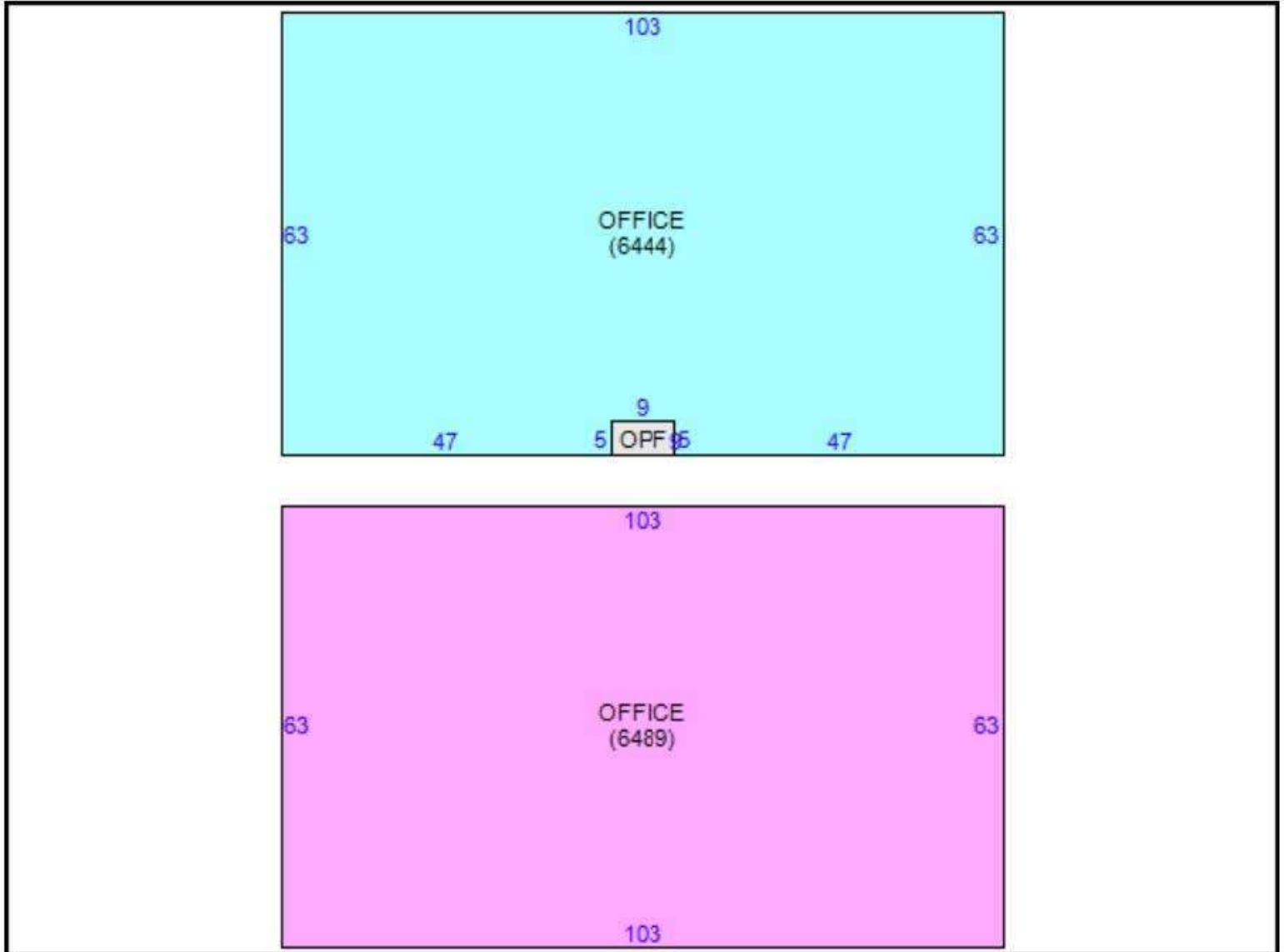
TLG REAL ESTATE SERVICES
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
 850.385.6363





COMMONWEALTH OFFICE PARK

1966 COMMONWEALTH LANE, TALLAHASSEE, FL 32303



Options

Type	Line #	Item	Area
Commercial	1	OFFICE - 300:OFFICE	6,444
Commercial	2	OFFICE - 300:OFFICE	6,489
Commercial Feature	1	OPF - OPF:Open Porch Finish	45

Lewis Buford
850.591.6363
lewis@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

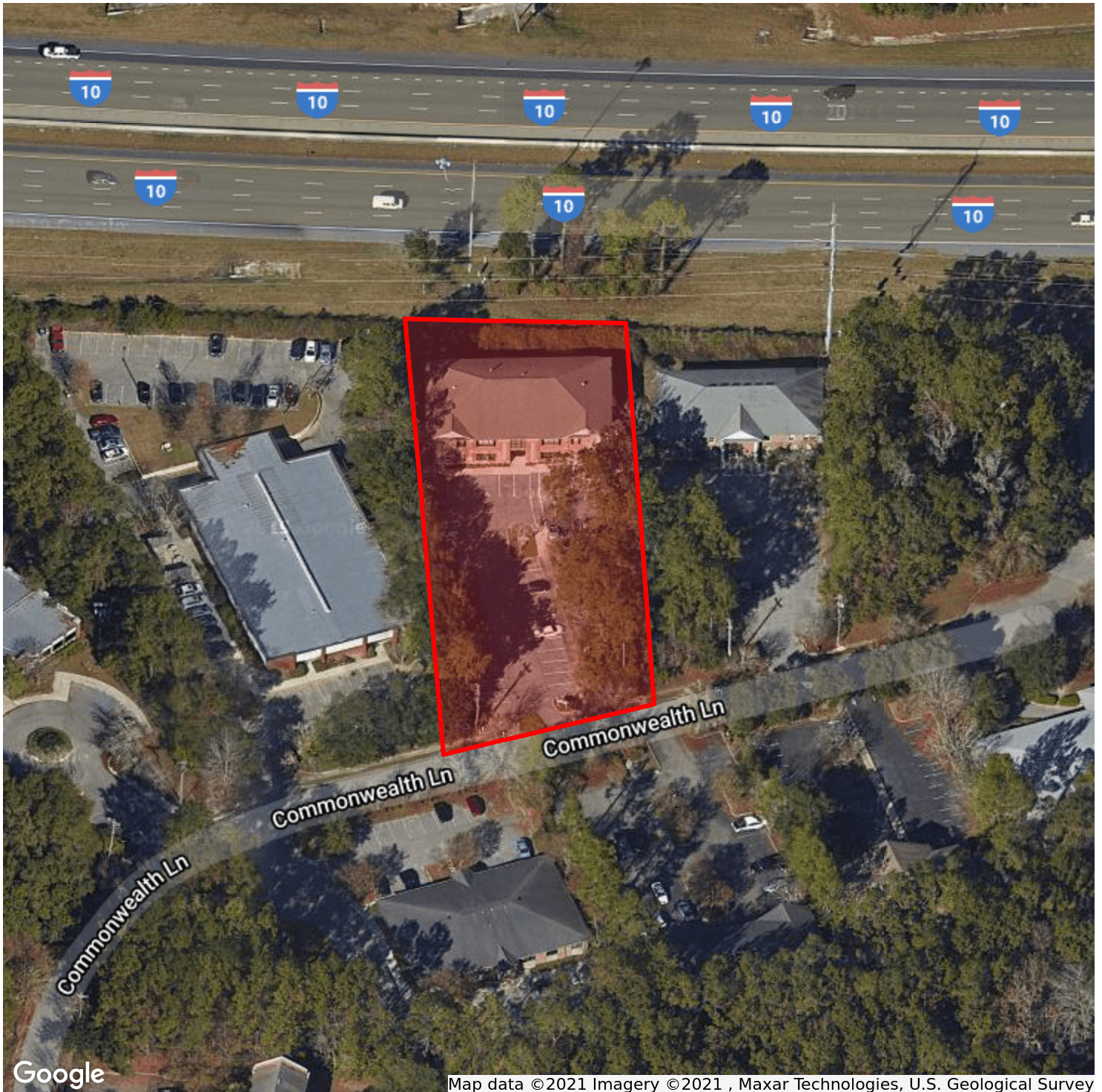




PARCEL MAP

COMMONWEALTH OFFICE PARK

1966 COMMONWEALTH LANE, TALLAHASSEE, FL 32303



Map data ©2021 Imagery ©2021 , Maxar Technologies, U.S. Geological Survey

Lewis Buford
850.591.6363
lewis@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

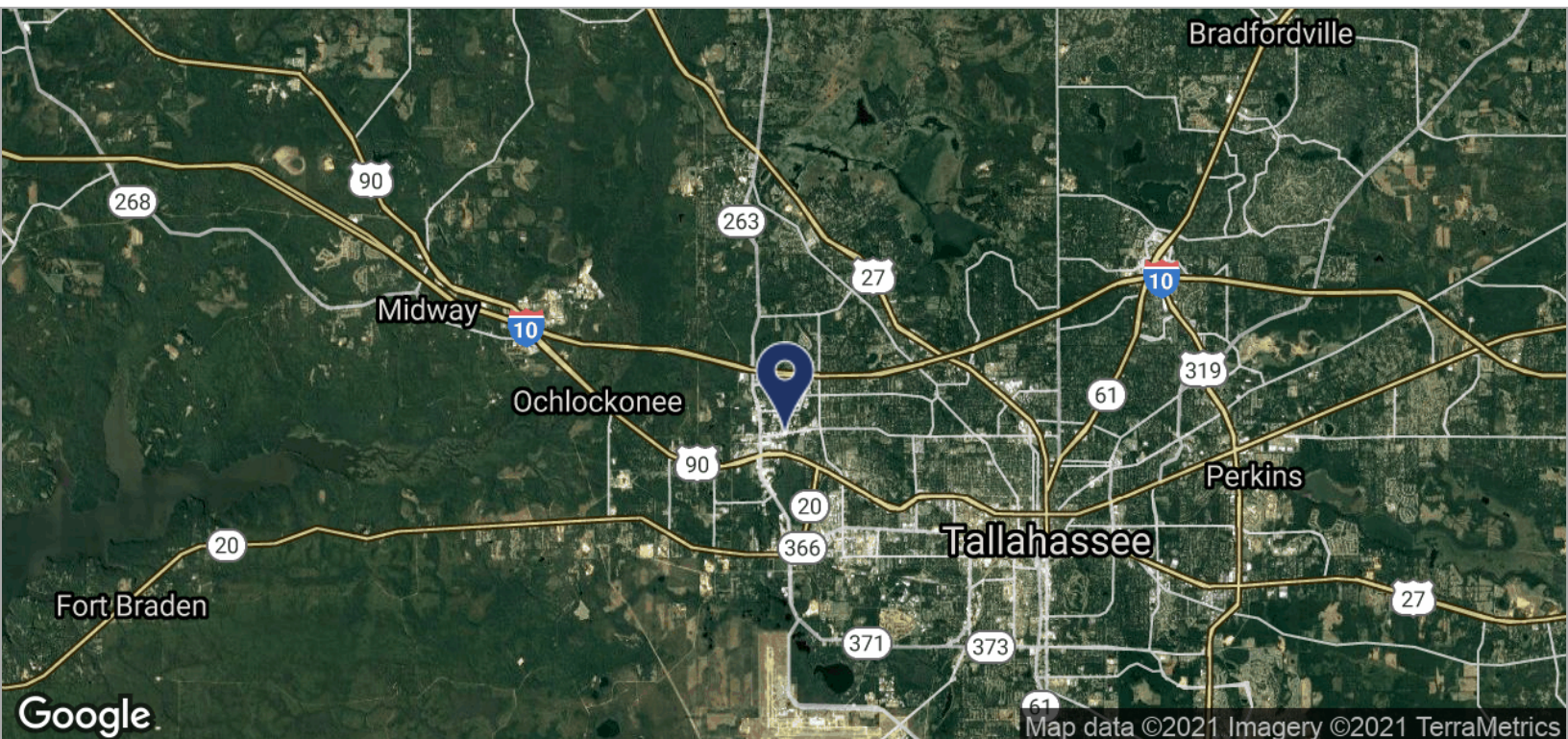
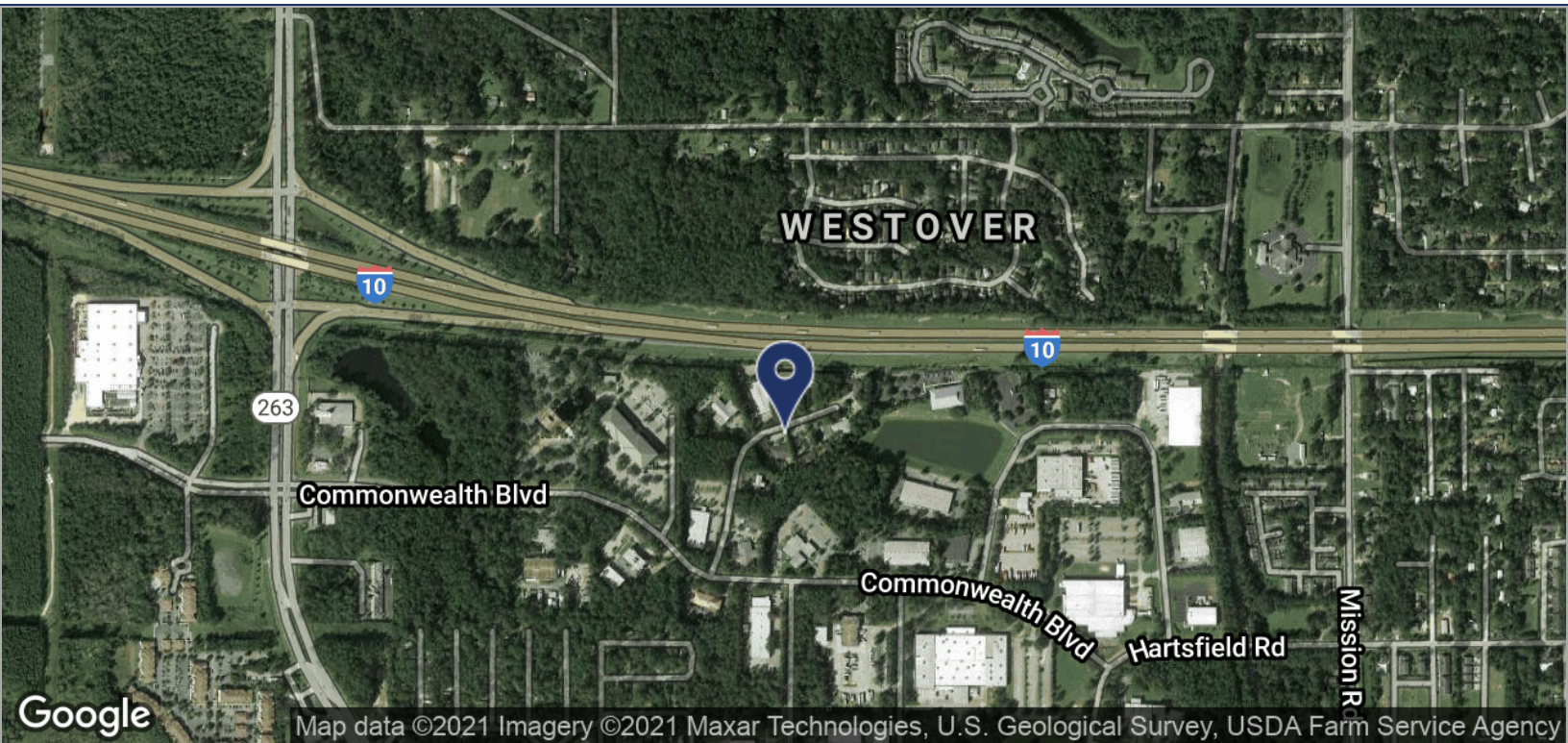




LOCATION MAPS

COMMONWEALTH OFFICE PARK

1966 COMMONWEALTH LANE, TALLAHASSEE, FL 32303



Lewis Buford
850.591.6363
lewis@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363

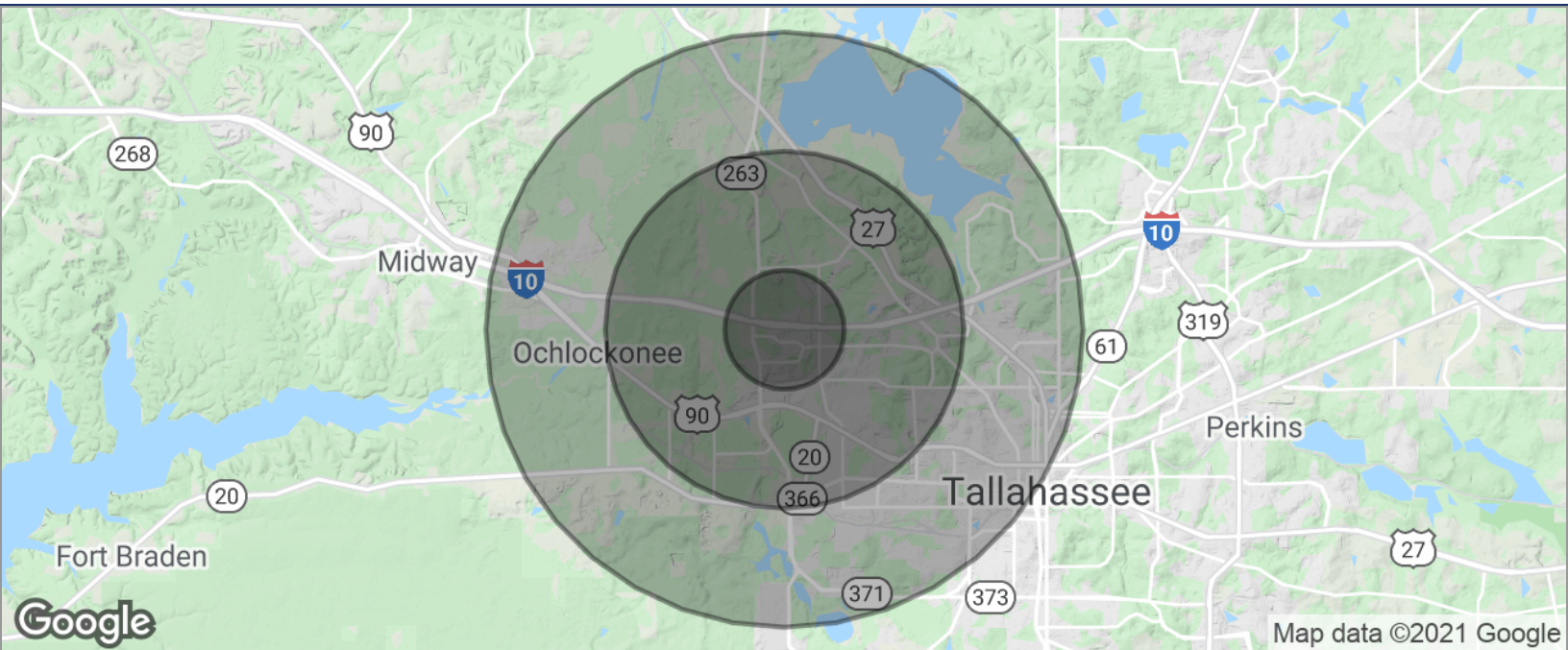




DEMOGRAPHICS MAP

COMMONWEALTH OFFICE PARK

1966 COMMONWEALTH LANE, TALLAHASSEE, FL 32303



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,565	44,465	111,538
MEDIAN AGE	26.5	26.3	26.2
MEDIAN AGE (MALE)	26.6	26.3	26.2
MEDIAN AGE (FEMALE)	26.4	26.4	26.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,562	17,586	42,232
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$48,855	\$44,284	\$40,745
AVERAGE HOUSE VALUE	\$161,904	\$157,757	\$160,457

* Demographic data derived from 2010 US Census

Lewis Buford
 850.591.6363
 lewis@tlgproperty.com

TLG REAL ESTATE SERVICES
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
 850.385.6363

