



COMMERCIAL REAL ESTATE

OFFICE SPACE FOR LEASE



MIDTOWN OFFICE SPACE

1117 Thomasville Road
Tallahassee, FL 32303

MARK BEAUDOIN

Broker/Associate
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TLG REAL ESTATE SERVICES

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



EXECUTIVE SUMMARY

MIDTOWN OFFICE SPACE

1117 THOMASVILLE ROAD, TALLAHASSEE, FL 32303



Shared Conference Room

OFFERING SUMMARY

Available SF: 1,415 - 3,100 sq. ft.**Lease Rate:** \$12.00 sf (Full Service)**Lot Size:** 0.826 Acres**Building Size:** 16,000 sq. ft.**APN:** 21-25-53-0000-0020**Zoning:** CU-45**[Click Here for Zoning Information](#)**

PROPERTY OVERVIEW

Great opportunity for office space in the Midtown area and priced affordably at \$12 per sq. ft. (Full Service). Several suite configurations up to 3,100 sq. ft. Parking and shared use of the conference room and kitchen are included. Combination of existing hard offices and cubicles. (See Floor Plan)

Contact Danielle Austin at 850.727.6684 for leasing information.

LOCATION OVERVIEW

Conveniently located on Thomasville Road next to Whataburger and Midtown Reader. Access to Thomasville Rd. or N. Gadsden St.

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ADDITIONAL PHOTOS

MIDTOWN OFFICE SPACE

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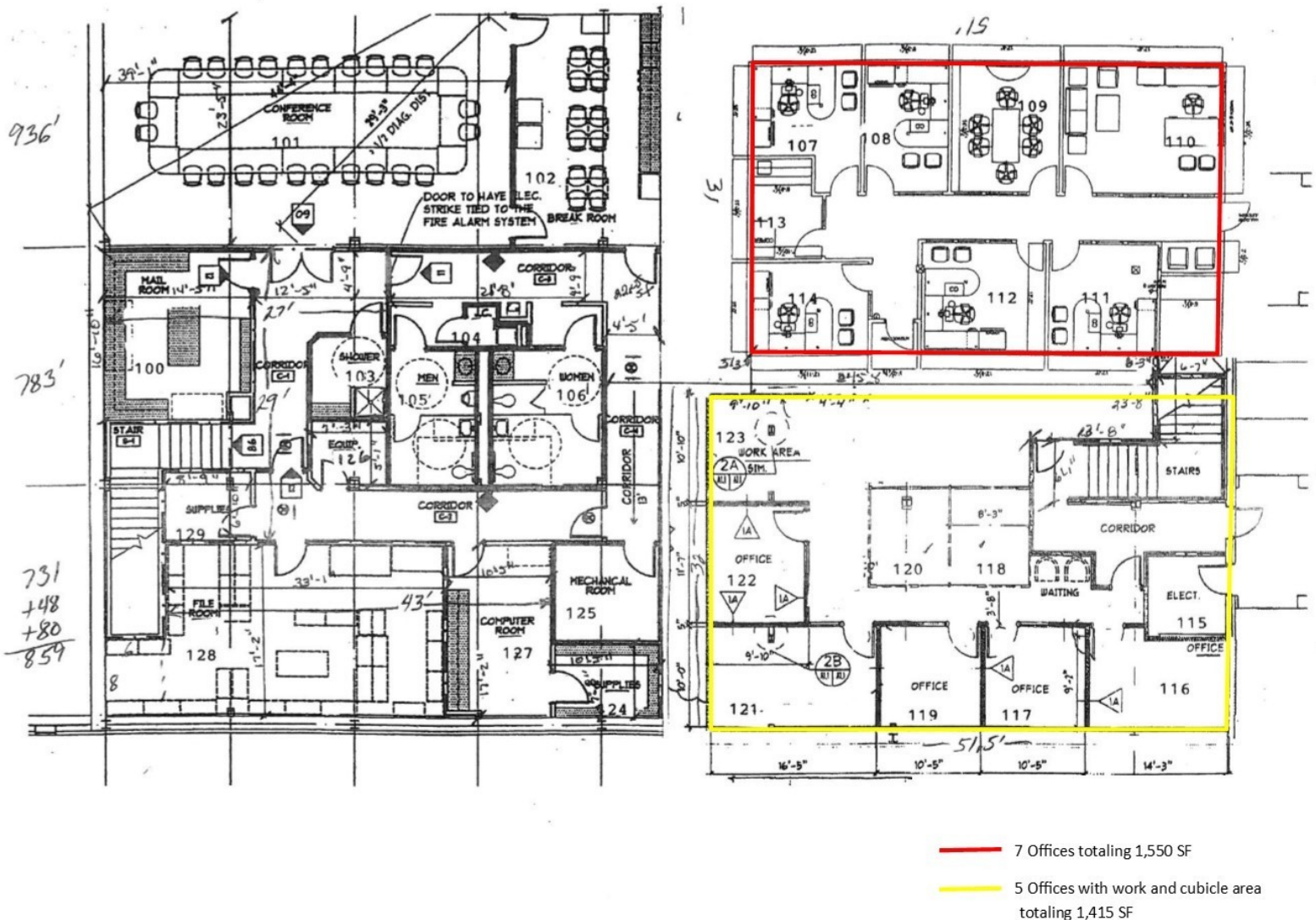
FLOOR PLAN

MIDTOWN OFFICE SPACE

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Shared Common Spaces

Offices for Lease



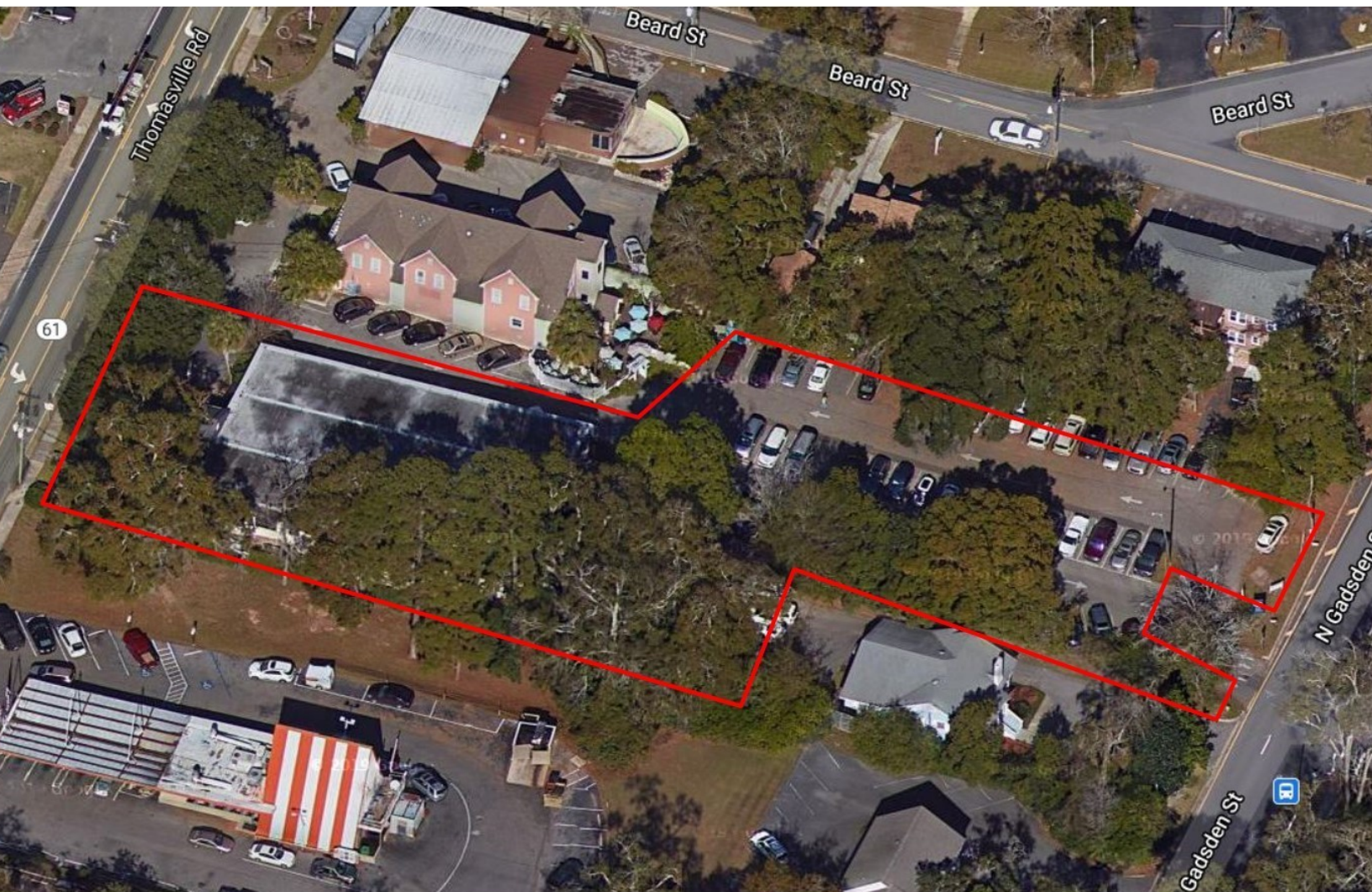
First Floor



AERIAL/PARCEL PHOTO

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RETAILER MAP

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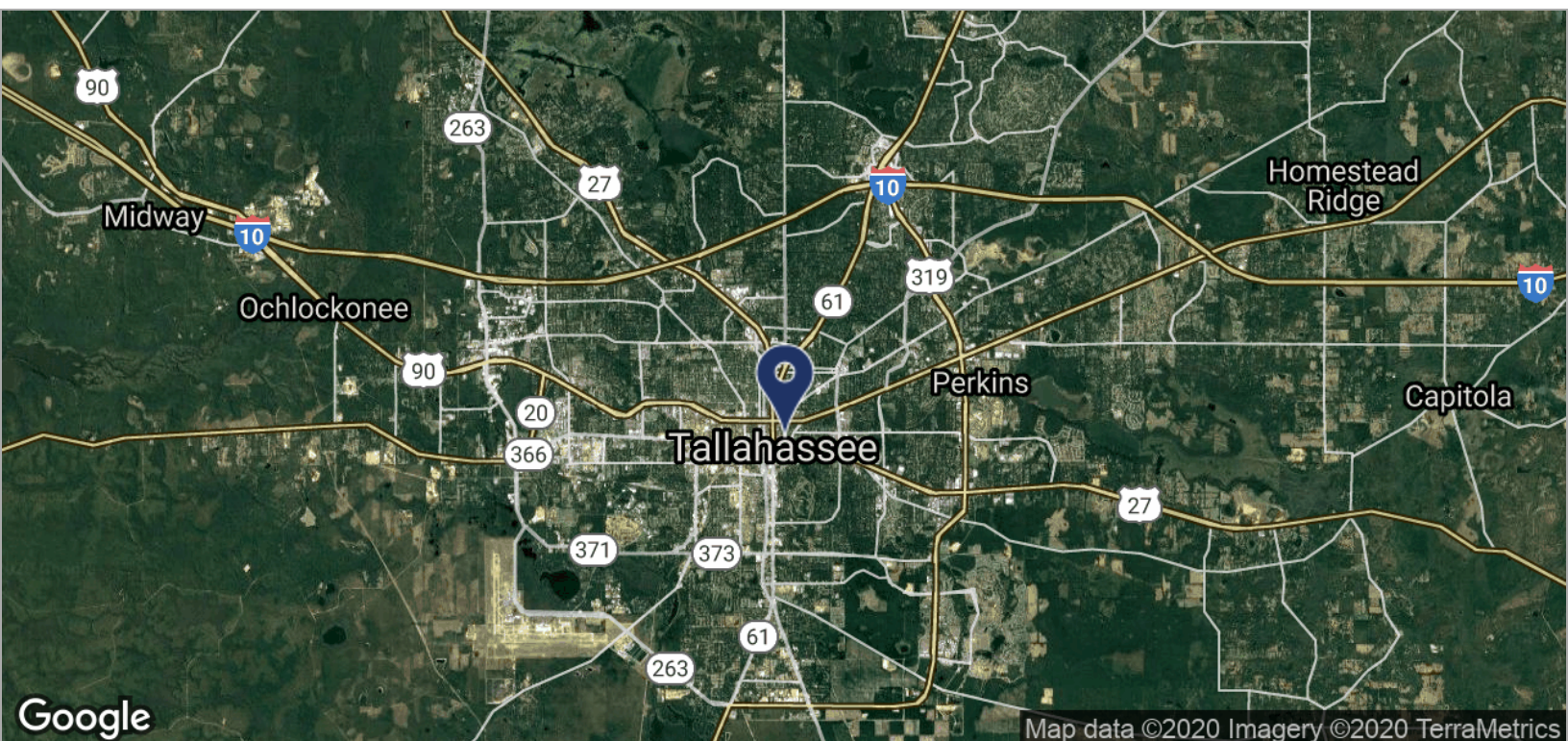
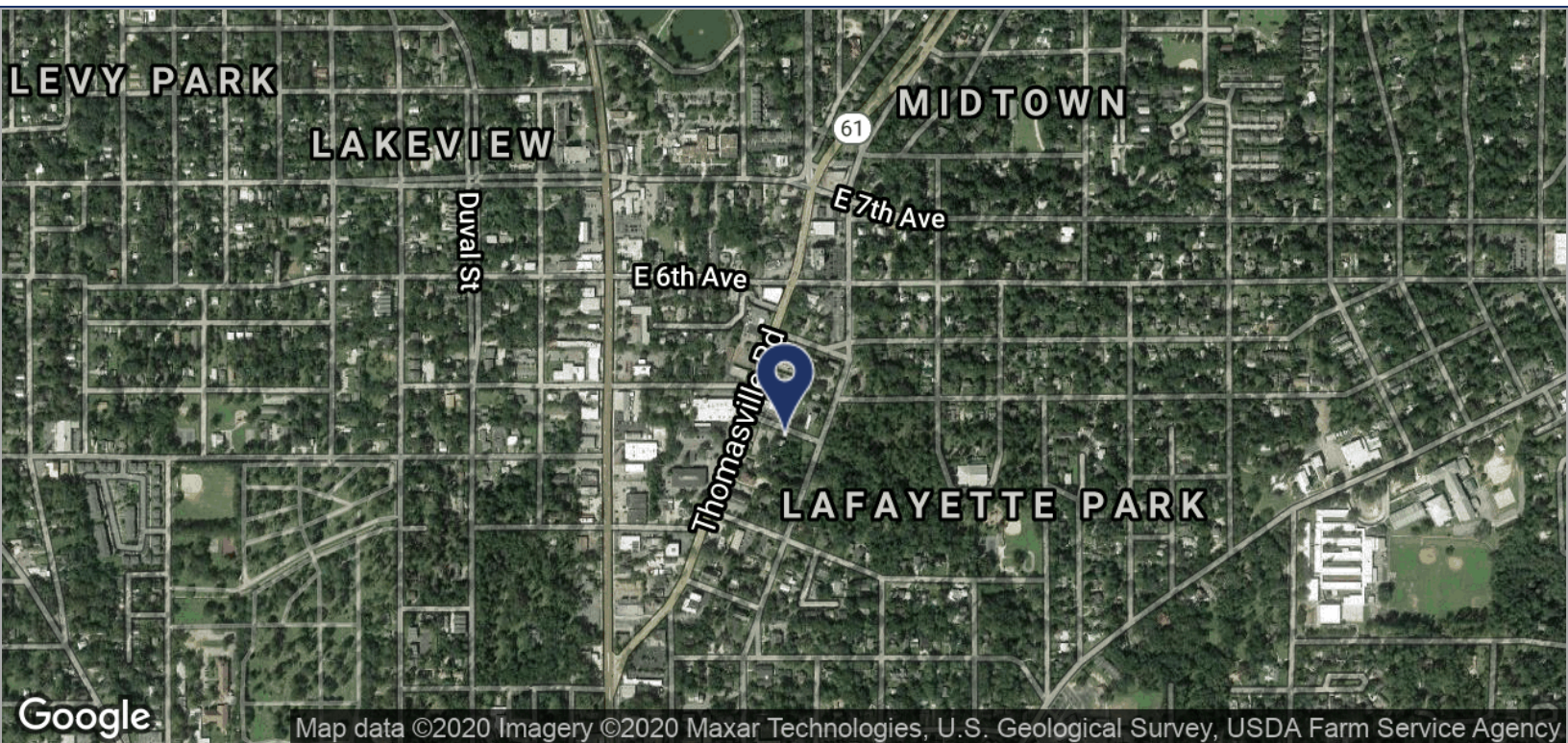




LOCATION MAPS

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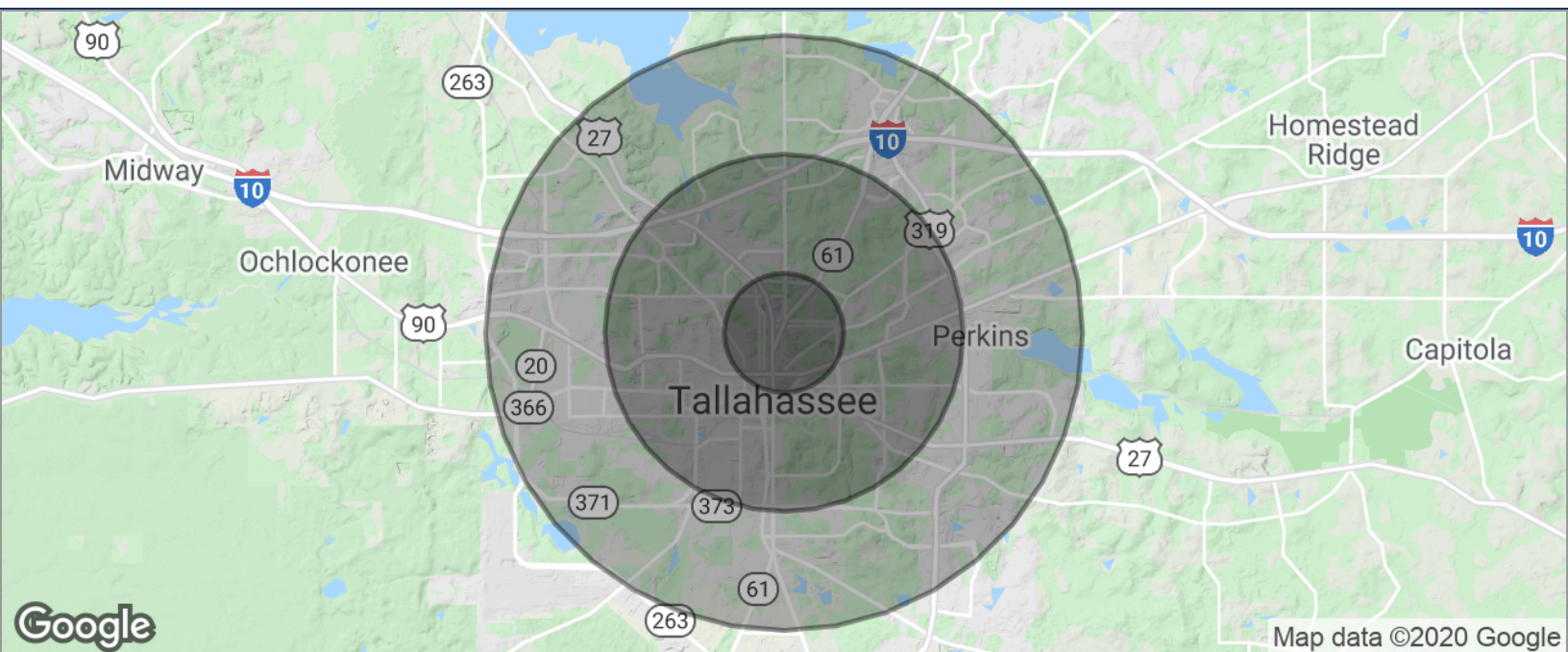




DEMOGRAPHICS MAP

MIDTOWN OFFICE SPACE

1117 THOMASVILLE ROAD, TALLAHASSEE, FL 32303



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,640	90,700	175,495
MEDIAN AGE	34.2	28.6	29.3
MEDIAN AGE (MALE)	34.4	28.3	28.6
MEDIAN AGE (FEMALE)	34.7	28.8	29.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,537	37,120	73,287
# OF PERSONS PER HH	1.9	2.4	2.4
AVERAGE HH INCOME	\$48,595	\$46,480	\$48,013
AVERAGE HOUSE VALUE	\$285,836	\$242,212	\$215,915

* Demographic data derived from 2010 US Census

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