

Office Property
FOR LEASE



2236 CAPITAL CIR NE

Tallahassee, FL 32308

LOGAN SHORT
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PREMIER COMMERCIAL GROUP
Tallahassee, FL 32303
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PROPERTY DESCRIPTION

Premier Commercial Group is pleased to present Suite 204 at 2236 Capital Circle NE, a ±1,250 SF office condo available for lease in a well-established professional office park. Ideally located near the intersection of Capital Circle NE and Centerville Road, the property offers convenient access to Tallahassee's major hospitals, as well as a strong surrounding base of professional and medical users.

This second-floor suite features a thoughtfully designed layout, including four private offices, a conference room, reception and work area, kitchenette, and private ADA-compliant restroom. Recently updated with fresh paint, the space is move-in ready and well-suited for a variety of professional users including attorneys, accountants, consultants, and medical-related services.

The office park provides ample cross-easement parking, exterior signage opportunities, and fiber optic service availability. With close proximity to restaurants, retail, financial institutions, and the rapidly growing northeast Tallahassee corridor, this location offers both convenience and long-term growth potential.

PROPERTY HIGHLIGHTS

- Suite 204: ±1,250 SF office condo for lease
- Professionally maintained office park (HOA covers exterior)
- Located near Capital Circle NE & Centerville Rd
- Close to hospitals, retail, dining, and growing NE Tallahassee

OFFERING SUMMARY

Lease Rate:	\$17 SF/yr (Gross)
Number of Units:	12
Available SF:	1,250 SF
Building Size:	17,088 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,158	23,841	60,247
Total Population	6,396	51,986	144,532
Average HH Income	\$95,727	\$115,216	\$95,879

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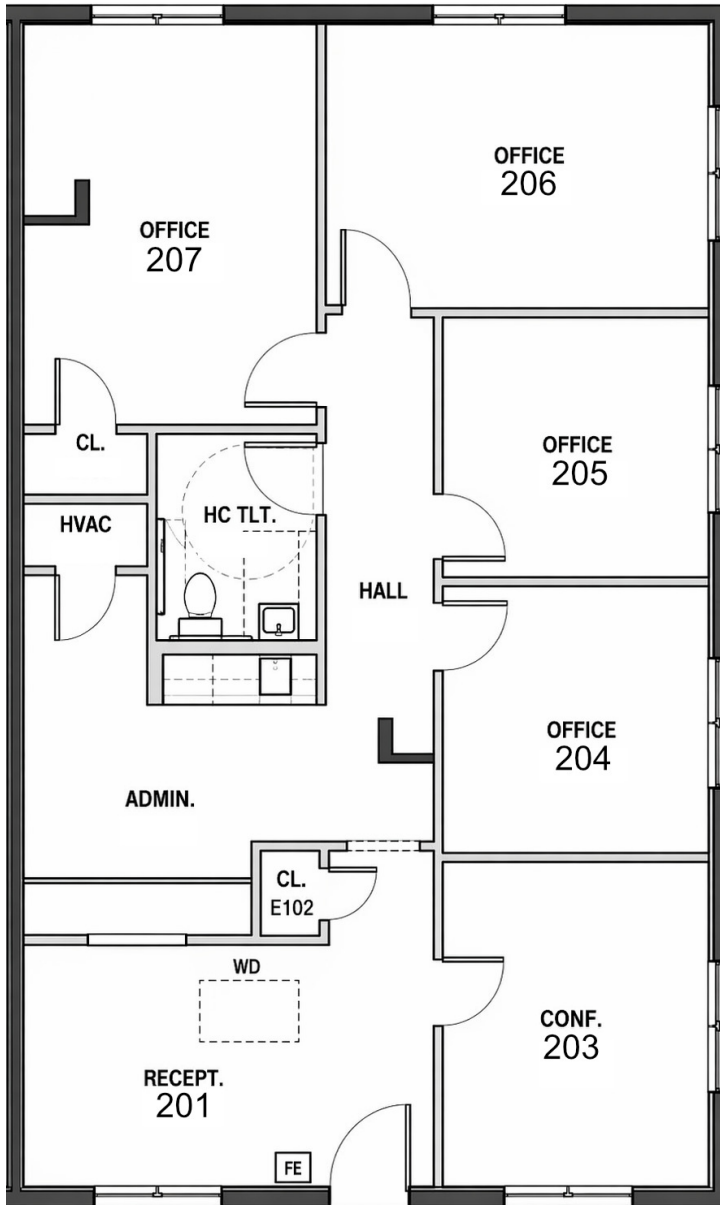


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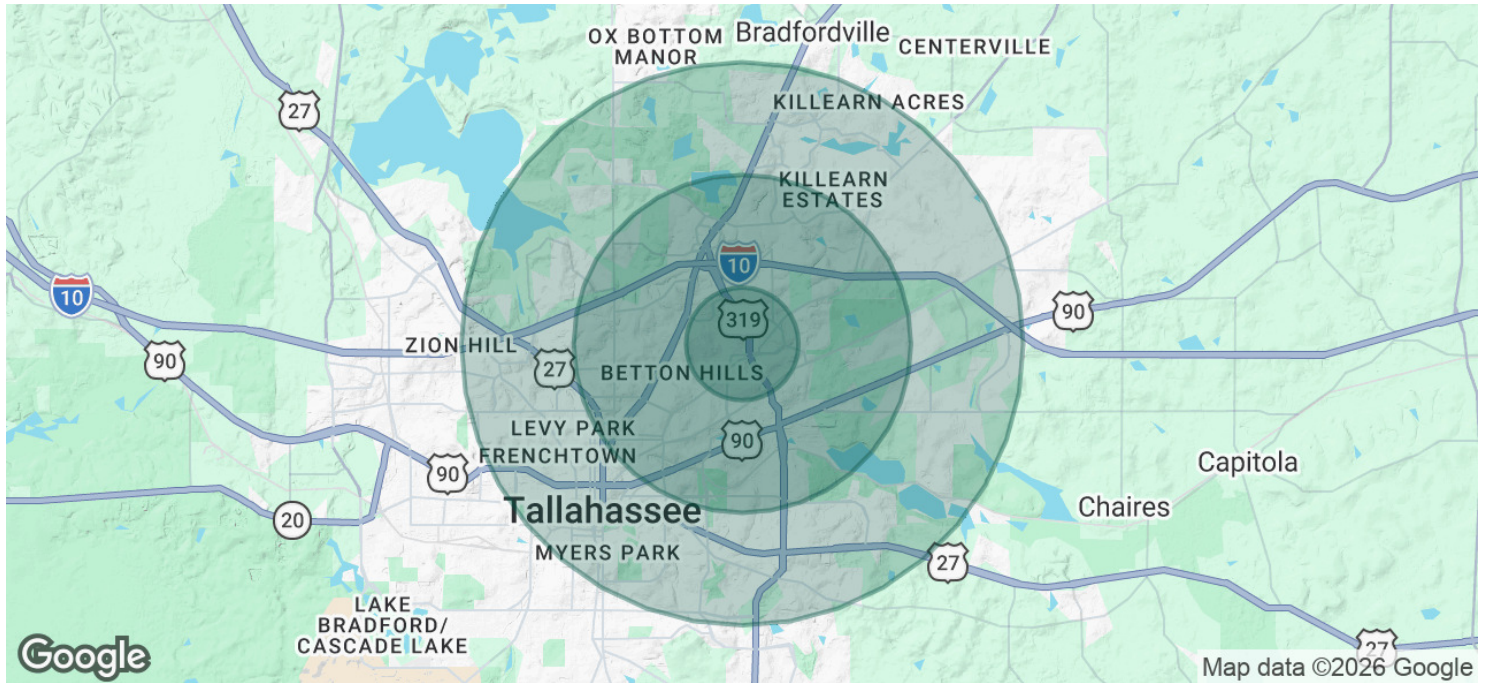


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,396	51,986	144,532
Average Age	46.1	40.5	35.5
Average Age (Male)	42.5	37.6	34.2
Average Age (Female)	50.3	43.1	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,158	23,841	60,247
# of Persons per HH	2.0	2.2	2.4
Average HH Income	\$95,727	\$115,216	\$95,879
Average House Value	\$277,385	\$334,847	\$321,768

2023 American Community Survey (ACS)

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