

# OFFICE PARK FOR SALE

## Park on Park

820 E PARK AVENUE • TALLAHASSEE, FL • 32301

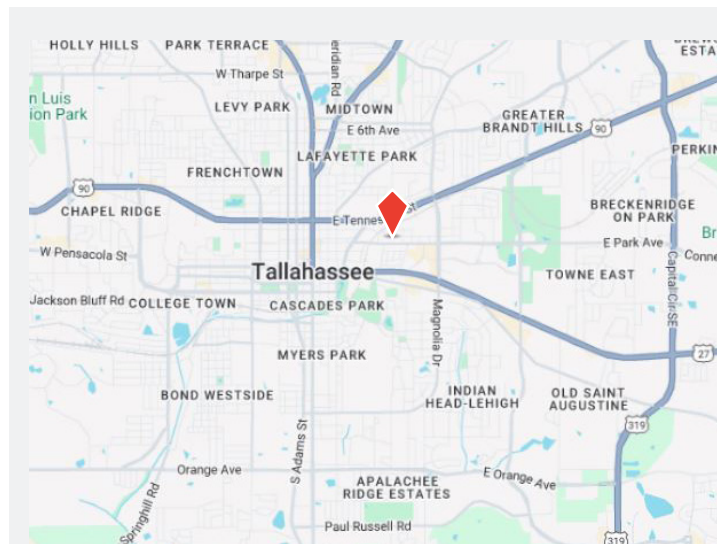


### PROPERTY OVERVIEW

Property Type	Office
Property Size	6 buildings totaling 30,212 sf
Acreage	2.3 AC total
Zoning / Submarket	OR-1 / East Tallahassee/Midtown
Floors	Mix of single-story and multi-story
Parking	100 Lined Spaces

### PROPERTY FEATURES

- + Large 2.3 acre site with redevelopment potential
- + Multiple tenants in place, well positioned with upside to increase cash flow
- + Investment opportunity with space available for owner-user
- + Great visibility with monument signage available
- + New roofs and continuously maintained
- + Beautiful landscaping situated in a park-like setting



### LOCATION

- + Located near Downtown, shopping, and residential areas
- + Easy commute to local and national retailers
- + Convenient proximity to Capital, Government Offices, and Cascades Park



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PROCTOR & LONG GROUP



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