

2600 CENTENNIAL

2600 Centennial Place, Tallahassee, FL 32308

OFFICE BUILDING FOR LEASE



DANIEL H. WAGNON, SIOR

Principal
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daniel@structureiq.net

WHITNEY EUBANKS

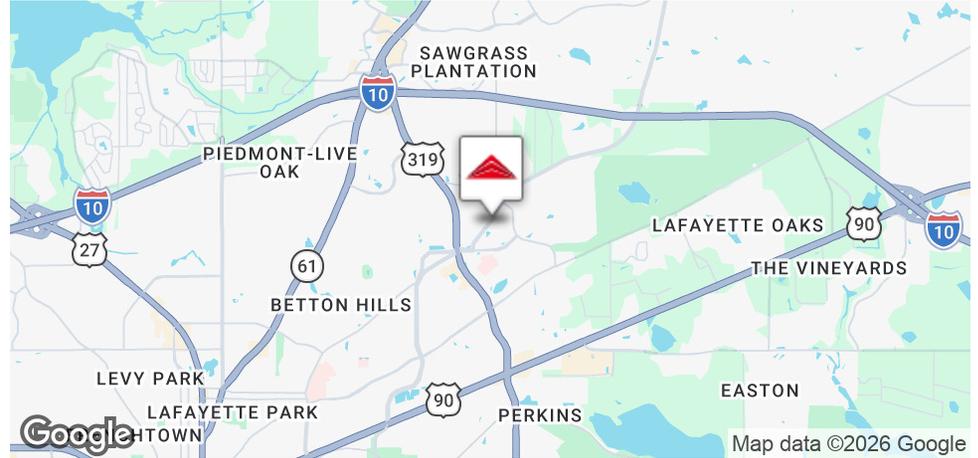
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OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (MG)
Building Size:	31,204 SF
Available SF:	1,581 - 7,000 SF
Lot Size:	3.4 Acres
Year Built/Renovated:	2006/2024

PROPERTY OVERVIEW

Professional Class A office building in the Regional Office Park with a diverse tenant mix of medical, insurance, engineering, financial services, accounting services and related. The available suite is a mix of hard office and open work areas for flexible design and efficient layouts.

LOCATION OVERVIEW

Located near Entrance of the new Canopy Mixed Use Project and less than 1 mile from HCA's regional medical campus, this Class A office building is located within a professional office park with a healthy diverse tenant mixture including medical, engineering, financial services, accounting, educational, non-profit and insurance firms.

PROPERTY HIGHLIGHTS

- Class A Office Building
- Located within Regional Center office park
- Professional Setting with Professional / Medical Tenants

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor Suite	Available	1,581 - 7,000 SF	Modified Gross	\$19.00 SF/yr	The suite is 7,000 sf of which can have a natural divide with suites ranging from 1,375SF to the full 7,000SF Located on first floor and with direct employees access in rear. Professional office build out that can work perfect of professional, non profit, medical or administrative.
Suite 100-A	Available	1,581 SF	Modified Gross	\$21.00 SF/yr	Proposed with new private entrance from exterior!
Suite 100-B	Available	2,109 SF	Modified Gross	\$21.00 SF/yr	-
Suite 100-C	Available	2,996 SF	Modified Gross	\$21.00 SF/yr	Proposed with new private entrance from exterior!

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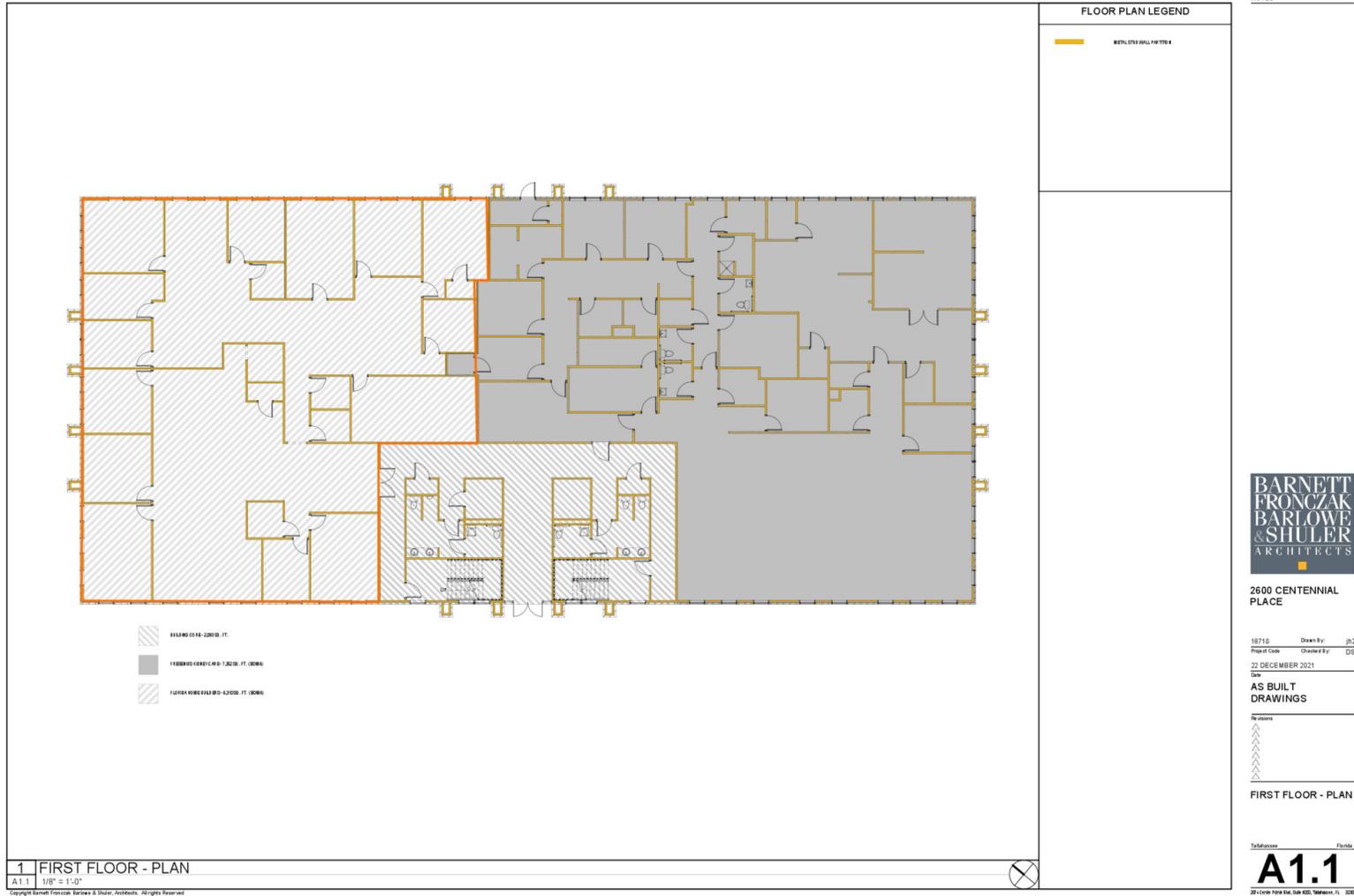
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FIRST FLOOR 7,000 SF AS-BUILT PLAN



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FIRST FLOOR - THREE (3) TENANT MULTI-SUITE PLAN



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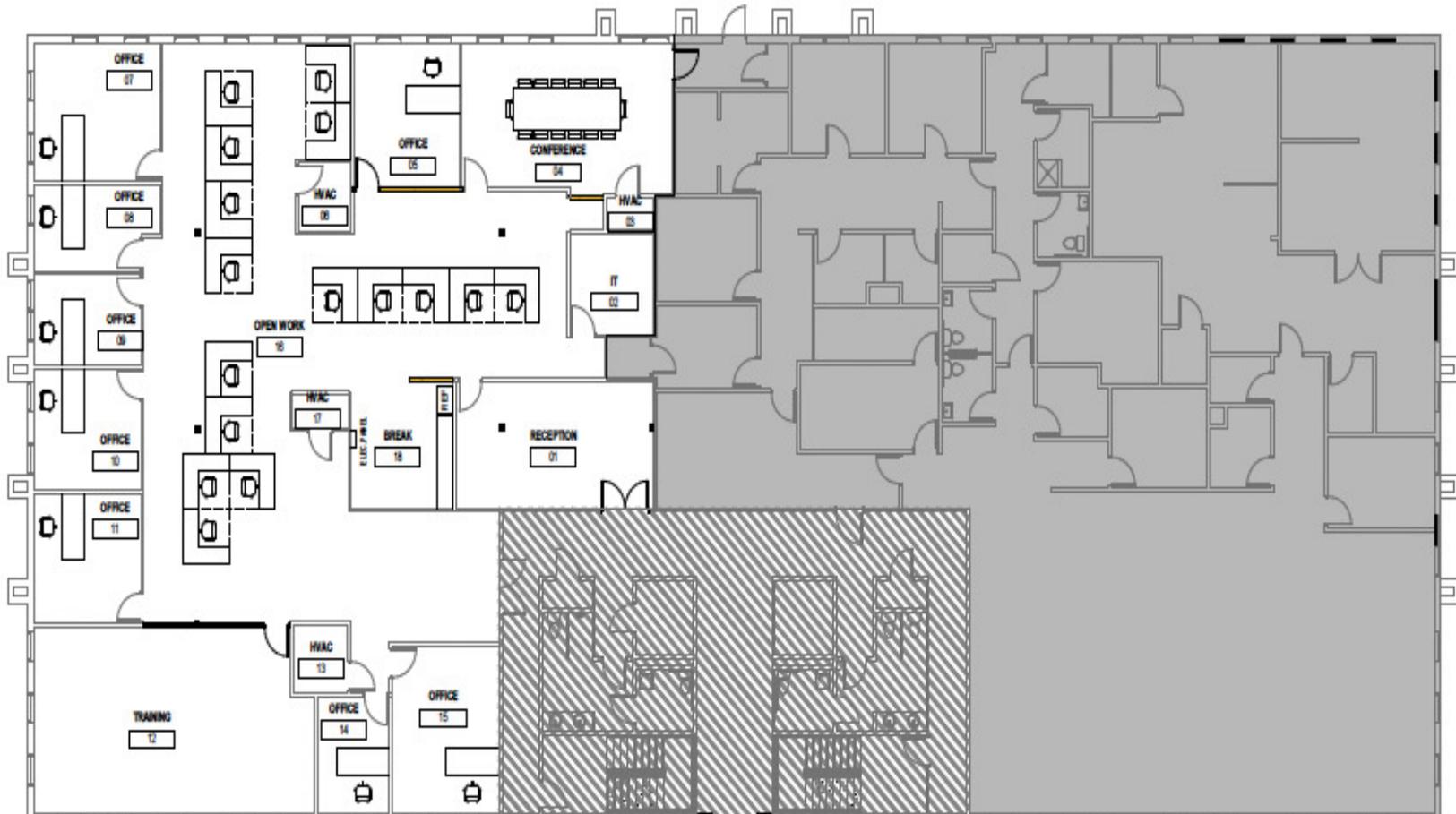
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FIRST FLOOR: 7,000 SF PROFESSIONAL USE TEST FIT



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AERIALS/PARKING



LOCATED WITHIN THE REGIONAL OFFICE CENTER PARK



ADJACENT SURFACE PARKING SURROUNDING BUILDING

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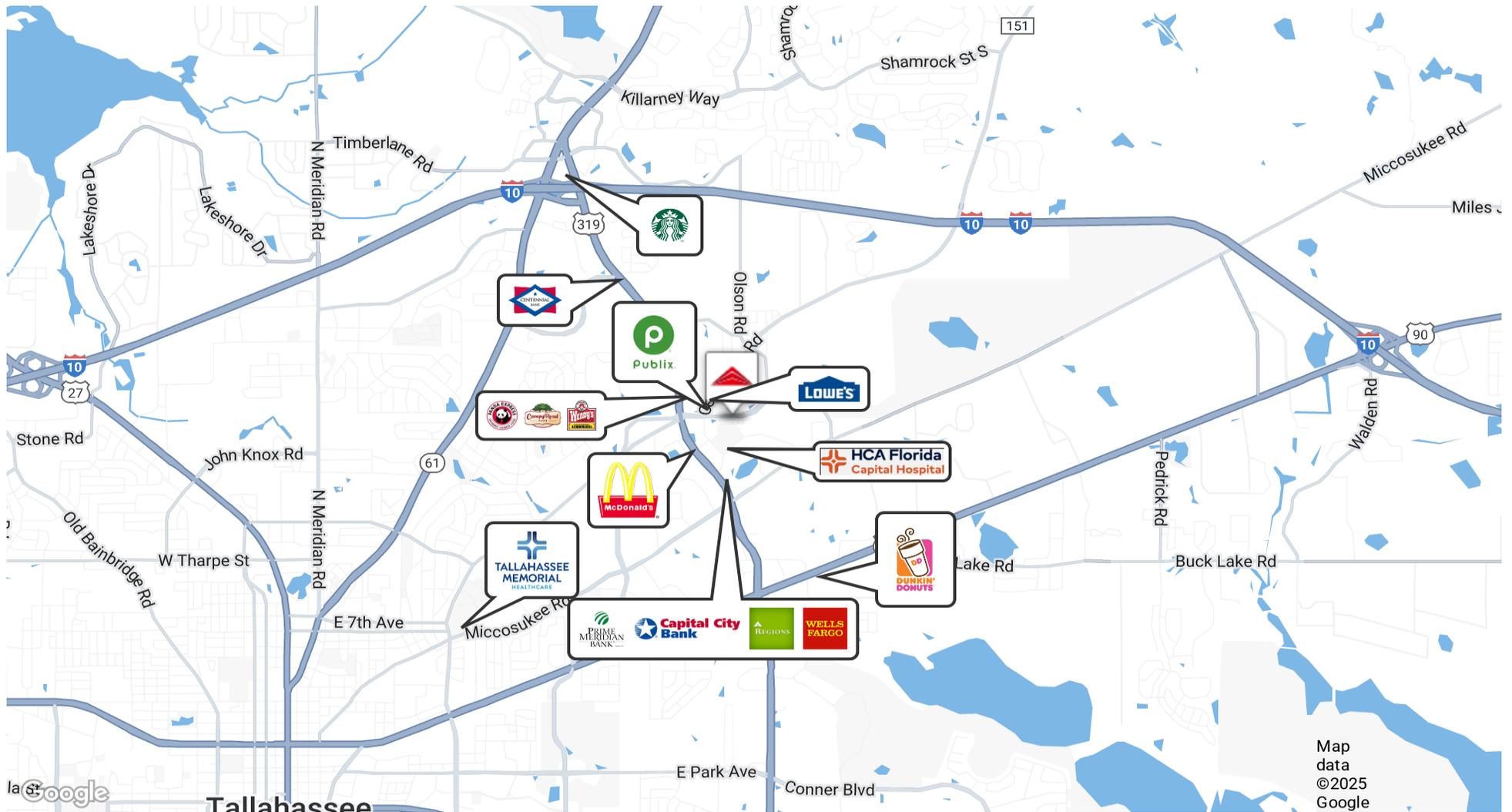
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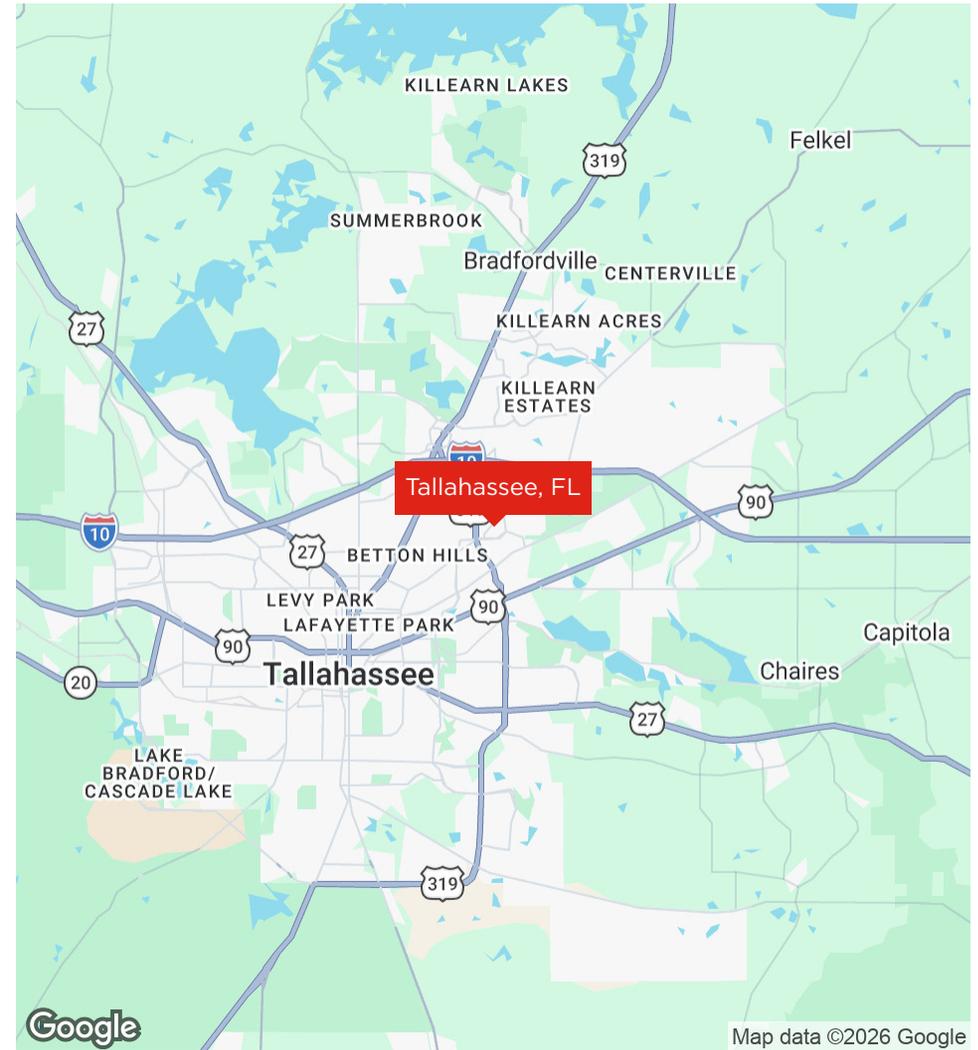
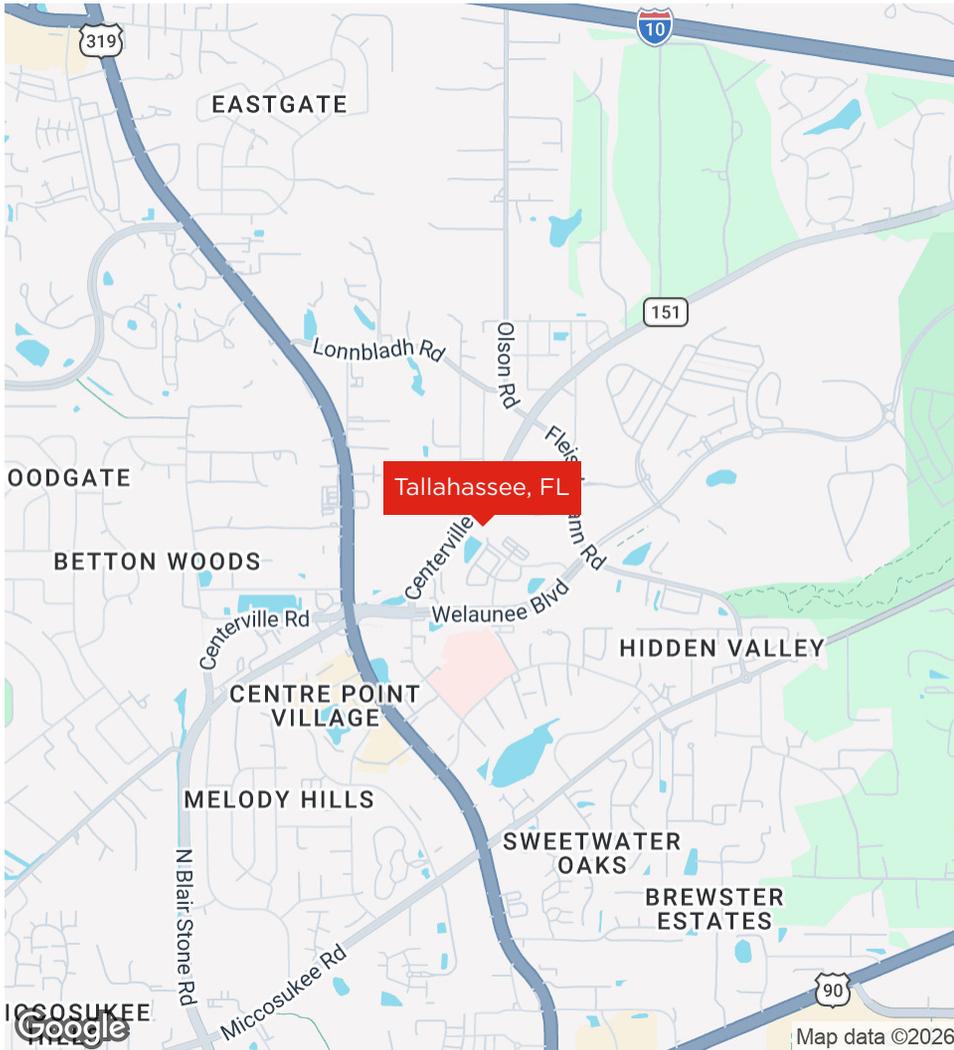
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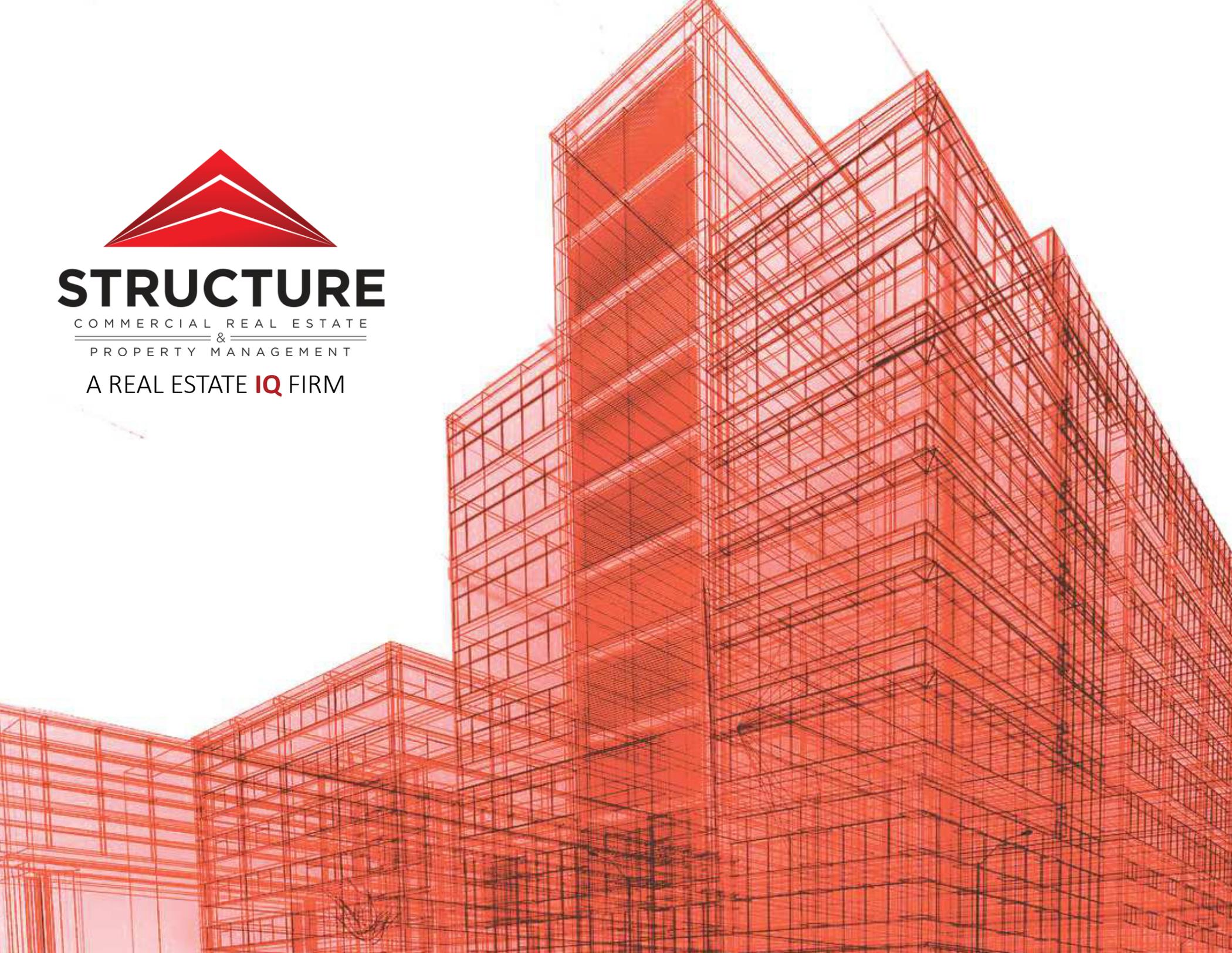




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COMMERCIAL REAL ESTATE
&
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A REAL ESTATE **IQ** FIRM





A B O U T

Our firm provides the professional services of Commercial Real Estate brokerage & leasing, and Commercial Property Management. Created on a foundation of *knowledge* and *integrity*, STRUCTURE's focus is providing *customized strategic, brokerage, and management solutions* for our private and institutional clients. Our structured services platform allows our clients to *focus* on their own business operations, knowing that STRUCTURE's team of real estate experts is taking care of all of the strategic and operational real estate details. The end result is *custom-tailored real estate solutions* that fulfill your business objectives and maximize your cost-savings.

