



COMMERCIAL REAL ESTATE

OFFICE SPACE FOR LEASE



Alliance Center - 3rd & 4th Floors

119 S Monroe Street
Tallahassee, FL 32301

BEN WILKINSON

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TLG REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

3RD AND/OR 4TH FLOORS AVAILABLE

119 S MONROE STREET, TALLAHASSEE, FL 32301



OFFERING SUMMARY

Available SF:	13,075 sf (3rd FL) 13,075 sf (4th FL)
Lease Rate:	\$21.00 sf (NNN)
Lot Size:	0.43 Acres
Year Built:	2009
Building Size:	76,000 + sf
Max Contiguous:	13,075 sf
APN:	21-36-81-0000
Zoning:	CC (Central Core)

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

The Alliance Center is a five-story, mixed-use structure featuring high quality finishes on every floor and located in the heart of Downtown Tallahassee. Currently, 13,075 sf is available on the 3rd & 4th floor and can be leased separately.

PROPERTY HIGHLIGHTS

- Prime downtown location includes over 76,000 sf of retail, office & condo space
- Beautiful first floor corporate lobby/reception area
- Parking garage
- High traffic count with over 27,500 ADT
- Multiple meeting/conference spaces

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ADDITIONAL PHOTOS

3RD AND/OR 4TH FLOORS AVAILABLE

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DOWNTOWN MAP

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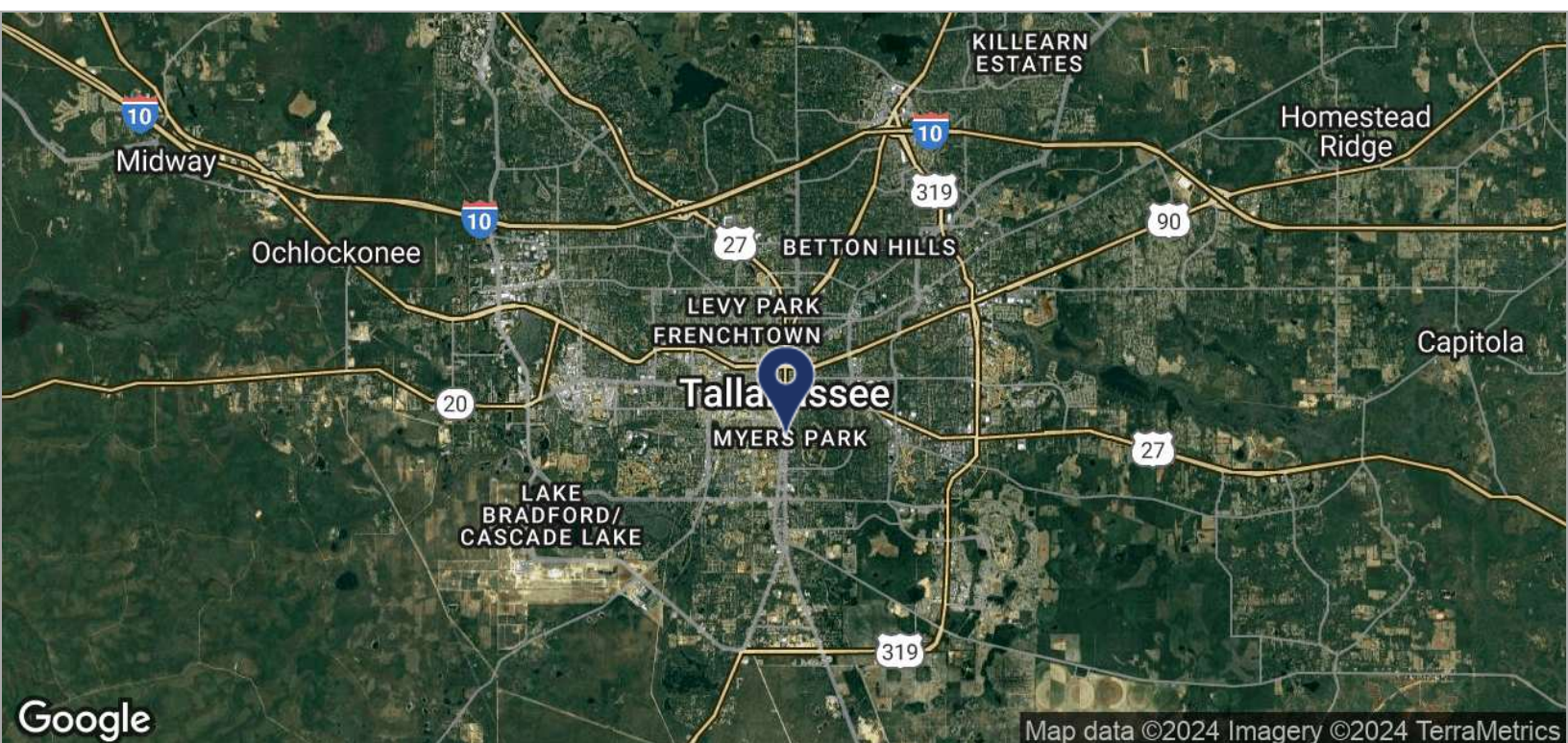
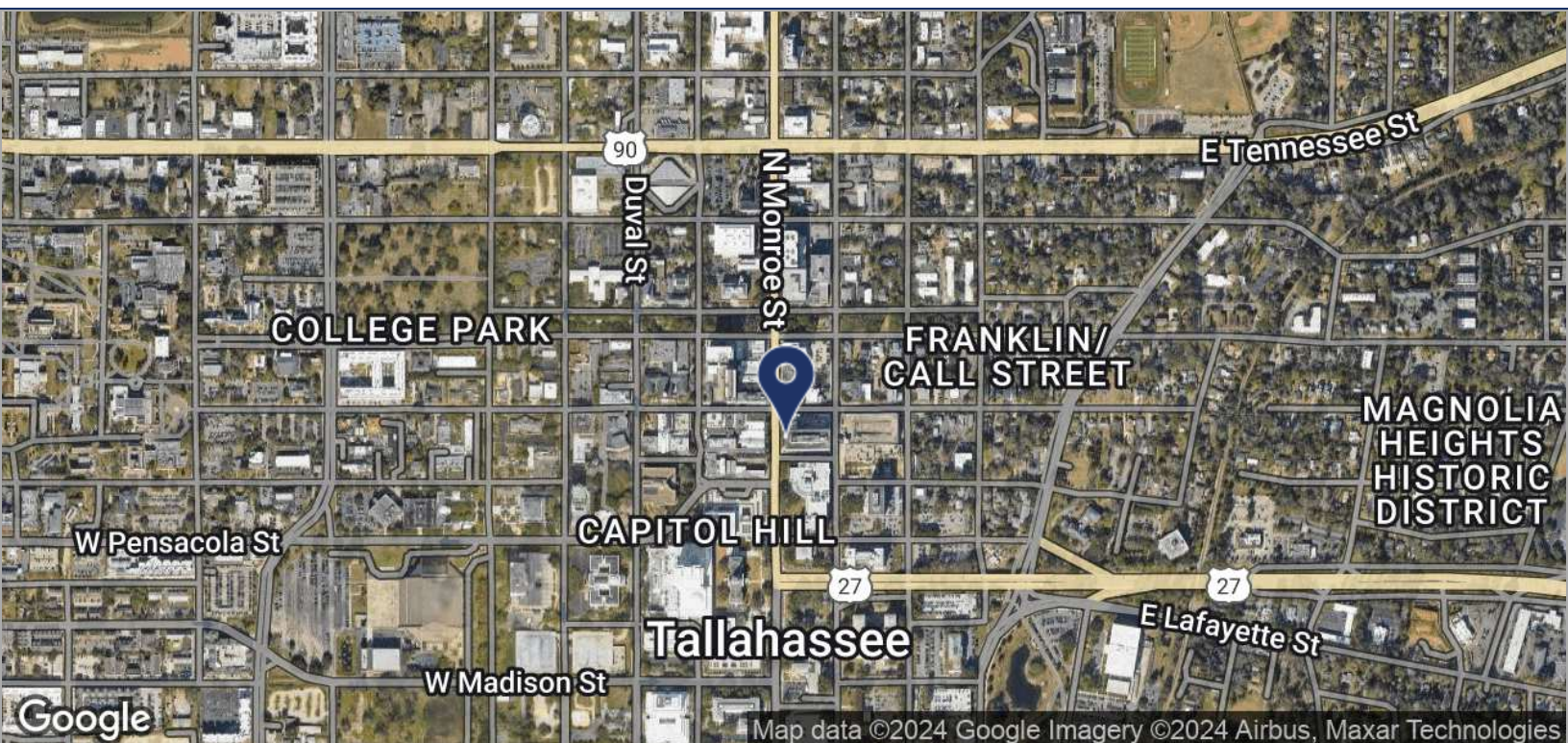




LOCATION MAPS

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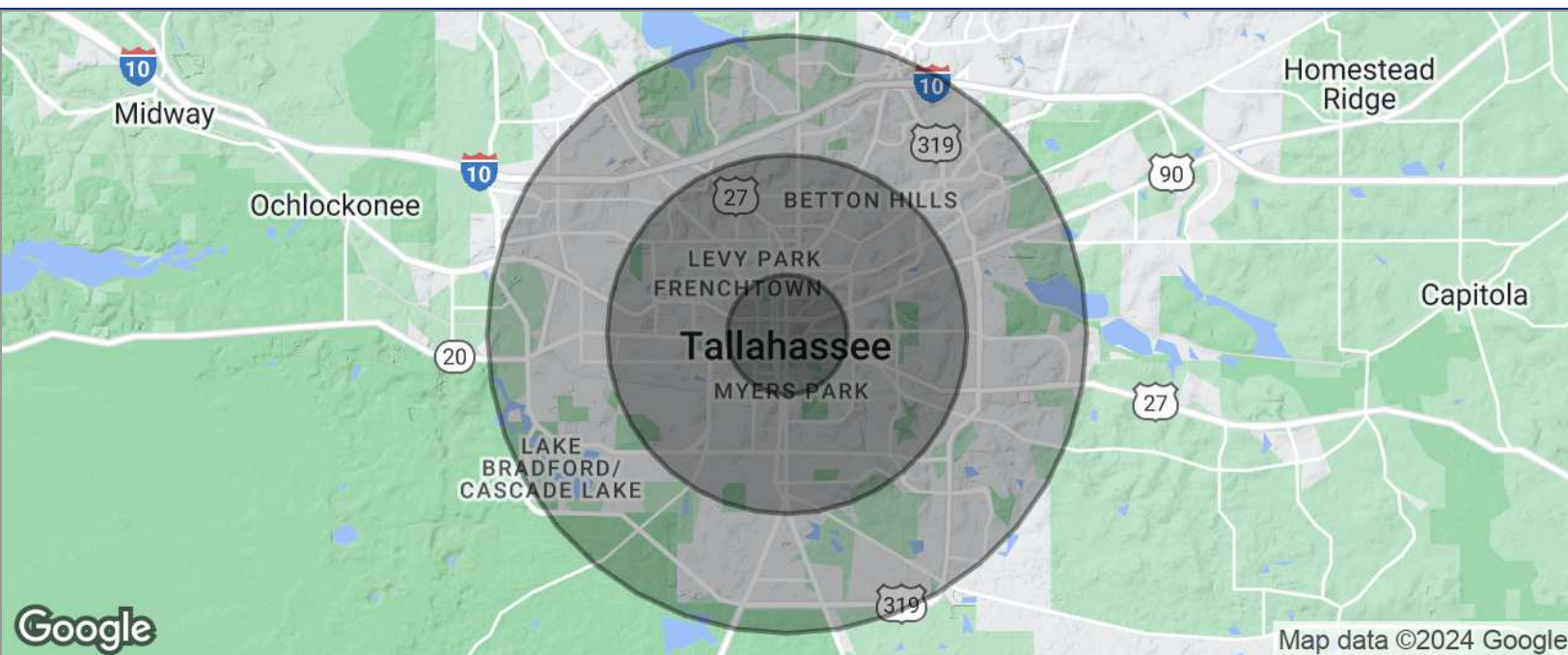
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DEMOGRAPHICS MAP

3RD AND/OR 4TH FLOORS AVAILABLE

119 S MONROE STREET, TALLAHASSEE, FL 32301



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,326	94,651	170,176
MEDIAN AGE	29.5	28.0	29.0
MEDIAN AGE (MALE)	30.1	27.3	28.4
MEDIAN AGE (FEMALE)	29.1	28.5	29.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,120	38,929	71,088
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$35,700	\$40,901	\$46,782
AVERAGE HOUSE VALUE	\$260,335	\$209,579	\$207,948

* Demographic data derived from 2020 ACS - US Census

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