

# INCOME-PRODUCING OFFICE ASSET OPPORTUNITY



COLDWELL BANKER  
**COMMERCIAL**  
HARTUNG



**SALE PRICE: \$795,000**  
**BUILDING: 7,000 SF**  
**LOT SIZE: 1.41 Ac +/-**

**1949 COMMONWEALTH LN**  
**TALLAHASSEE, FL 32303**

- **SINGLE-TENANT OFFICE INVESTMENT**
- **LONG-TERM LEASE IN PLACE**

## PROPERTY DETAILS:

Tenant: Leon Advocacy & Resource Center  
Building SF: 7,000 SF  
Built/Remodeled 1999  
Zoning: PUD  
Parcel ID: #2120320000170  
Parking Access: Surface parking

**Note: Financials & Lease Details Upon Request**

## SHOWING INSTRUCTIONS

*OCCUPIED- CONTACT AGENT*

## HIGHLIGHTS

- Current use is a 1-story office building
- Tenant is [Leon Advocacy & Resource Center \(LARC\)](#)
- LARC is a 501(c)(3) not-for-profit who has served people with disabilities for over 50 years
- LARC has been there since 2008
- New Roof – 2025

## LOCATION

- Located in Commonwealth Office Park
- NW Tallahassee near I-10 / Capital Circle NW

**STEVE ALLEN**  
**Broker Associate**

850-566-5757 m

[allengroup14@gmail.com](mailto:allengroup14@gmail.com) email

**Coldwell Banker Commercial Hartung**  
3303 Thomasville Rd.  
Tallahassee, FL 32308  
850.386.6160 Office

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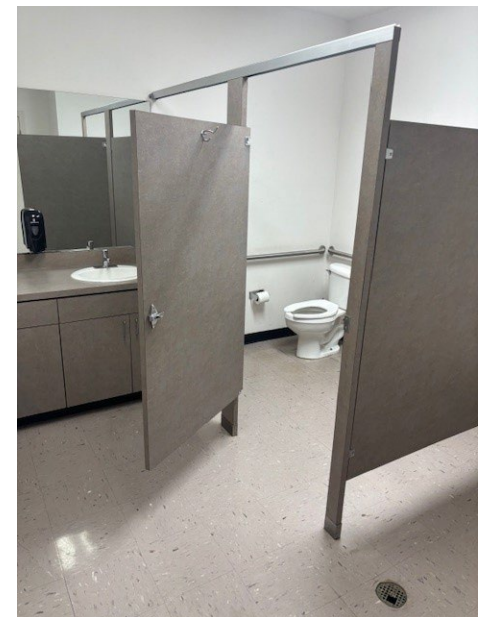
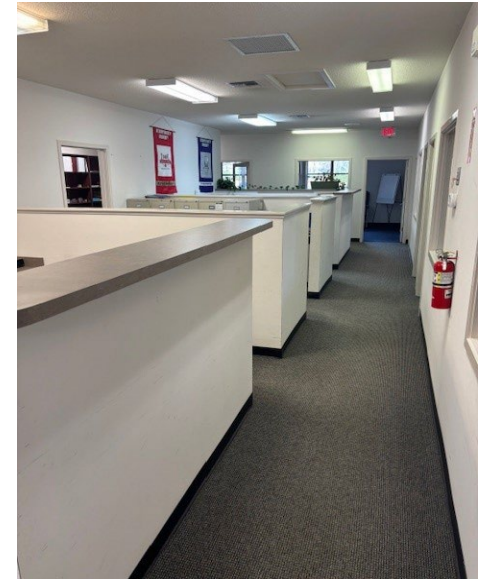
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# IMAGES



**COLDWELL BANKER  
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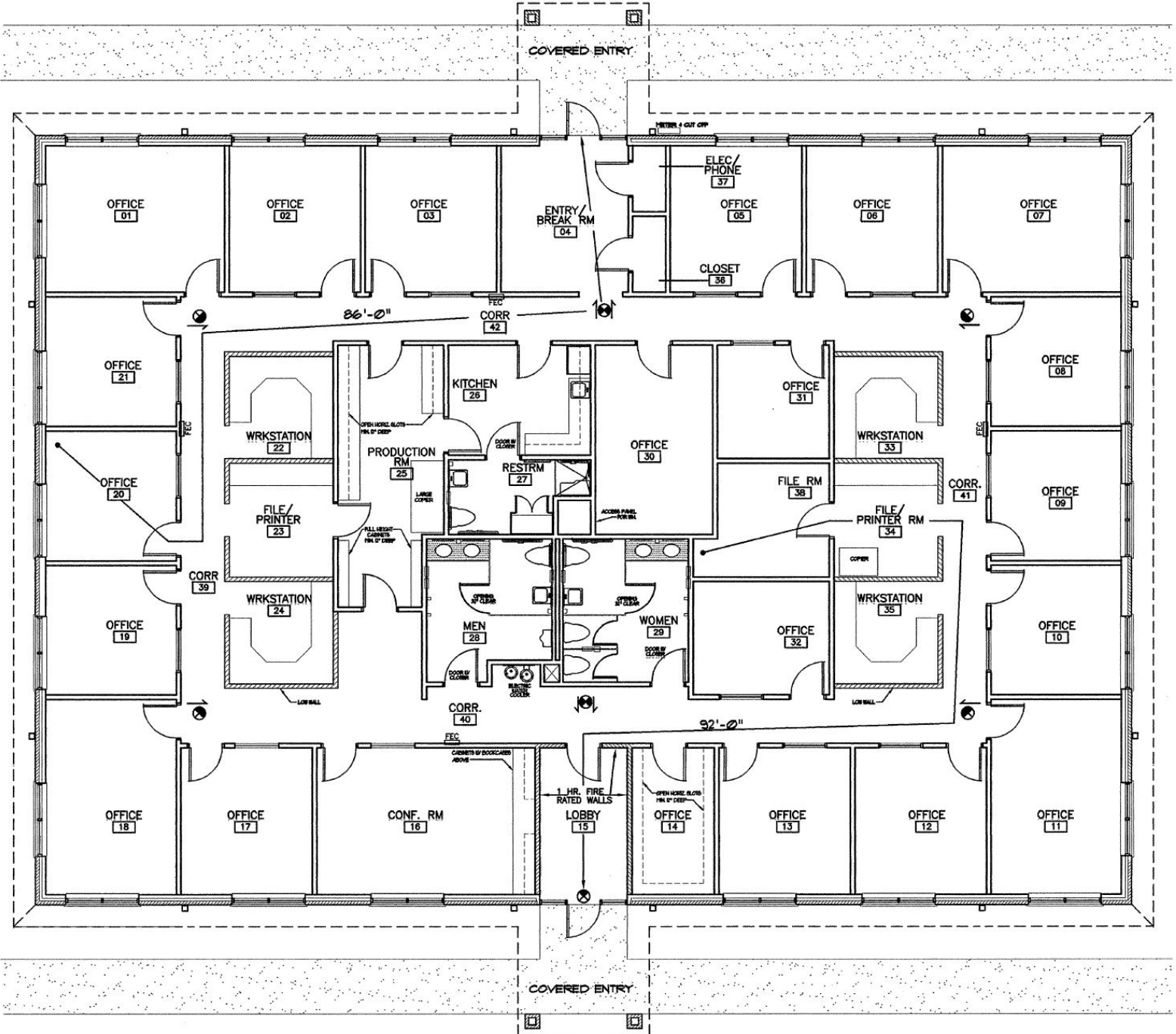


# FLOOR PLAN



**COLDWELL BANKER  
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PRIMARY EXITING CAPACITY = 110 PEOPLE  
36" DOOR = 34" CLEAR WIDTH  
34" CLEAR WIDTH @ 2" PER PERSON



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# LOCATION



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**Subject Property**

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