

1820 E PARK AVE

Tallahassee, FL 32301

OFFICE BUILDING FOR LEASE



WHITNEY EUBANKS

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DANIEL H. WAGNON, SIOR

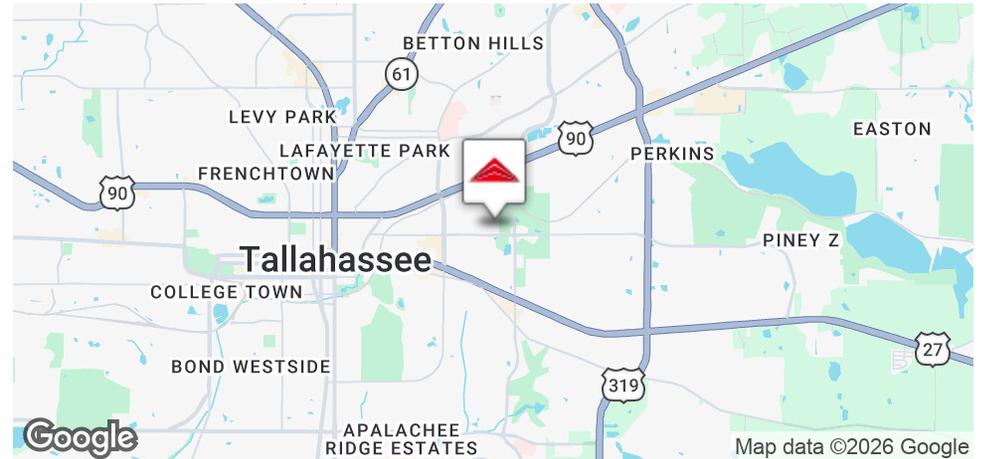
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1820 E PARK AVE - PROPERTY SUMMARY

Tallahassee, FL 32301

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OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Building Size:	20,804 SF
Available SF:	1,941 - 4,546 SF
Year Built:	2002
Zoning:	OR-3

PROPERTY OVERVIEW

Second-floor office space available in a well-maintained professional building with 71 on-site parking spaces.

Suite 200 offers 2,605 SF of fully built-out space, featuring a welcoming reception area, a large conference room, storage/file room, and an open work area with cubicles—ideal for collaborative teams.

Suite 202 offers a 1,941 SF space with a build-out opportunity. Flexible layout options available to meet your specific business needs.

Option to combine suites for 4,546 SF turn-key space.

PROPERTY HIGHLIGHTS

- Excellent visibility and prominent road signage directly on major corridor connecting Blairstone Road and Magnolia Drive
- Ample parking with 4 spaces per 1,000 SF spaces at no additional costs
- Convenient access to Downtown Tallahassee, the State Capitol, and Tallahassee Memorial Hospital
- Adjacent to multiple retail and restaurant options located < 1 mile radius

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LEASE INFORMATION

Lease Type: MG Lease Term: Negotiable
Total Space: 1,941 - 4,546 SF Lease Rate: \$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	2,605 - 4,546 SF	Modified Gross	\$18.00 SF/yr	2,605 SF of fully built-out space
Suite 202	Available	1,941 - 4,546 SF	Modified Gross	\$18.00 SF/yr	1,941 SF space with build-out space

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1820 E PARK AVE - PHOTOS

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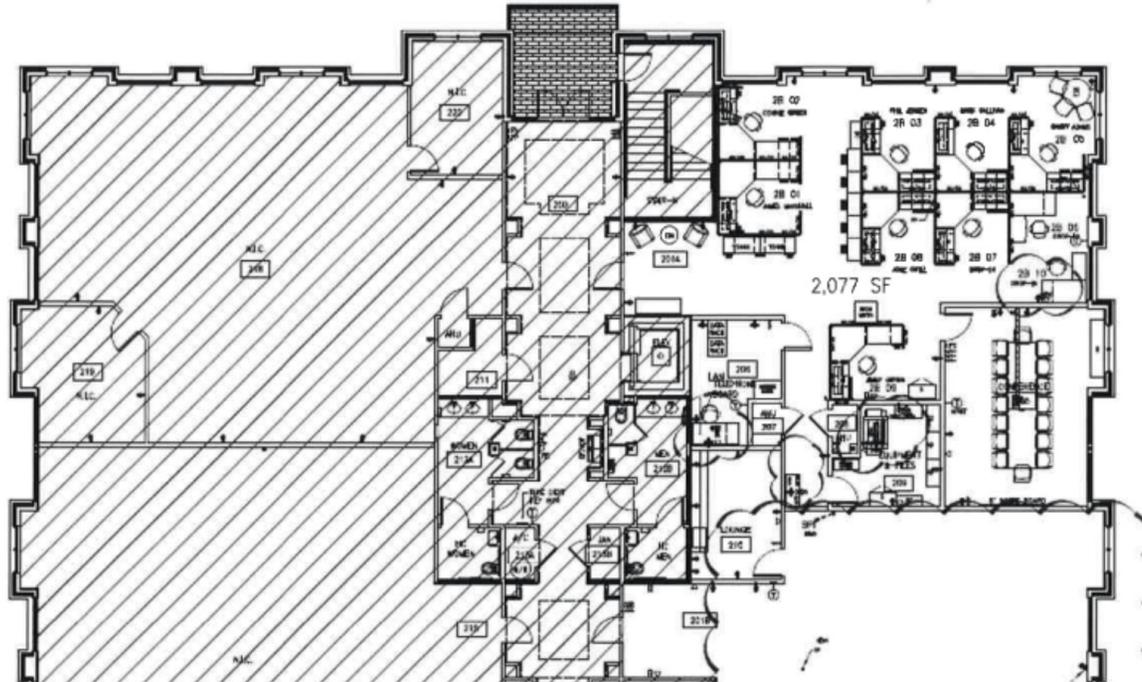
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1820 E PARK AVE - FLOOR PLAN

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PROFESSIONAL BACKGROUND

Born and raised in Tallahassee, FL., Whitney joined Structure with a focus on Healthcare Real Estate and site selection. Whitney graduated with a Bachelors in Business Administration from Florida State University and an MBA in Healthcare Management from Florida Institute of Technology where she also played collegiate volleyball.

She has over 10 years experience in Marketing and Sales roles in the diagnostic imaging industry across N Florida and S Georgia. In 2018, she played an integral role in opening her family's construction company which has cultivated her passion for site selection and project management. In this role she oversees business finances, marketing and payroll.

Whitney is a mom of 3 and enjoys exploring the outdoors with her family any opportunity they get.

EDUCATION

Bachelors, Business Administration, Florida State University

MBA, Healthcare Management, Florida Institute of Technology

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PROFESSIONAL BACKGROUND

Daniel has over 24 years of experience with 6 years in capital markets, investment banking, and asset valuation and over 18 years of experience in providing comprehensive corporate real estate and consulting services. His clientele includes users and owners of commercial real estate throughout the Southeast United States. Daniel's main focus has been on providing strategic planning, asset management and brokerage for institutional, corporate, non-profit and government clients. Such services also include portfolio optimization, analyzing consolidating opportunities, and executing real estate leases, acquisitions, dispositions, and developments.

EDUCATION

Bachelor of Business Administration (BBA) and Master of Business Administration (MBA)
The University of Georgia, Terry College of Business

MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR)
Former Board Member - Early Learning Coalition of Big Bend

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