

# 2600 CENTENNIAL

2600 Centennial Place, Tallahassee, FL 32308

OFFICE BUILDING FOR LEASE



**DANIEL H. WAGNON, SIOR**

Principal  
850.656.6555 x105  
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**WHITNEY EUBANKS**

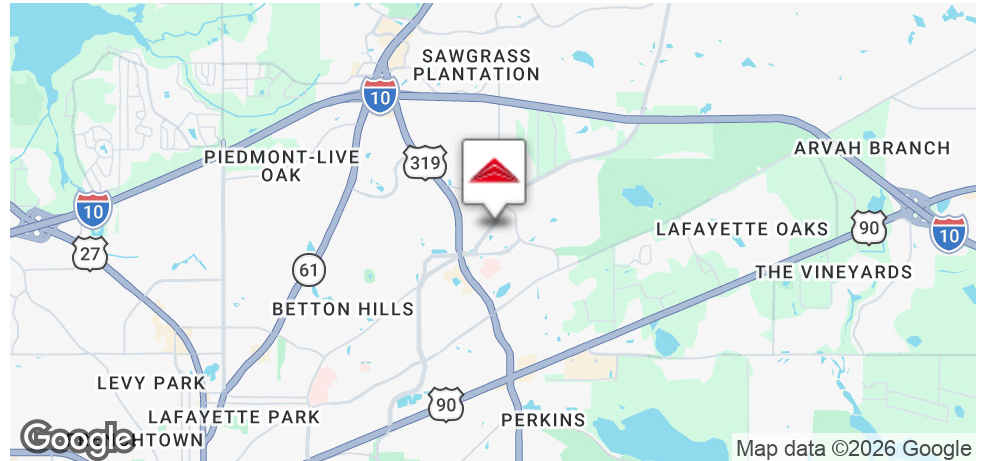
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## OFFERING SUMMARY

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, with a natural divide can range from 1,375 SF to the full 7,000 SF. Located on the first floor, with direct employee access in the rear. Professional office build-out that can work perfectly for professional, nonprofit, medical, or administrative use.
Suite 100-A	Available	1,581 SF	Modified Gross	\$21.00 SF/yr	Proposed suite
Suite 100-B	Available	2,109 SF	Modified Gross	\$21.00 SF/yr	Proposed suite
Suite 100-C	Available	2,996 SF	Modified Gross	\$21.00 SF/yr	Proposed suite

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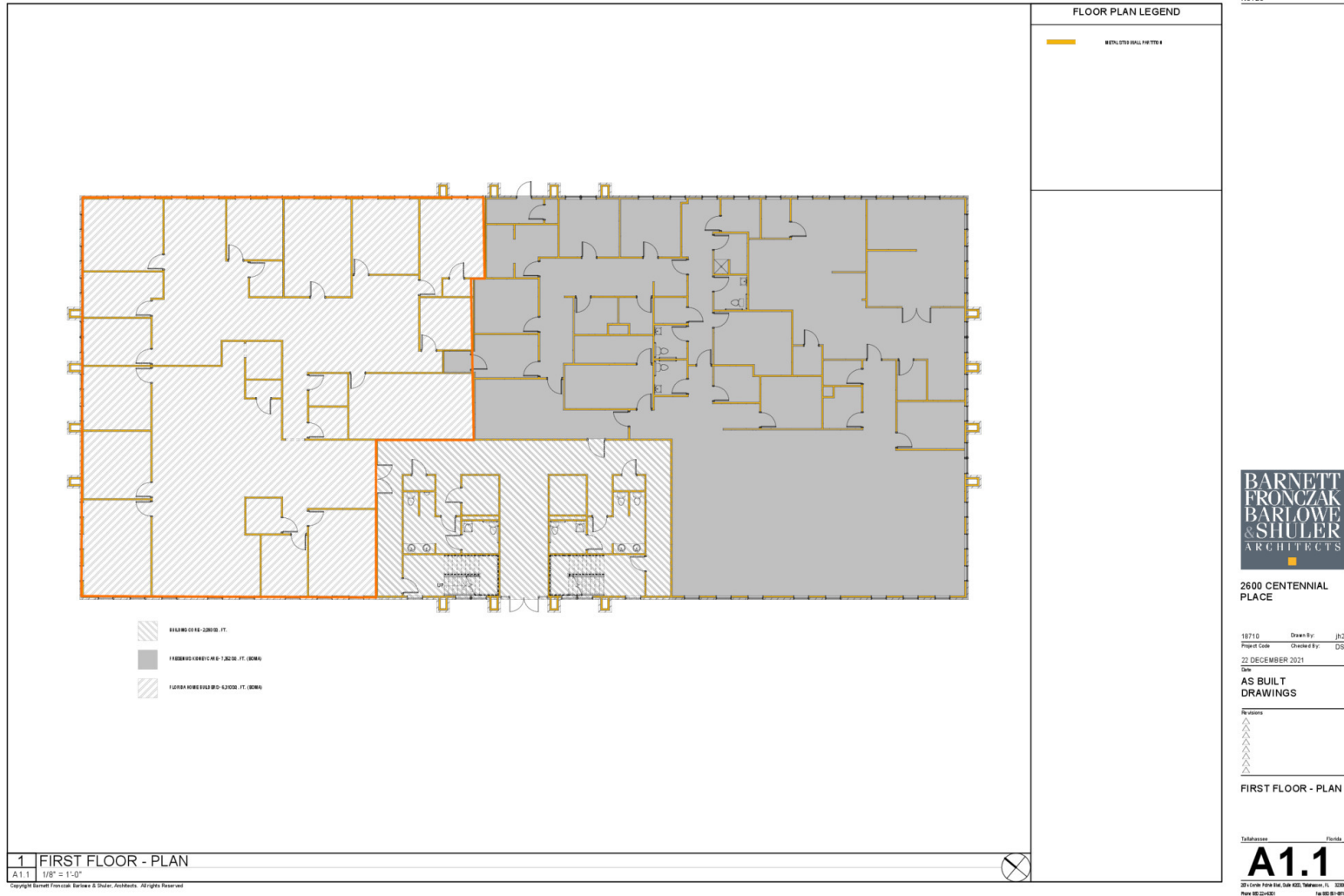
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FIRST FLOOR 7,000 SF AS-BUILT PLAN



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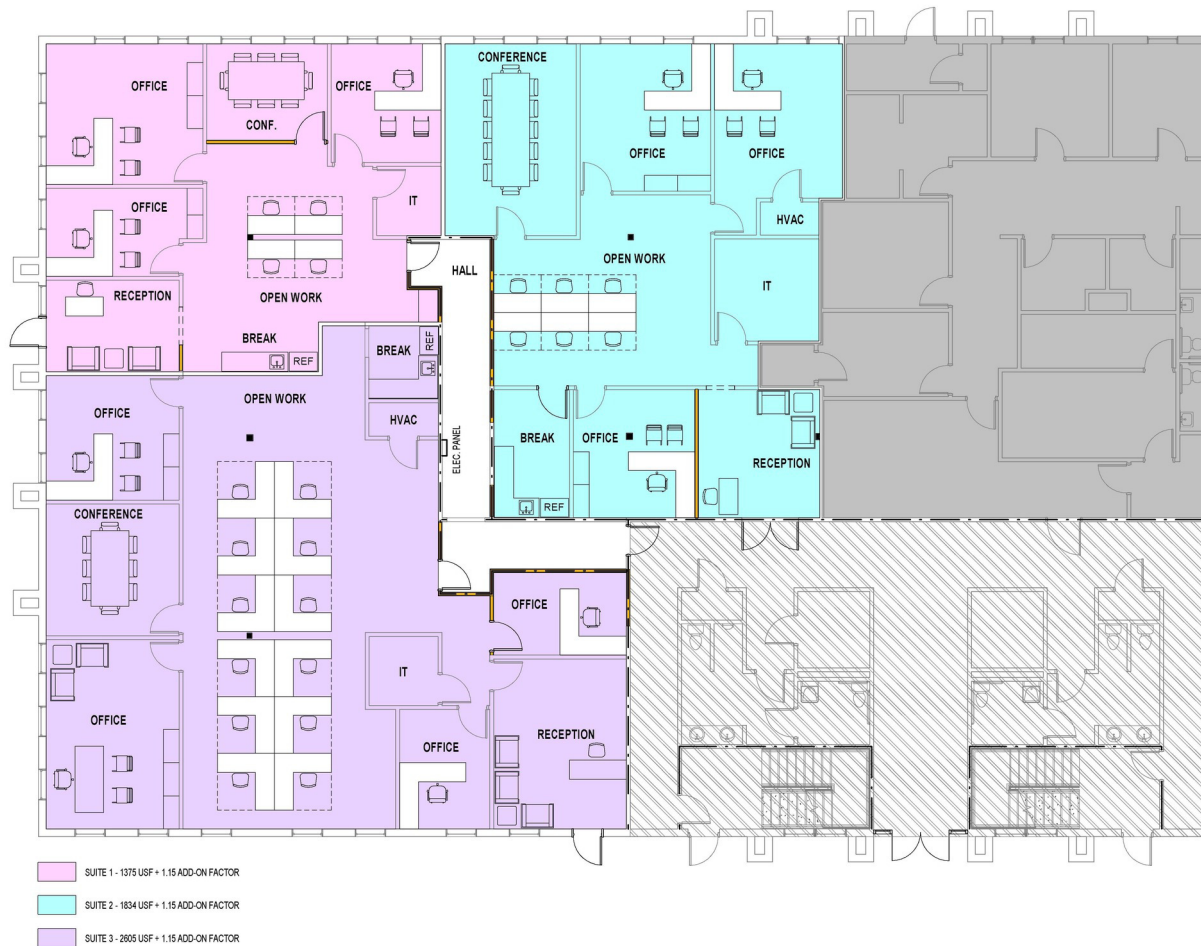
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## FIRST FLOOR - THREE (3) TENANT MULTI-SUITE PLAN



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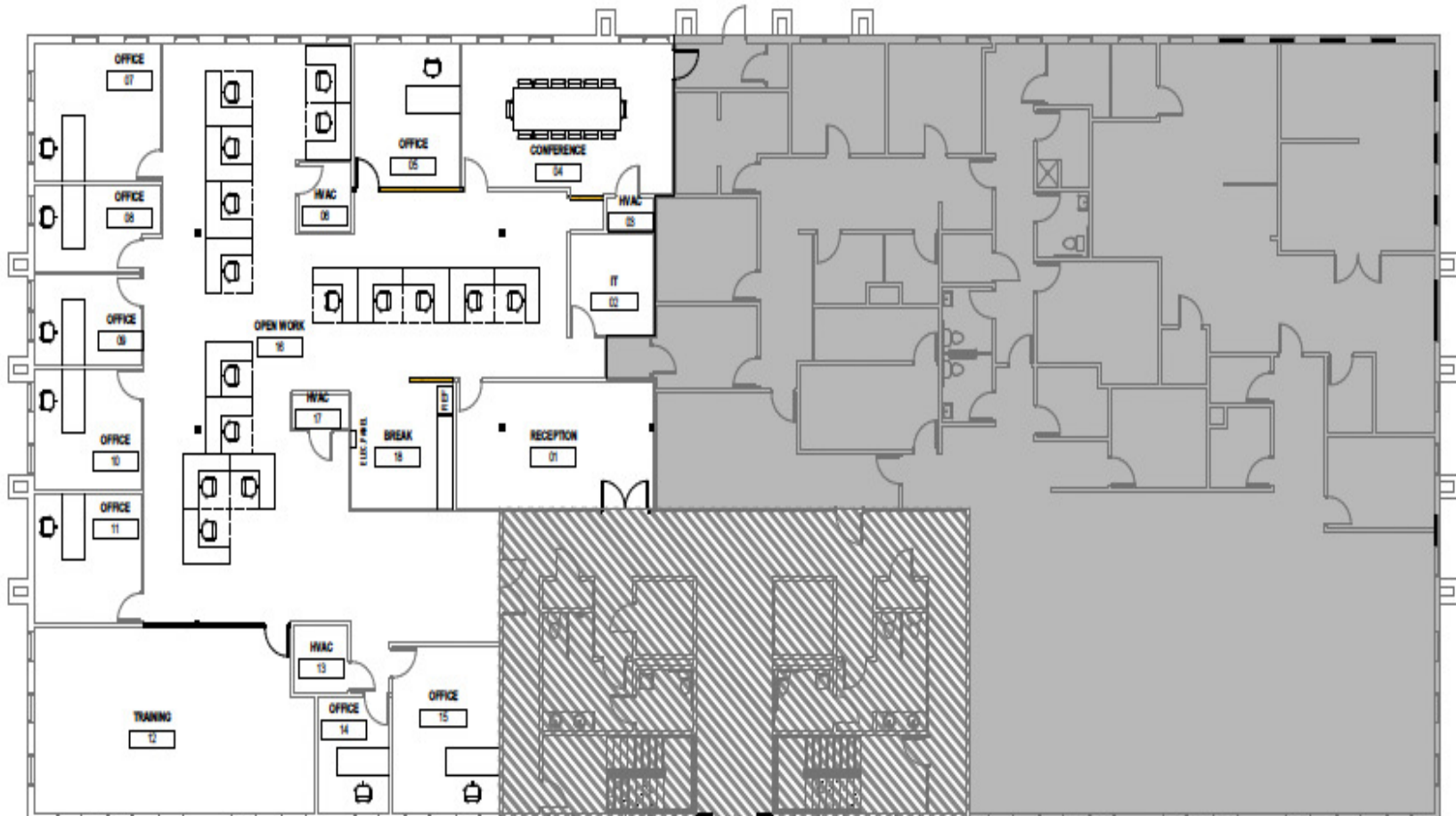
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FIRST FLOOR: 7,000 SF PROFESSIONAL USE TEST FIT



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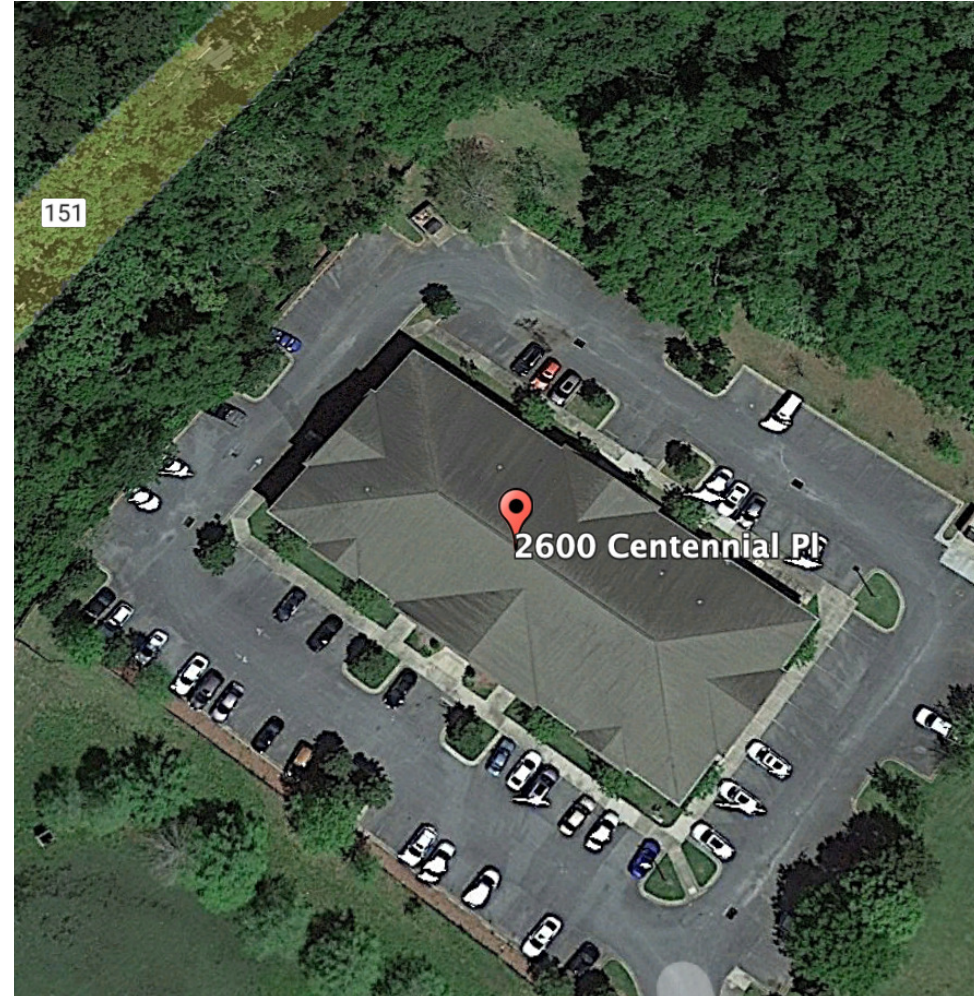
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AERIALS/PARKING



LOCATED WITHIN THE REGIONAL OFFICE CENTER PARK



ADJACENT SURFACE PARKING SURROUNDING BUILDING

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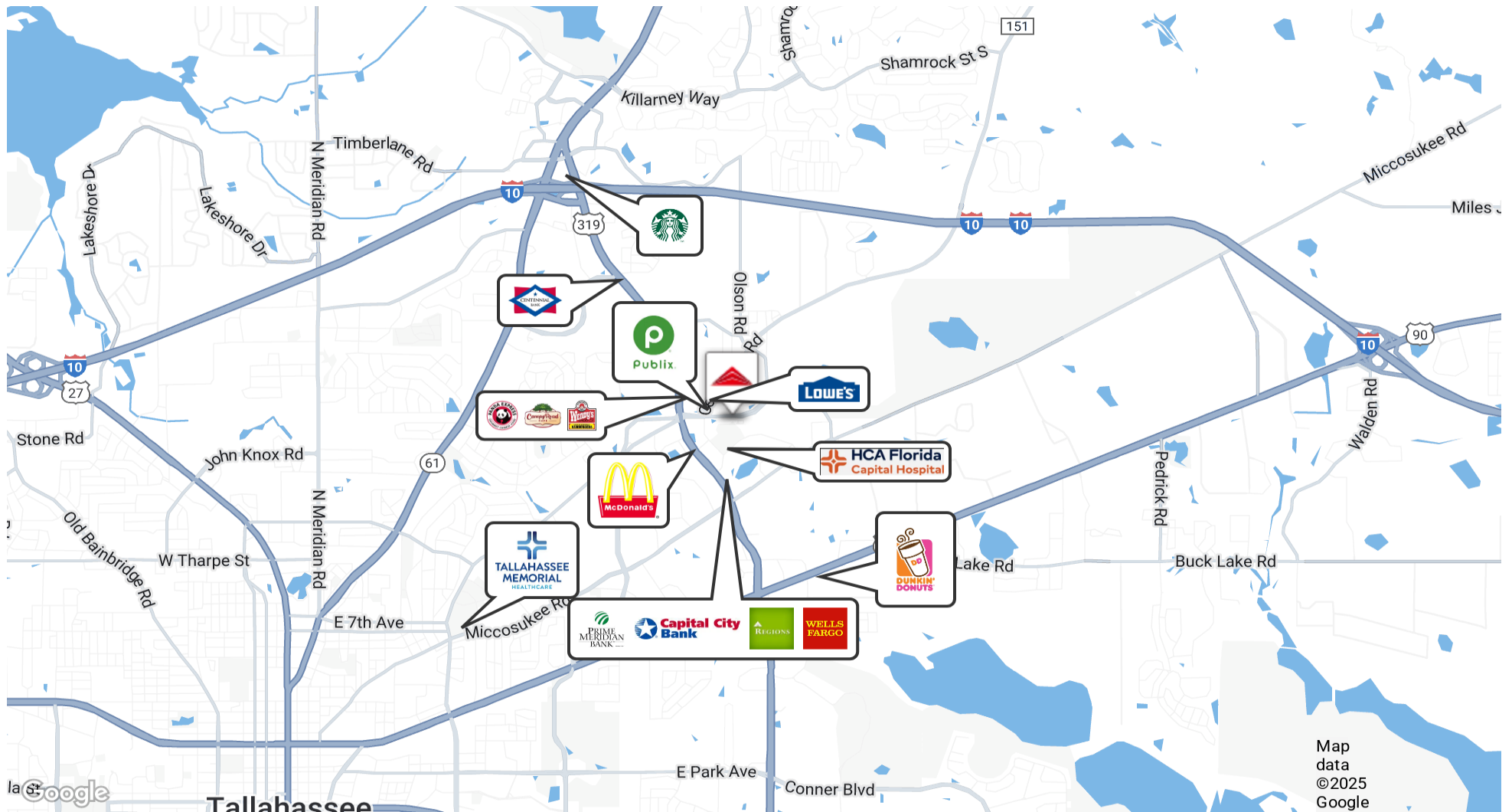
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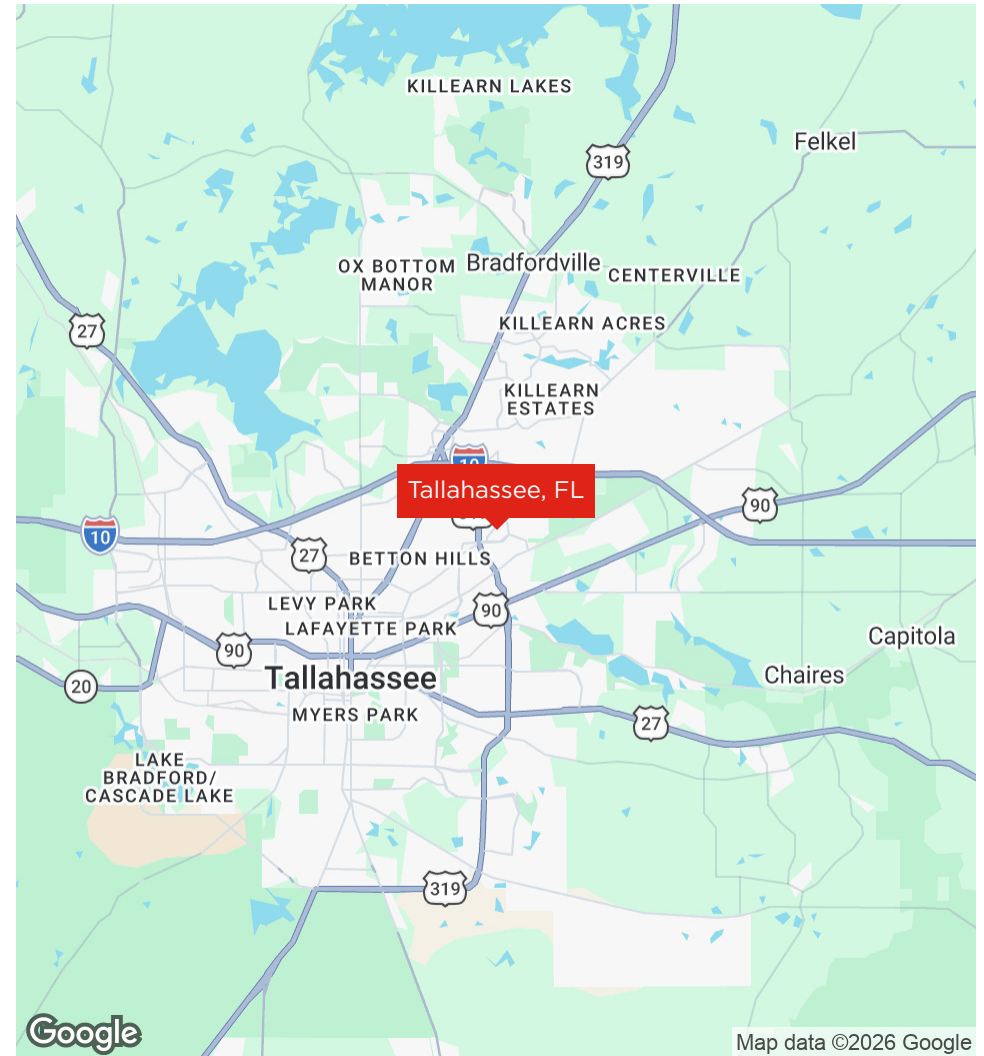
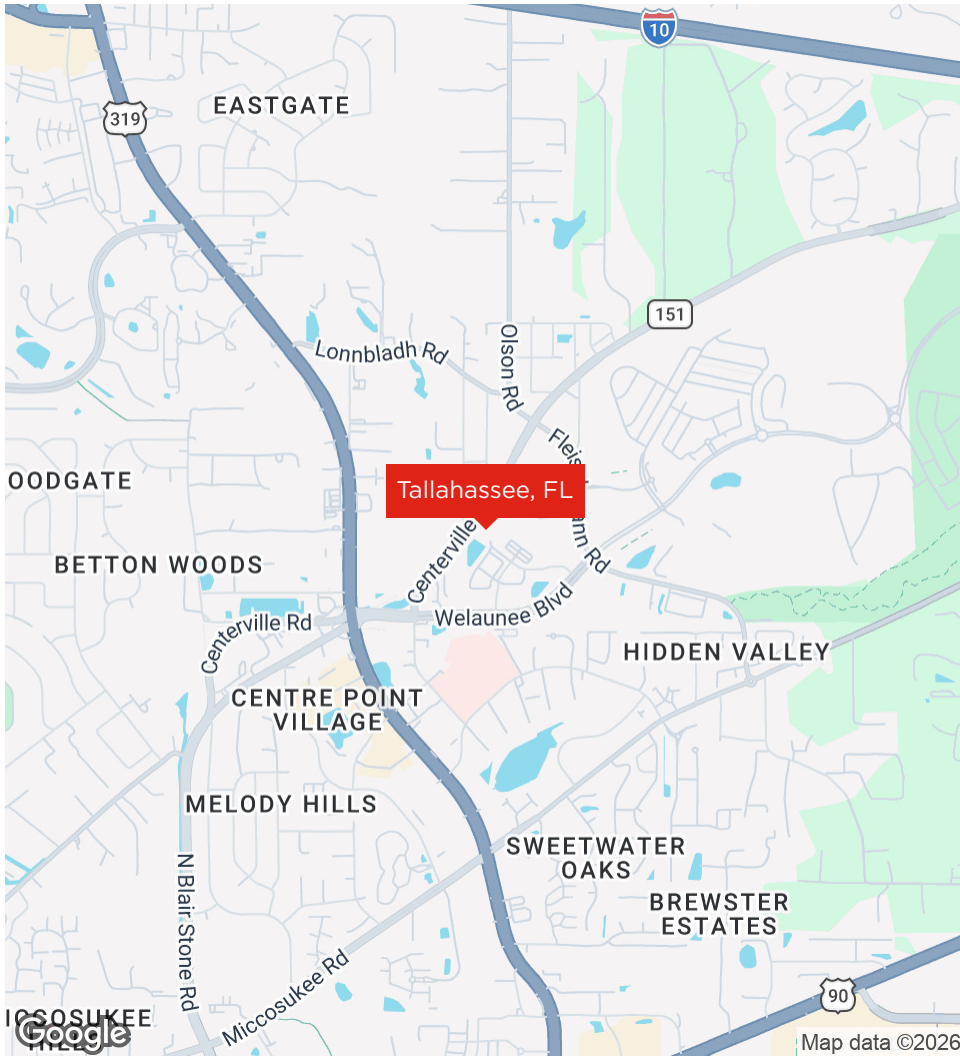
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# STRUCTURE

COMMERCIAL REAL ESTATE  
&  
PROPERTY MANAGEMENT

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.

