

# DOWNTOWN OFFICE BUILDING FOR SALE



COLDWELL BANKER  
**COMMERCIAL**  
HARTUNG



## 851 EAST PARK AVENUE TALLAHASSEE, FL 32301

Sale Price: \$820,000  
Building: 3,721 SF +/-  
Acres: 0.418 +/-  
Zoning: OR-1

**CHIP HARTUNG**  
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Showing Instructions:  
**Occupied - Appointment Only**

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

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## *GREAT DOWNTOWN OFFICE LOCATION*

### PROPERTY HIGHLIGHTS

- 851 East Park Avenue, Tallahassee, FL 32301, currently a law firm
- Building approx. 3,721 SF
- Built 1987
- Floor plan includes reception area, several private offices, conference area, patio, private bathrooms
- Property has abundant parking – front & back
- Parcel ID #1131204670000
- Zoning is OR-1 Office Residential, Low Density
- 2024 Real Estate Taxes \$7,282
- Average monthly utilities are approx. \$525.00
- Roof April 2014
- One HVAC June 2021; the other HVAC June 2019

### LOCATION

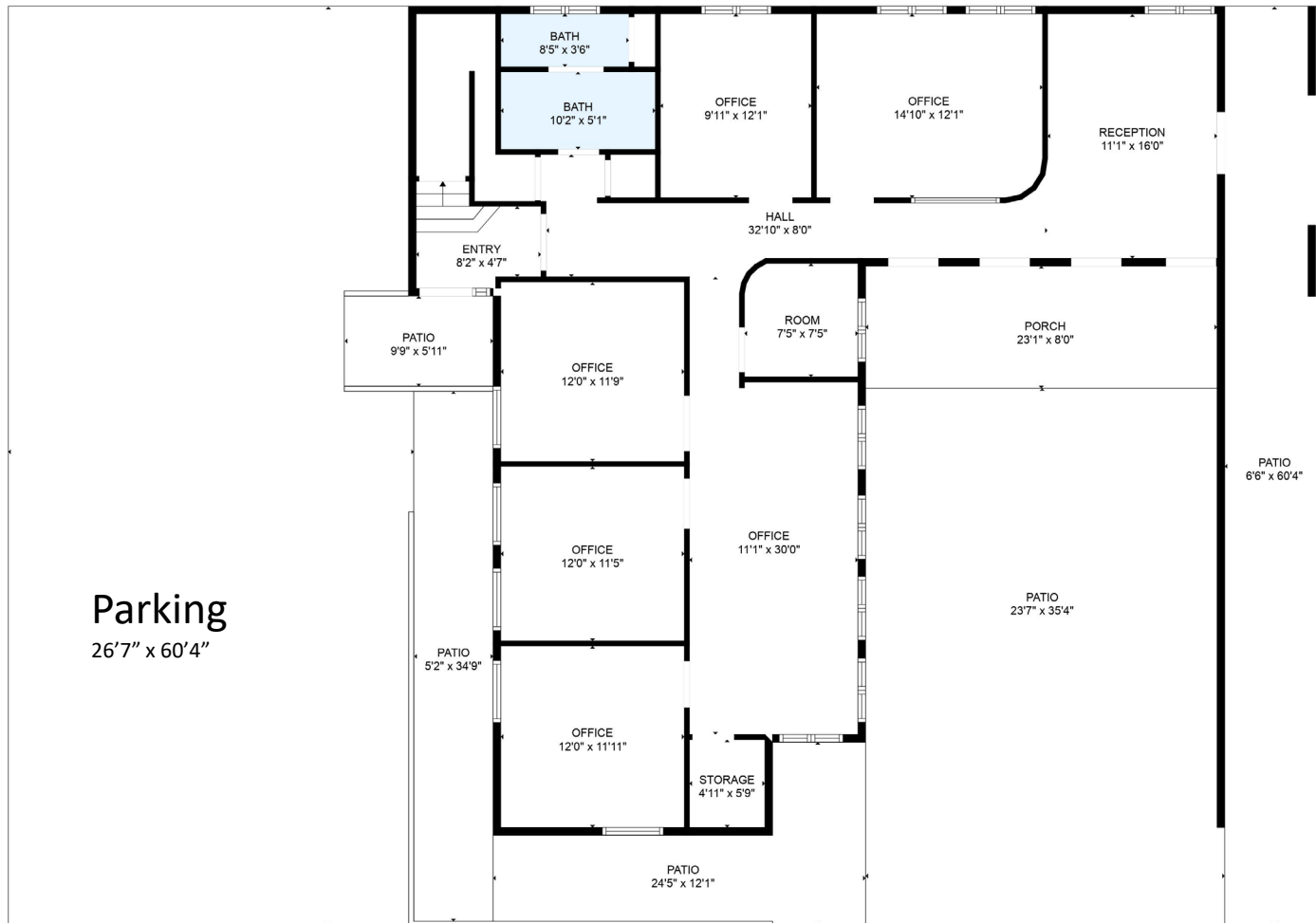
- Near Downtown Tallahassee
- Less than a mile to Florida State Capitol Complex
- Few blocks from Clerk of the Courts
- Few blocks from Leon Co Property Appraiser and other government buildings
- Quick walking distance to Cascades Park
- Many businesses, retail shops, dining & entertainment within walking distance



# 1<sup>ST</sup> FLOOR PLAN



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Park Avenue

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# 2<sup>ND</sup> FLOOR PLAN



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Park Avenue

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# EXTERIOR IMAGES



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# 1ST FLOOR IMAGES



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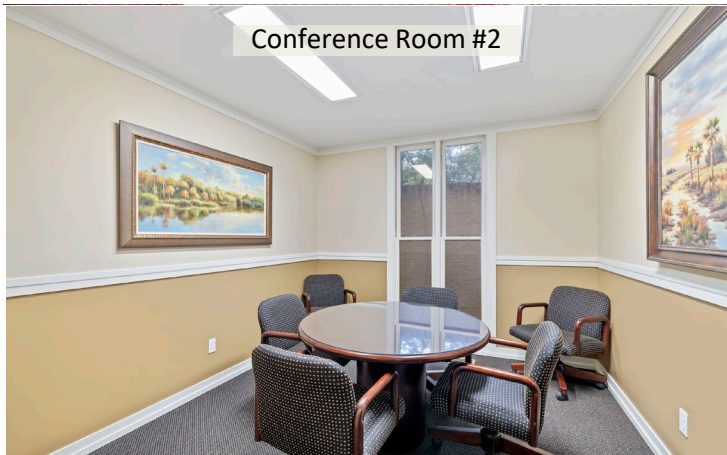
Reception Area



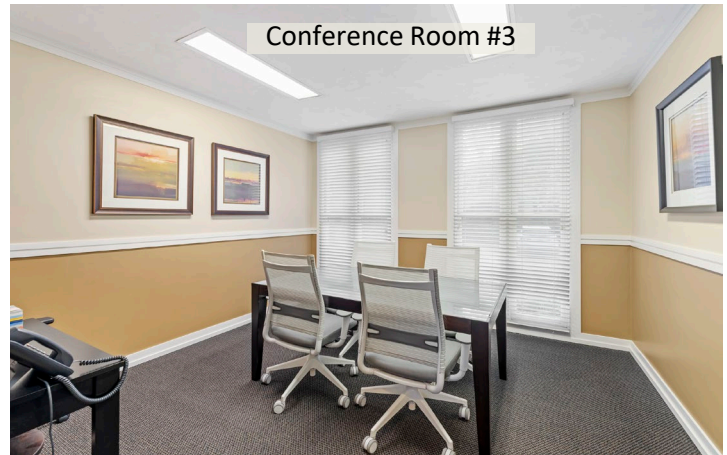
Conference Room #1



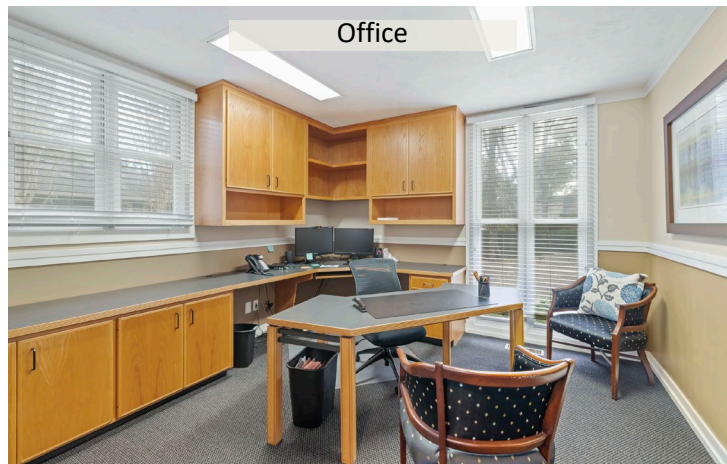
Conference Room #2



Conference Room #3



Office



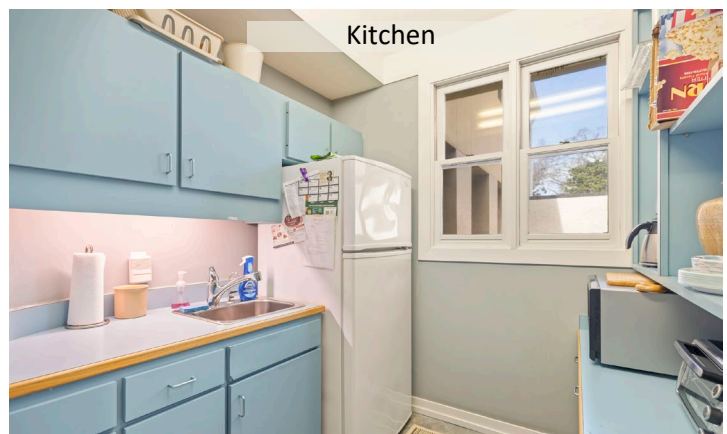
Office



Work Space



Kitchen





# 2<sup>ND</sup> FLOOR IMAGES



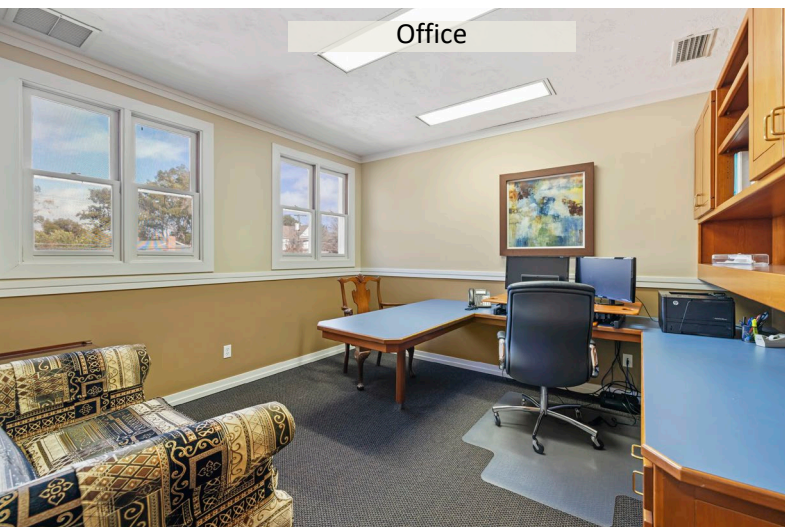
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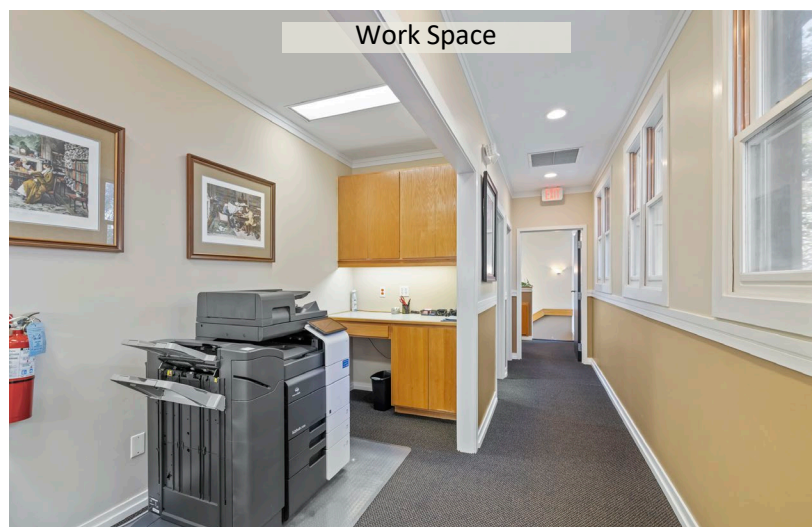
Executive Office



Executive Office 2



Office



Work Space

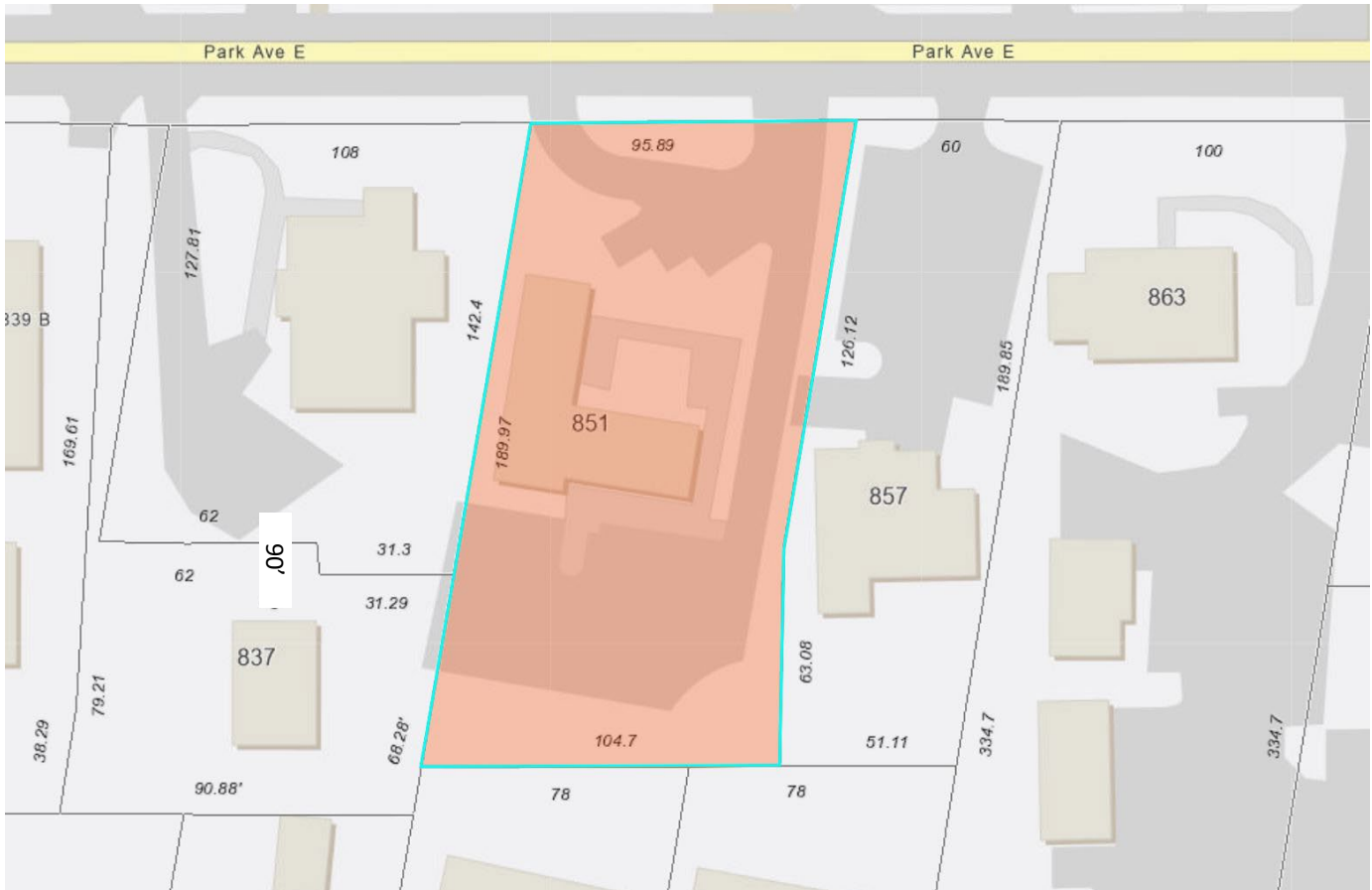


Administration Bay



Hall







# BUSINESS MAP



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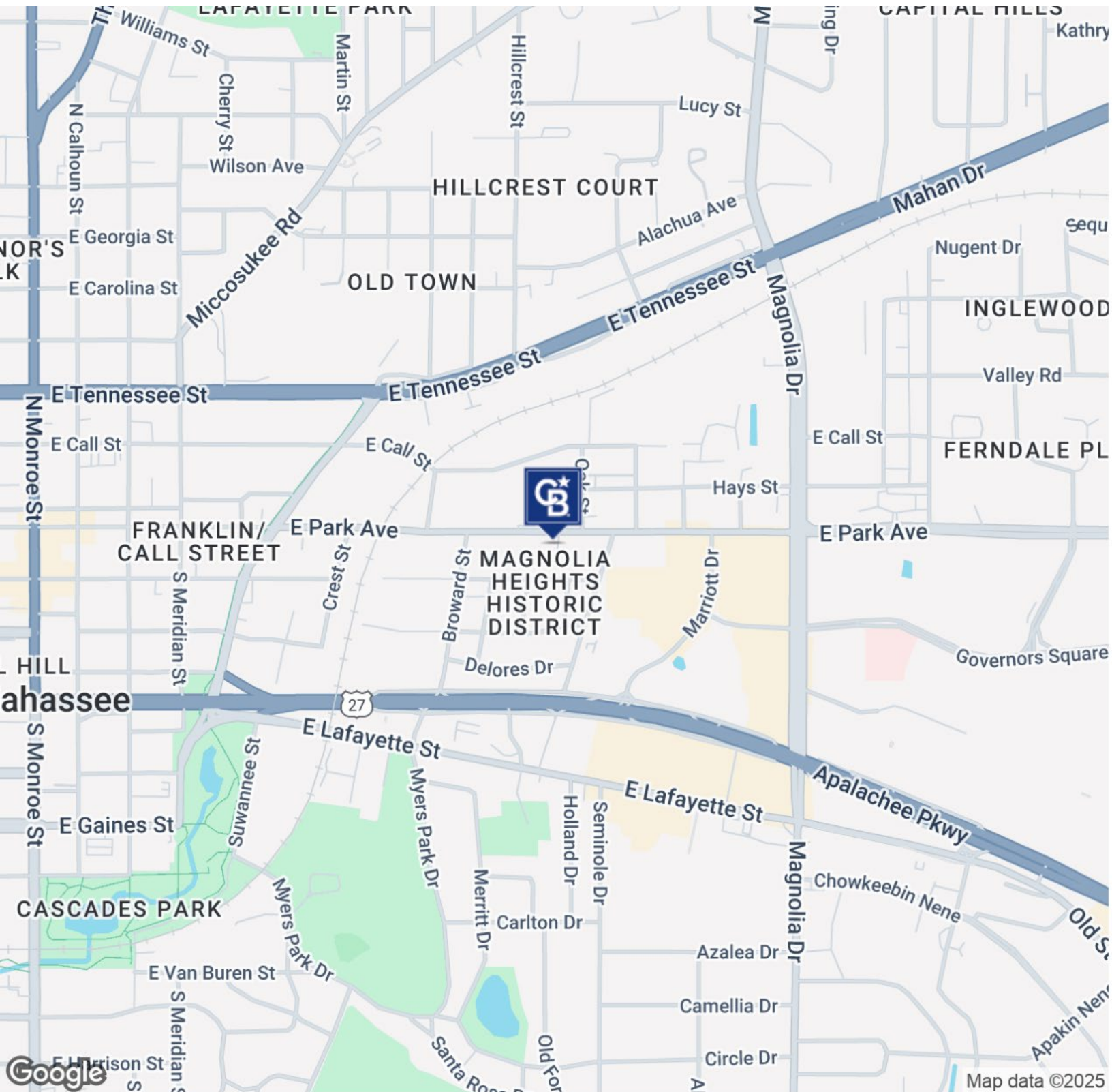
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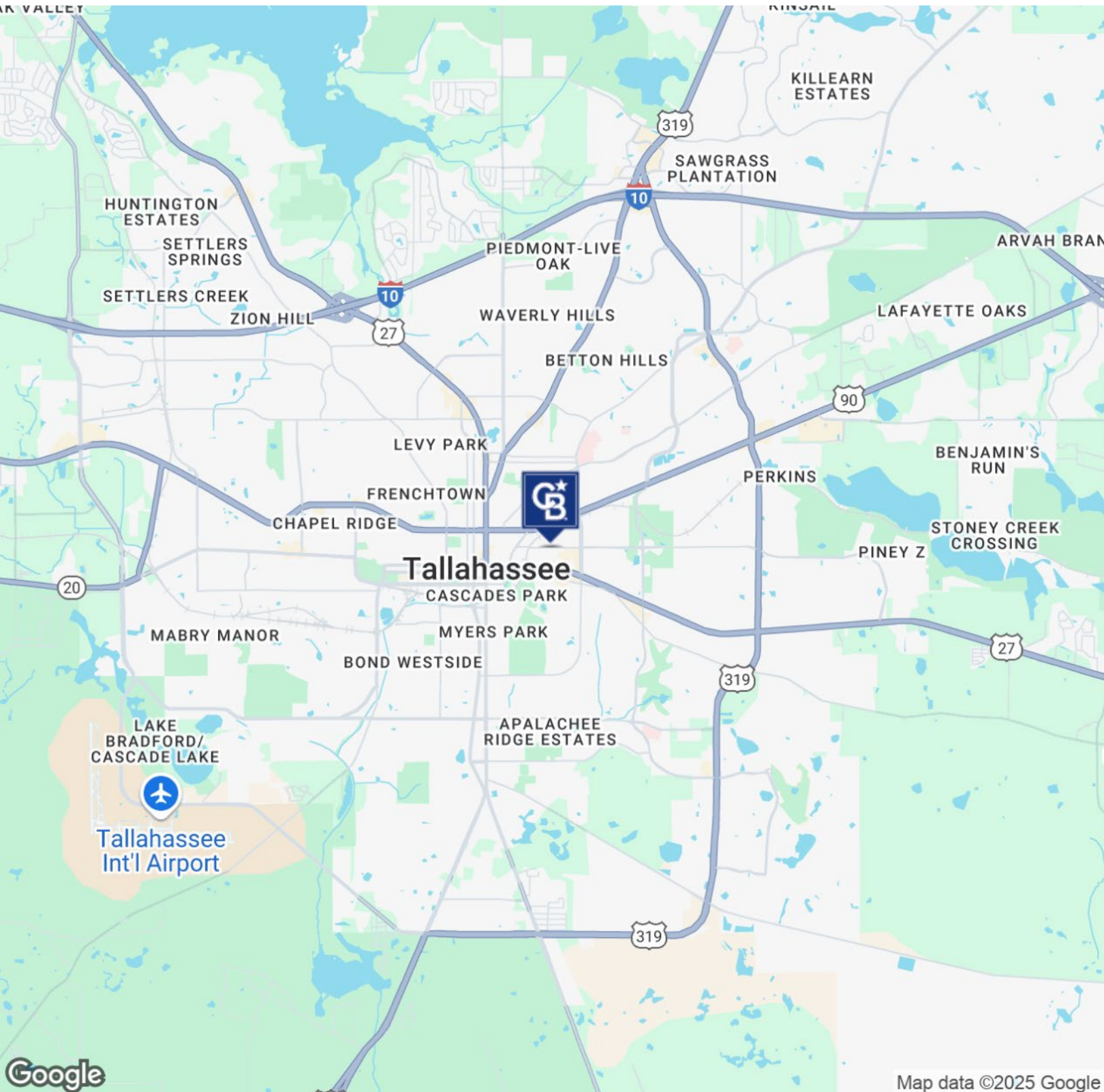
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Google

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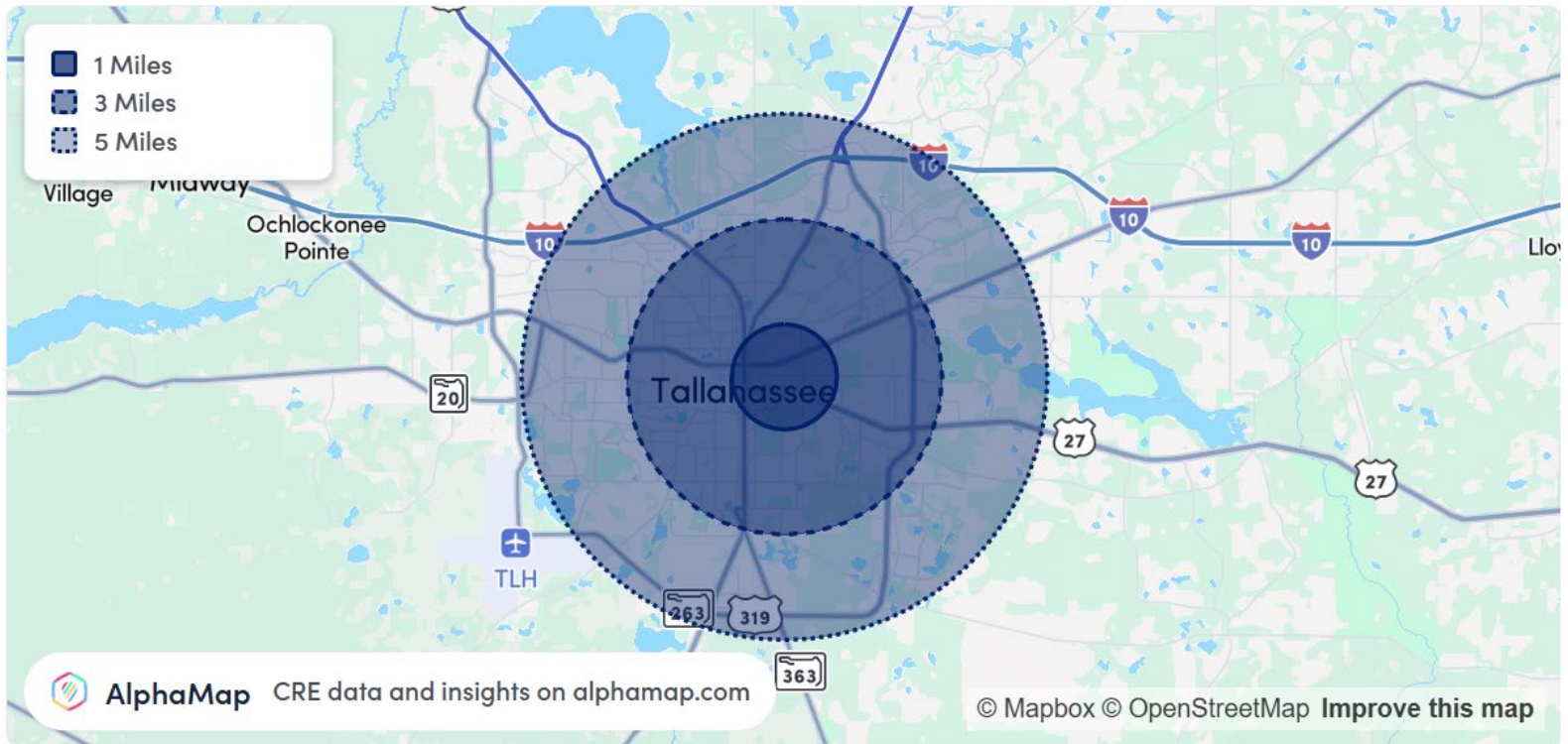
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# DEMOGRAPHICS



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,840	101,286	182,077
Average Age	42	33	35
Average Age (Male)	41	33	34
Average Age (Female)	43	34	36
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,823	43,033	77,868
Persons per HH	1.8	2.4	2.3
Average HH Income	\$87,130	\$68,925	\$74,479
Average House Value	\$416,790	\$265,256	\$269,763
Per Capita Income	\$48,405	\$28,718	\$32,382

Map and demographics data derived from AlphaMap

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