

Tallahassee Medical Office Space For Lease

**2160 Capital Circle NE
Tallahassee, Florida 32308**



Exclusively Offered By

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Broker-Associate

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While this information is deemed to be correct, no guarantee is given as to its accuracy. Buyer should independently verify all information.

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Executive Summary

2160 Capital Circle NE Tallahassee, Florida



2160 Capital Circle NE is a medical office building located on one of Tallahassee's most heavily traveled corridors. Positioned strategically between both regional Hospitals, the property offers an exceptional location and high visibility for a medical officer user. The available space consists of approximately 7,500 sq. ft. of clinical and administrative office space. The building features a large reception/waiting area for high volume operations, as well as spacious exam rooms, private offices for physicians, staff break area, and multiple bathrooms. The building, renovated in 2017, features beautiful modern finishes in the lobby and common areas. The property is located close to restaurants, retailers, financial institutions, other professional and medical offices, as well as sought after residential neighborhoods.



- **7,500 Sq. Ft. +/- on 2nd Floor**
- **2 Elevators**
- **Traffic Count: 47,569 Cars Per Day**
- **Excellent Visibility on Capital Circle**
- **Zoning: CP (Commercial Parkway)**
- **Covered Entry for Patient Pick Up/Drop Off**
- **Ample Parking**
- **Signage Available on Capital Circle**
- **17 Exam Rooms**
- **3 Procedure Rooms**
- **Kitchen with Staff Break Area**
- **Large Reception/Waiting Area**
- **Close to TMH and CRMC**
- **Well positioned to NE side and rapidly growing East Side of Tallahassee.**



Lease Rate: \$20.00 per square foot (*with Tenant paying Utilities, Janitorial, and Sales Tax)

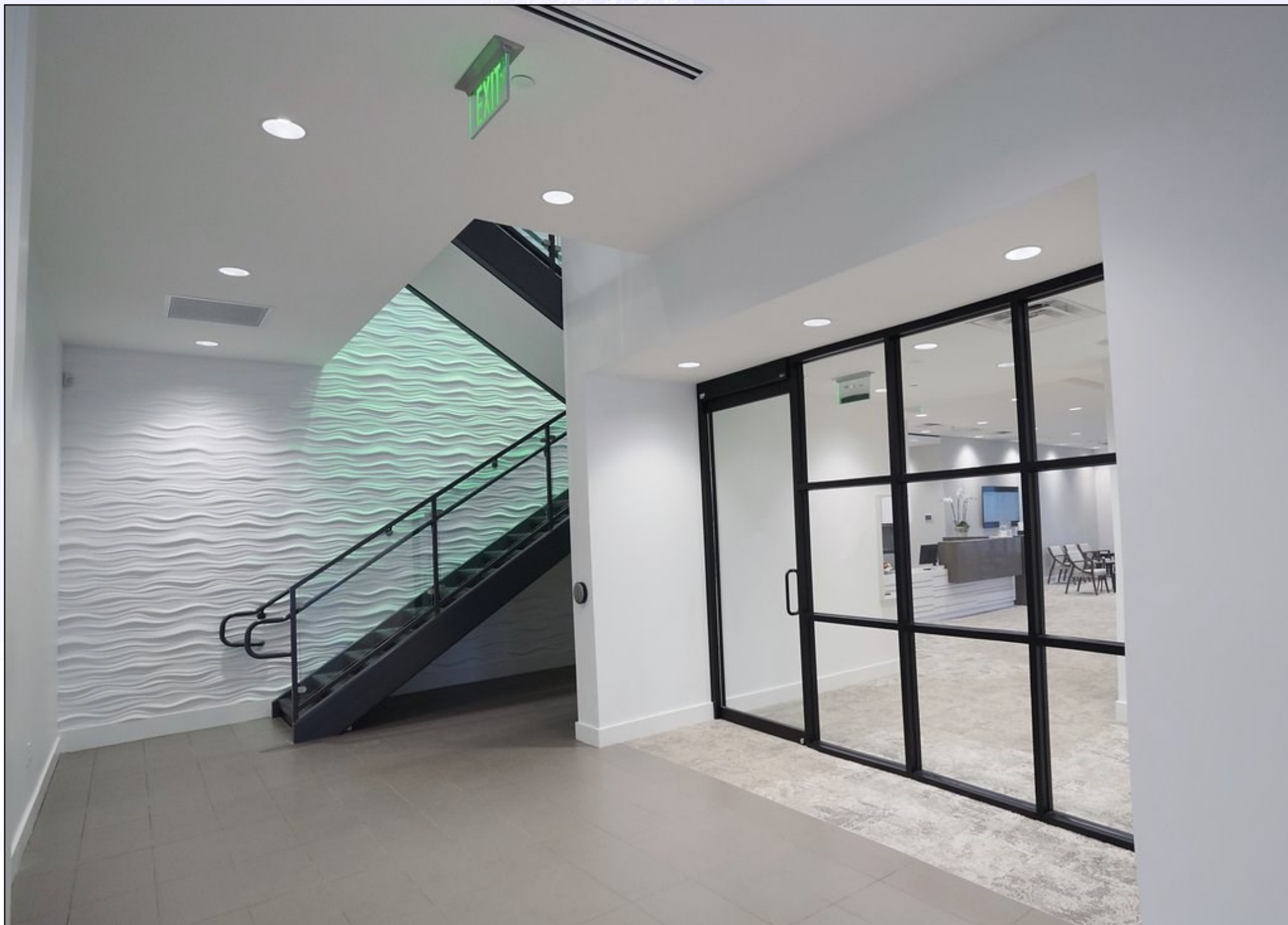
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Building Lobby-First Floor Entrance



Building Lobby First Floor



Building Lobby Second Floor



Second Floor– Waiting Area



Second Floor Lobby and Check-in Counter



Second Floor Hallway View



Representative Exam Room



Procedure Room



Representative Private Office for Physician



Private Balcony Accessed from Physician's Office



Parking Area



Parking Lot Aerial View



Aerial View Looking East



Floor Plan-Second Floor Lease Area

**area outlined in red is for lease*

