

TALLAHASSEE MEDICAL QUARTERS

2510 Miccosukee Rd, Tallahassee, FL 32308

OFFICE BUILDING FOR SALE



WHITNEY EUBANKS

Consultant
850.228.6690
whitney@structureiq.net

DANIEL H. WAGNON, SIOR

Principal
850.656.6555 x105
daniel@structureiq.net



TALLAHASSEE MEDICAL QUARTERS

2510 Miccosukee Rd, Tallahassee, FL 32308

OFFICE BUILDING FOR SALE



SALE PRICE

\$7,250,000

PROPERTY OVERVIEW

Introducing 2510 Miccosukee Road - a rare opportunity for a Class A medical office building with long term leases and stable income being marketed for sale. This property boasts a 24,000 SF building constructed in 2018 on 4.5 acres directly in between both hospital systems in Tallahassee, FL. The Property is 87% occupied with national credit tenants in the medical and energy sectors. This property presents an excellent opportunity for an investor looking to add a high-performing office asset to their portfolio.

- 87% Occupancy
- Building age: 6 years
- WALT = 6.6 yrs
- Net Lease Structure

OFFERING SUMMARY

Building Size (SF):	23,852
Parking Ratio:	5:1000
Zoning:	OR-2
Year Built:	2018
Lot Size (Acres):	4.5
CAP Rate:	6.2%
Tenant Mix:	Medical and Energy

WHITNEY EUBANKS

Consultant
850.228.6690
whitney@structureiq.net

DANIEL H. WAGNON, SIOR

Principal
850.656.6555 x105
daniel@structureiq.net



TALLAHASSEE MEDICAL QUARTERS

2510 Miccosukee Rd, Tallahassee, FL 32308

OFFICE BUILDING FOR SALE



WHITNEY EUBANKS

Consultant
850.228.6690
whitney@structureiq.net

DANIEL H. WAGNON, SIOR

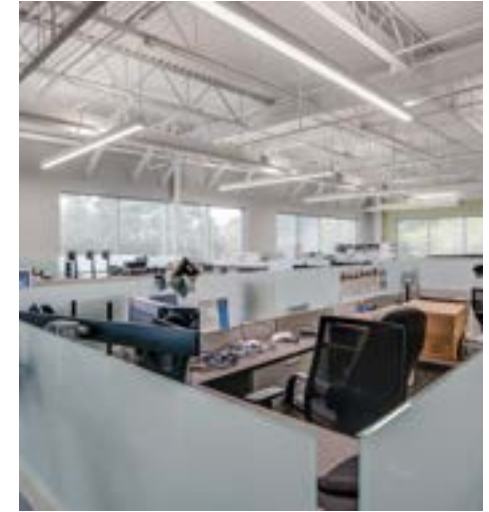
Principal
850.656.6555 x105
daniel@structureiq.net



TALLAHASSEE MEDICAL QUARTERS

2510 Miccosukee Rd, Tallahassee, FL 32308

OFFICE BUILDING FOR SALE



WHITNEY EUBANKS

Consultant
850.228.6690
whitney@structureiq.net

DANIEL H. WAGNON, SIOR

Principal
850.656.6555 x105
daniel@structureiq.net



TALLAHASSEE MEDICAL QUARTERS

2510 Miccosukee Rd, Tallahassee, FL 32308

OFFICE BUILDING FOR SALE



WHITNEY EUBANKS

Consultant
850.228.6690
whitney@structureiq.net

DANIEL H. WAGNON, SIOR

Principal
850.656.6555 x105
daniel@structureiq.net



TALLAHASSEE MEDICAL QUARTERS

2510 Miccosukee Rd, Tallahassee, FL 32308

OFFICE BUILDING FOR SALE

INVESTMENT OVERVIEW

Price	\$7,250,000
GRM	12.97
CAP Rate	6.20%

OPERATING DATA

Gross Scheduled Income	\$558,850
Other Income	\$145,000
Total Scheduled Income	\$703,850
Vacancy Cost	\$72,651
Gross Income	\$631,200
Operating Expenses	\$181,746
Net Operating Income	\$449,454

WHITNEY EUBANKS

Consultant
850.228.6690
whitney@structureiq.net

DANIEL H. WAGNON, SIOR

Principal
850.656.6555 x105
daniel@structureiq.net



TALLAHASSEE MEDICAL QUARTERS

2510 Miccosukee Rd, Tallahassee, FL 32308

OFFICE BUILDING FOR SALE

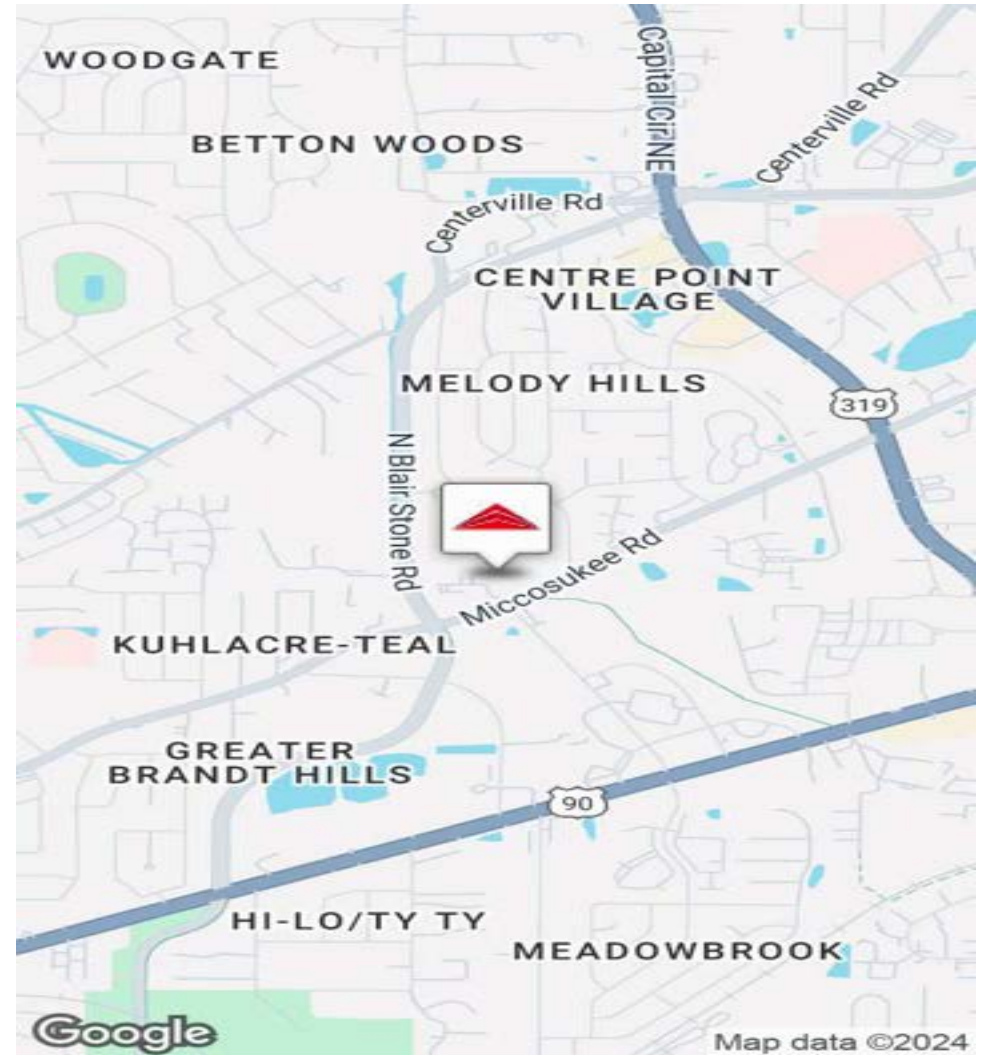
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	294	2,174	7,768
Average Age	42	42	43
Average Age (Male)	39	39	41
Average Age (Female)	45	44	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	139	1,018	3,709
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$79,858	\$79,780	\$91,943
Average House Value	\$314,140	\$312,766	\$319,001

Demographics data derived from AlphaMap



WHITNEY EUBANKS

Consultant
850.228.6690
whitney@structureiq.net

DANIEL H. WAGNON, SIOR

Principal
850.656.6555 x105
daniel@structureiq.net

