

215 S MONROE ST

Tallahassee, FL 32301

CLASS A OFFICE SUITES FOR LEASE

DANIEL H. WAGNON, SIOR

Principal
850.656.6555 x105
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WHITNEY EUBANKS

Consultant
850.228.6690
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OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

The 215 SOUTH MONROE provides a fluid base for a tenant's operations with suites ranging from executive suite of 500 sf up to a 2,500 sf, 5000 sf or even a 13,000 sf user. Providing a platform of which to program with a potential tenant is space programming and fit its operations into the correct size of suite with room to expand or even contract to a smaller suite should it be necessary. Let us work with your team to test fit and see which suite maximizes occupancy efficiencies and minimize costs.

PROPERTY HIGHLIGHTS

- Professional Engineer and Security onsite
- Amenities include on-site management and security, and controlled 24 hour access
- On-site parking with secondary municipal parking connected via a skyway connection to Building

LOCATION DESCRIPTION

215 SOUTH MONROE STREET is situated at the corner of South Monroe Street and Jefferson Street at the heart of Downtown Tallahassee. Centered in the Capital Hill District and adjacent to Leon County Courthouse, 215 SOUTH MONROE is a short walking distance to all of downtown's political, government and legal spectrums.

OFFERING SUMMARY

Lease Rate:	\$29.00/SF - \$32.00/SF
Available SF:	500 - 6,432 SF
Rent Structure:	28,430 SF
	257,726 SF

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OFFICE SUITE AVAILABILITY

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	500 - 6,432 SF	Lease Rate:	\$28.00 - \$45.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 110	Available	2,137 SF	Full Service	\$29.00 SF/yr	Fully Renovated legislative office
Suite 120	Available	5,035 SF	Full Service	\$29.00 SF/yr	Build-to-suit ground floor opportunity with ground to ceiling glass and signage
Suite 125	Available	500 SF	Full Service	\$1,875 per month	Ground Floor executive suite with reception, large office and break/work room
Suite 306	Available	1,700 SF	Full Service	\$29.00 SF/yr	Three (3) exterior office with conference room
Suite 405	Available	3,830 SF	Full Service	\$28.00 SF/yr	This space is a blank canvas for a user looking to design and build exactly to its size and operations.
Suite 616	Available	3,014 SF	Full Service	\$29.00 SF/yr	-
Suite 750	-	2,755 SF	Full Service	\$29.00 SF/yr	Five office (5) suites with open work area, glass conference room, exterior hard offices, break room, and work room.
Suite 815	Available	6,299 SF	Full Service	\$29.00 SF/yr	Law Firm space overlooking Capitol complex and downtown Tallahassee.
Suite 720	Available	1,355 SF	Full Service	\$29.00 SF/yr	Three (3) room offices suite with open work area, 2 larger exterior offices; reception area. Perfect for association or visiting lobbying or public affairs group looking for an office within 3 min. walking distance to Capitol Complex.
Suite 730/740	-	2,657 SF	Full Service	\$29.00 SF/yr	Nine (9) office suite with six exterior offices, break area, small conference / team room and IT/LAN room.
Suite 701	Available	6,432 SF	Full Service	\$29.00 SF/yr	Fully renovated large office suite with glass conference room with table, large open reception area, large work room, fourteen (14) offices, open work area, break room, copy room; finishes are high end and new. Move in ready.

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8TH FLOOR (CAN BE SUBDIVIDED) & 7TH FLOOR SUITES



Suite	Rentable Sq. Ft.
701	6,432
720	1,354



Suite	Rentable Sq. Ft.
815	6,299

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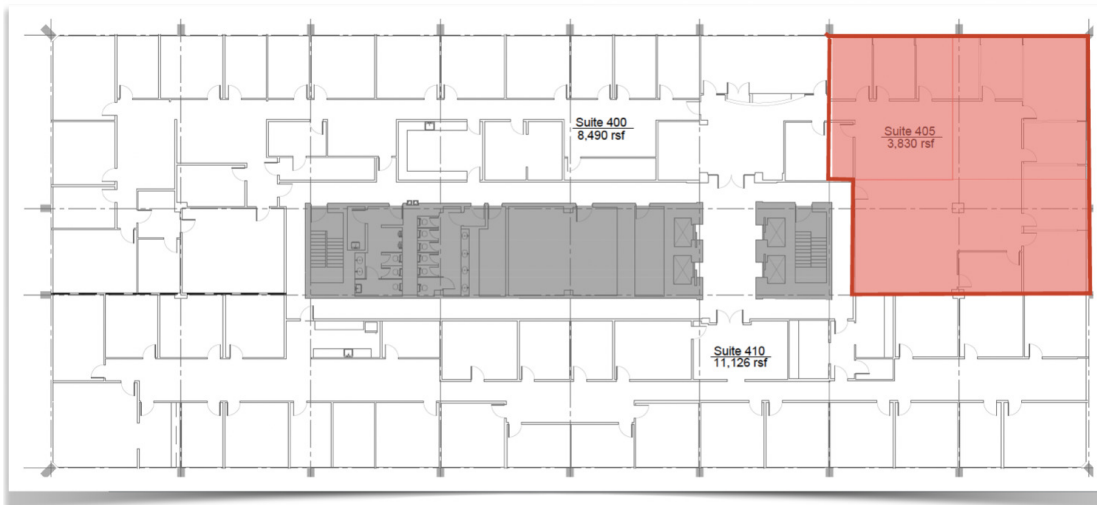
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6TH AND 4TH FLOOR SUITES



Suite	Rentable Sq. Ft.
616	3,014



Suite	Rentable Sq. Ft.
405	3,830

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1ST FLOOR SUITES



Suite	Rentable Sq. Ft.
110	2,137
120	5,035
125	500

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ADJACENT TO STATE CAPITOL COMPLEX AND AGENCIES



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VIEWS FROM OFFICE



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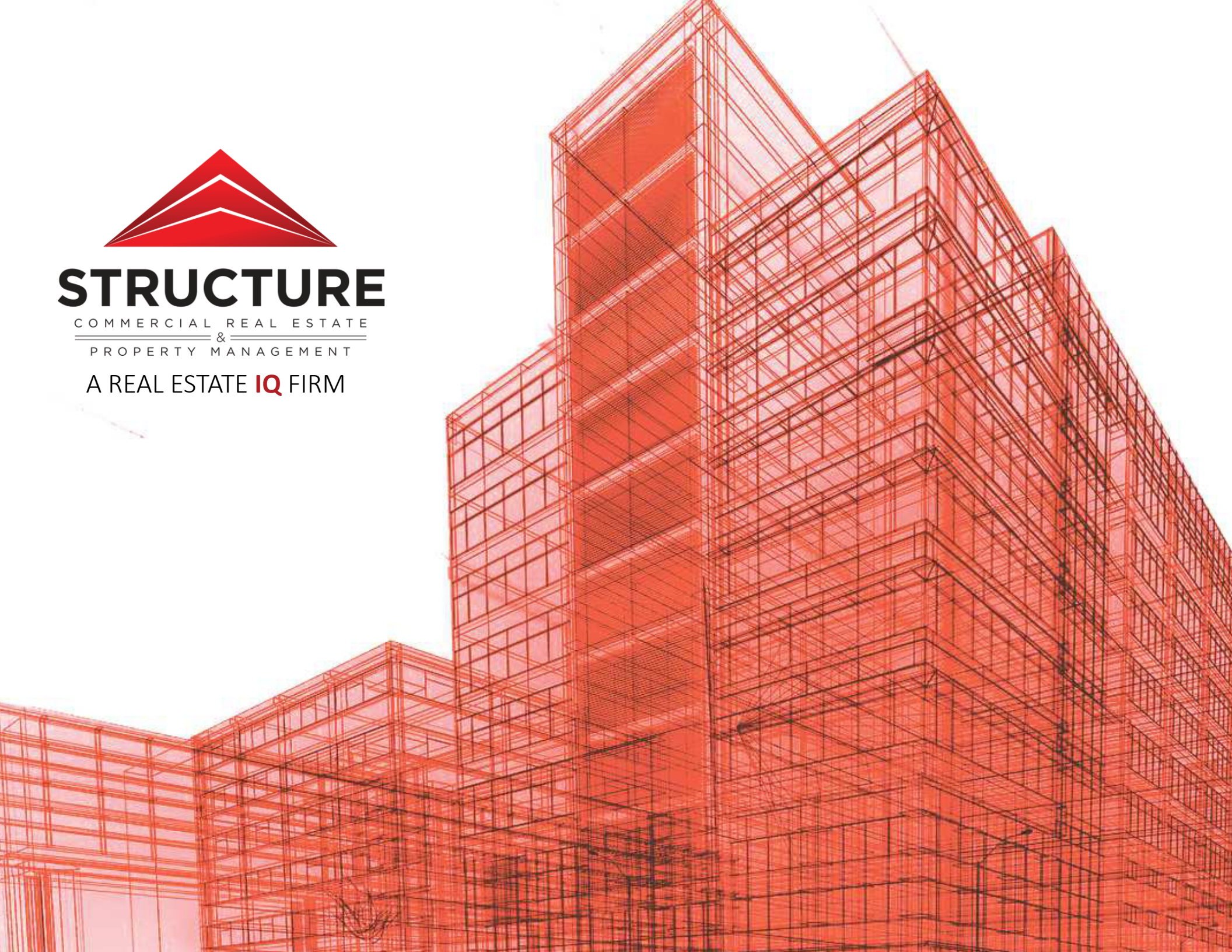




STRUCTURE

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.

