

Northeast Tallahassee Bank/Retail Facility (2.25 +/- Ac. Site)

1997 Capital Circle NE
Tallahassee, Florida 32308



Exclusively Offered By
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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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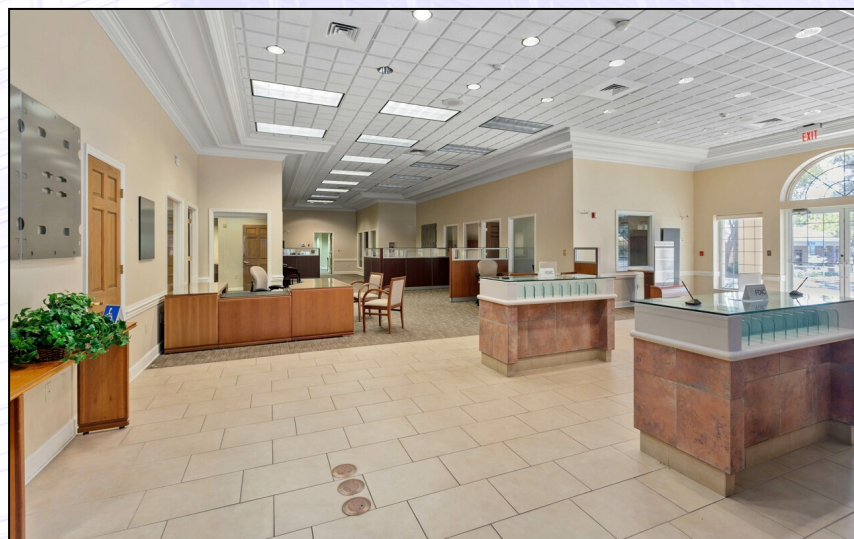
Executive Summary

1997 Capital Circle NE Tallahassee, Florida



1997 Capital Circle NE is a bank/credit union facility located on a 2.25 +/- acre site at the intersection of Capital Circle NE and Centerville Road (Welaunee Boulevard). It features exceptional access on 4 roads including Capital Circle, Welaunee Boulevard, Buford Boulevard, and Welby Way. The improvements consist of a main branch office of approximately 6,604 sq. ft. that features a beautifully designed lobby, 4 teller stations, bank vault, offices for management and loan department staff, break room, and much more. An auxiliary drive thru structure features 5 drive thru lanes. Uniquely situated at one of Tallahassee's most visible intersections, the site is surrounded by two regional hospitals, medical and professional offices, popular restaurants, retail businesses, well as some of the most popular neighborhoods in Tallahassee including the new and rapidly growing "Canopy" development.

- **High Barrier To Entry Area**
- **6,604 Sq. Ft. for Main Office**
- **1,349 Sq. Ft. Auxiliary Drive Thru Teller Station**
- **5 Drive Thru Lanes**
- **Vault and Night Depository**
- **New Roof-2012**
- **Zoning: CP (Commercial Parkway)**
- **Fiber Optic Service Available**
- **Pylon Signage on Capital Circle NE**
- **Corner Lot with 4 Vehicular Access Points**
- **Large Lobby, Multiple Offices, Break Room, and Board Room.**
- **Office Furniture Available**
- **57 Parking Spaces**



For Lease at \$25.00 per sq. ft. triple net (NNN) *does not include sales tax

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Aerial View Looking Southeast

CAPITAL REGIONAL
MEDICAL CENTER

Buford Blvd

Welby Way

Centerville Road

Capital Circle NE



Ruby
Tuesday

FIREHOUSE
SUBS
FOUNDED BY FIREMEN



GloryDays
GRILL

SmartBank



Ameris
Bank

REGIONS
It's time to expect more.

Aerial View Looking North



Aerial Site View



Exterior-Front Entrance



Interior Lobby Entrance



Interior-Bank Lobby



Interior- Bank Vault View



Interior-Teller Station



Interior-Customer Service Area



Interior-Executive Office



Interior-Board Room



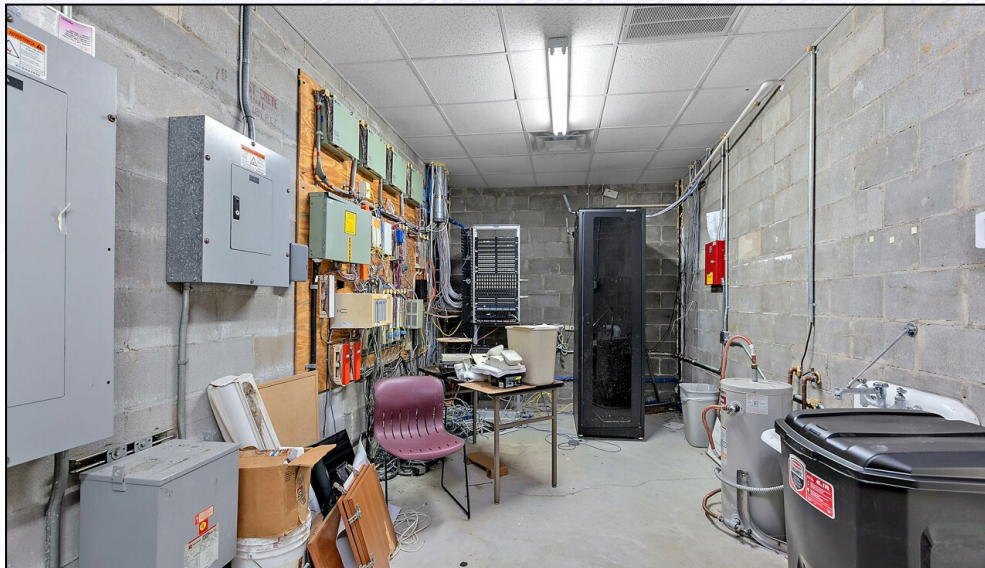
Interior-Modular Workstations



Interior-Break Room



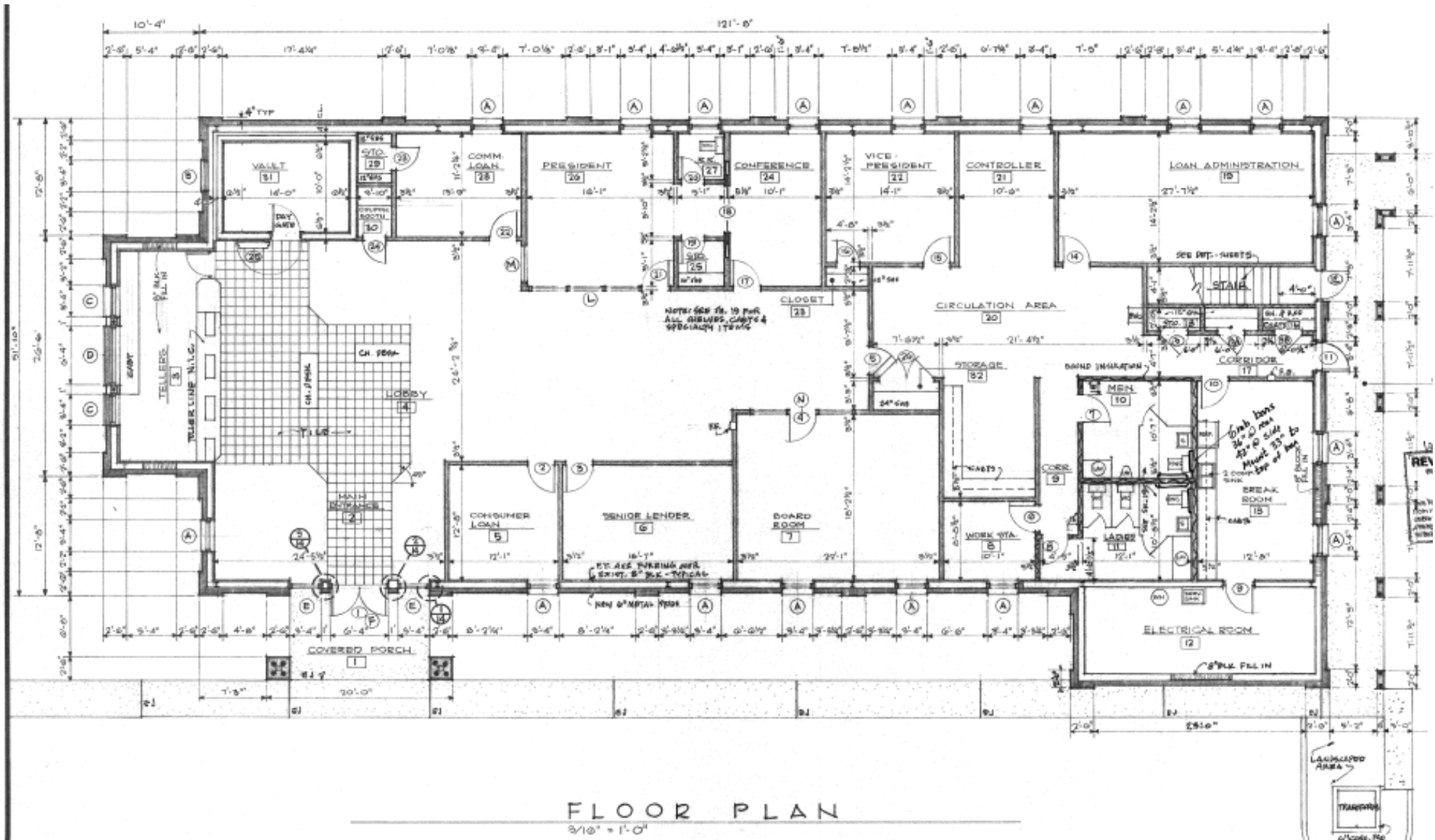
Interior-Electrical Room/Server



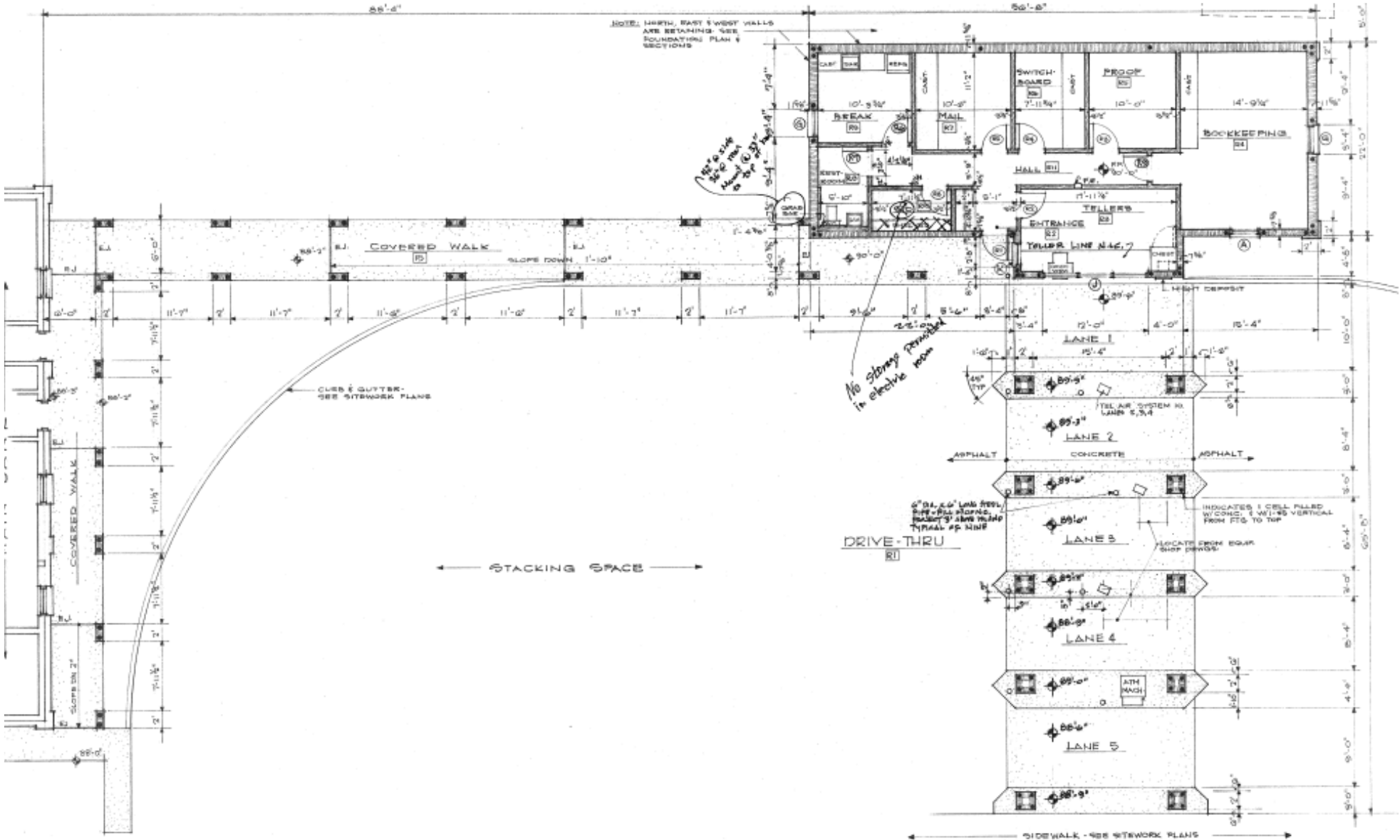
Exterior-Drive Thru Lanes



Main Building Floor Plan



Drive Thru Building Floor Plan



FLOOR PLAN - REMOTE DRIVE-IN BUILDING

$$9/10^8 = 1.0^8$$

Site Plan

