



OFFICE LEASE OPPORTUNITY

MAGNOLIA CENTRE I

1203 GOVERNORS SQUARE BLVD, TALLAHASSEE, FL 32301

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PROPERTY SUMMARY

PROPERTY SUMMARY



PROPERTY DESCRIPTION

With each floor consisting of 9,700 sq. ft. floor plates, the office layouts provide for 1/4, 1/2 to full floor users the ability to have either an open floor plan or hard office intensive setup, as needed. The building offers very competitive lease terms favorable to market and being close to the State of Florida government agencies, including Lottery HQ and FL-DOT HQ. This site provides tenants a downtown Tallahassee location at a percentage of the typical price.

PROPERTY HIGHLIGHTS

- Less than 1/2 mile to State Capitol buildings
- \$1m+ in capital upgrades underway
- 4:1000 parking ratio (free surface)
- Generator & Fiber onsite

LOCATION DESCRIPTION

Magnolia Centre I is located in the the office sub-market directly to the east of Downtown Tallahassee, which experienced significant retail and commercial growth over the last 36 months. With access from the main travel corridors of Apalachee Parkway, Park Avenue, and Magnolia Drive, this office asset is centralized for professional services firms, government tenants/contractors, engineering firms, technology firms, etc. The FL DOT and FL Lottery Headquarters are less than 1/8 mile as well as being adjacent to a vibrant neighborhood mixed-use development with Starbucks, Hilton, various restaurants and retail shops.

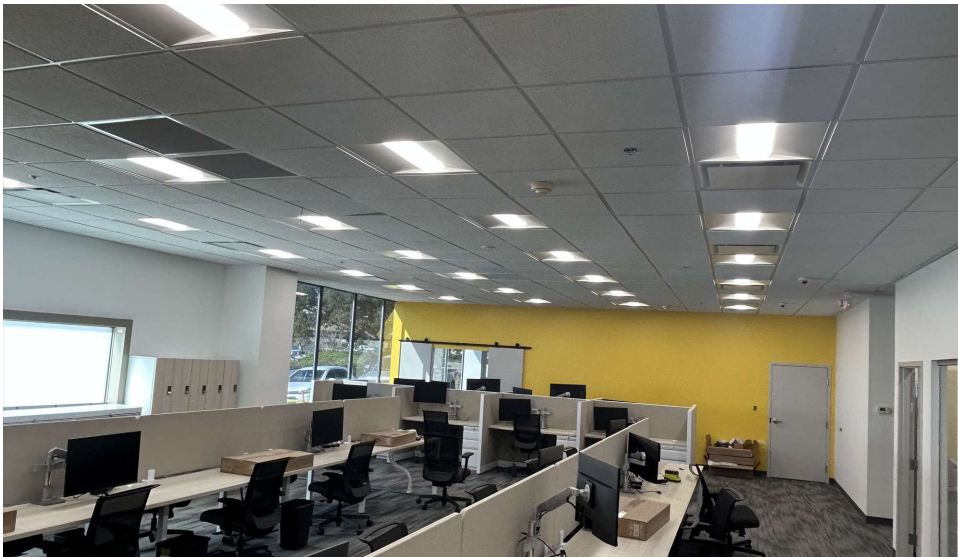
OFFERING SUMMARY

Lease Rate:	\$18.50 - 21.00 SF/yr (Full Service)
Available SF:	1,576 - 9,210 RSF

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MAGNOLIA CENTRE I

ADDITIONAL PHOTOS



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MAGNOLIA CENTRE I

ADDITIONAL PHOTOS



ADD'L PHOTOS

ADDITIONAL PHOTOS



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MAGNOLIA CENTRE I

LEASE SPACES

LEASE INFORMATION

Lease Type: Full Service (Incl. Janitorial) Lease Term: Negotiable
Total Space: 1,576 - 6,655 SF Lease Rate: \$18.50 - \$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 301	Available	1,872 SF	Full Service	\$19.50 SF/yr
Unit 602	Available	1,576 SF	Full Service	\$21.00 SF/yr
Unit 200	Available	6,655 SF	Full Service	\$18.50 SF/yr
Unit 201	Available	2,555 SF	Full Service	\$18.50 SF/yr

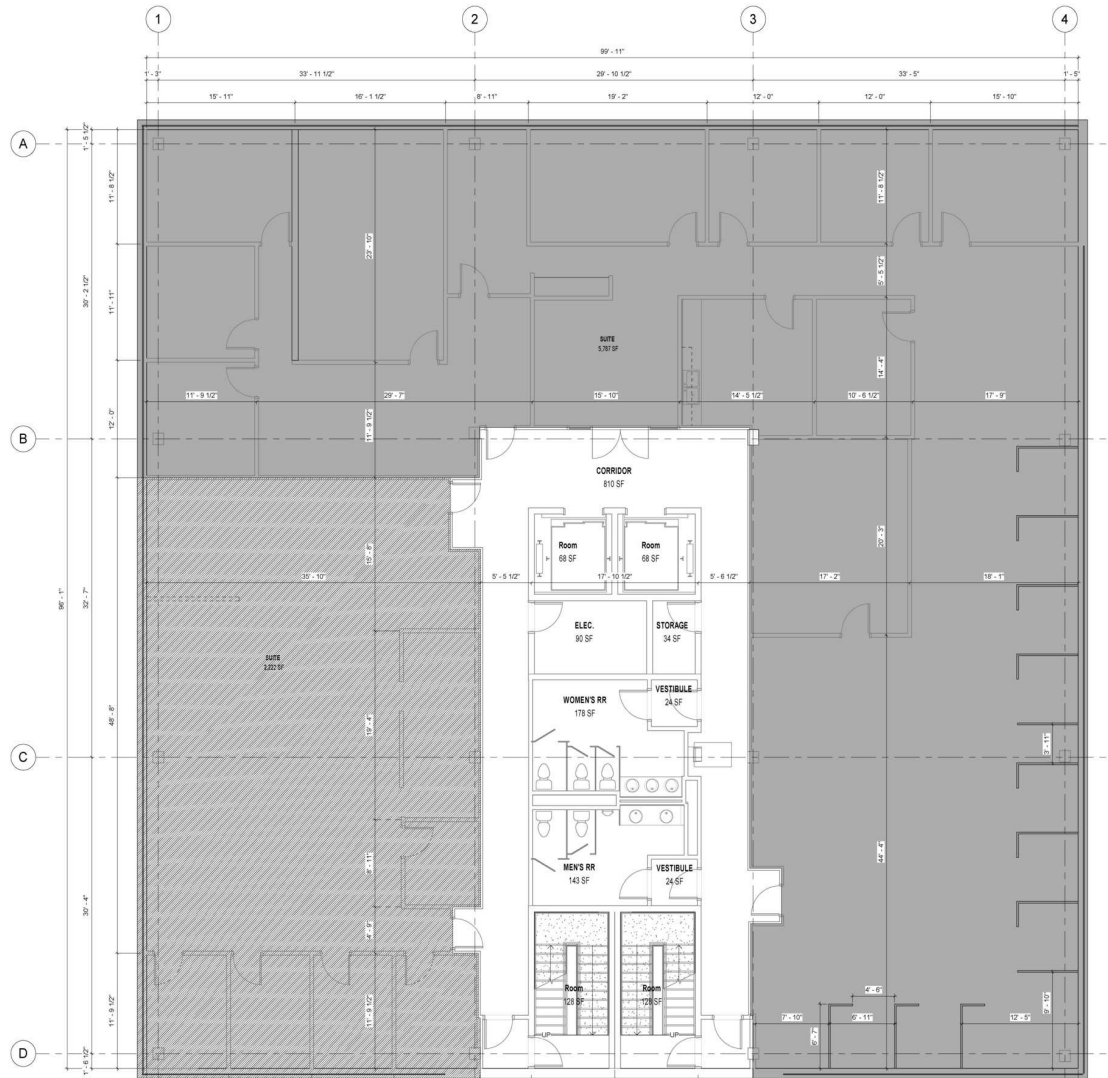
THIRD FLOOR

FLOOR PLAN LEGEND	
SUITE 300	RSF 5,026
SUITE 301	RSF 1,872
SUITE 302	RSF 2,656



MAGNOLIA CENTRE - SECOND FLOOR

FLOOR PLANS



Suite 200 - 6,655 RSF + Suite 201 - 2,555 RSF = 9,210 RSF full floor

MAGNOLIA CENTRE I - SUITE 602

FLOOR PLANS



Non Shaded Area Under Construction: Completion 1Q 2025

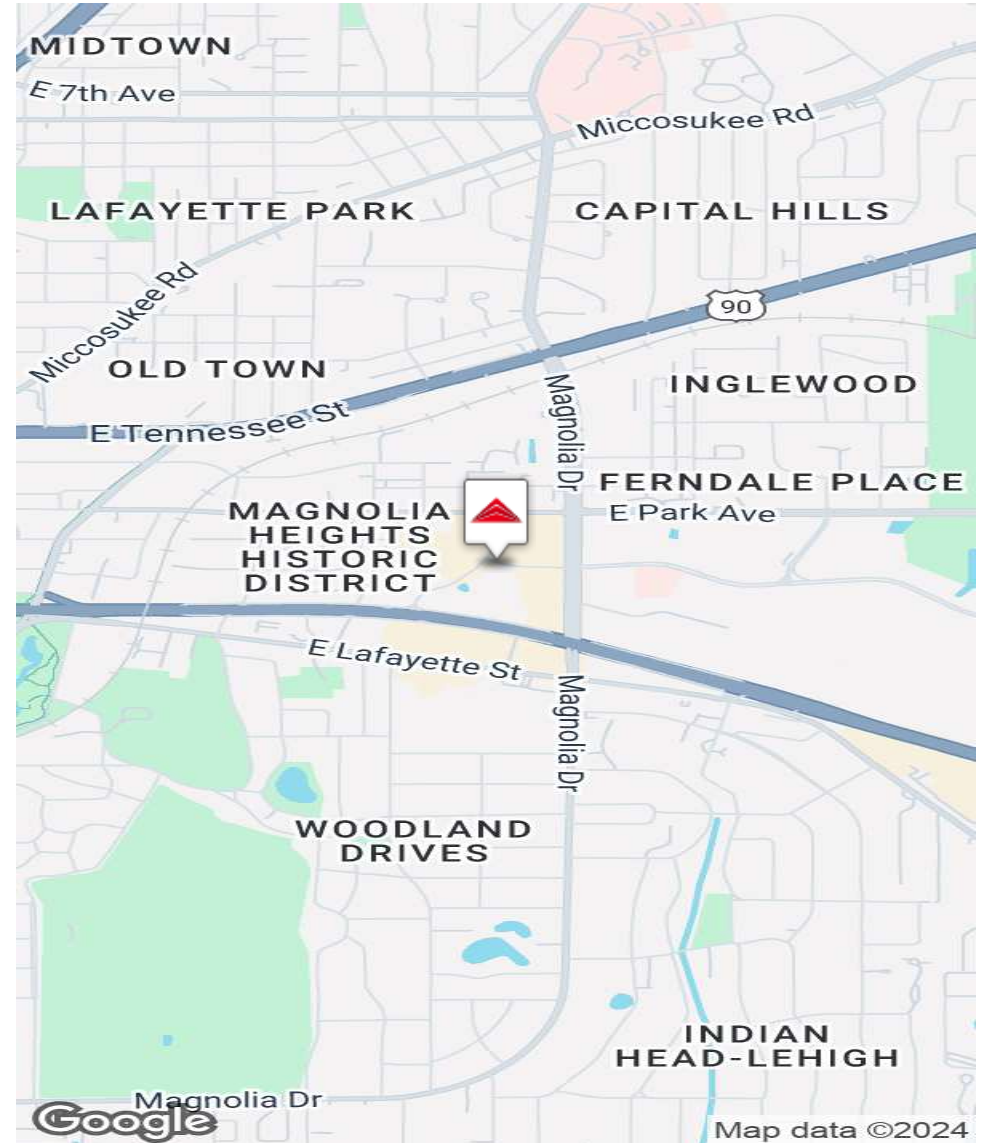
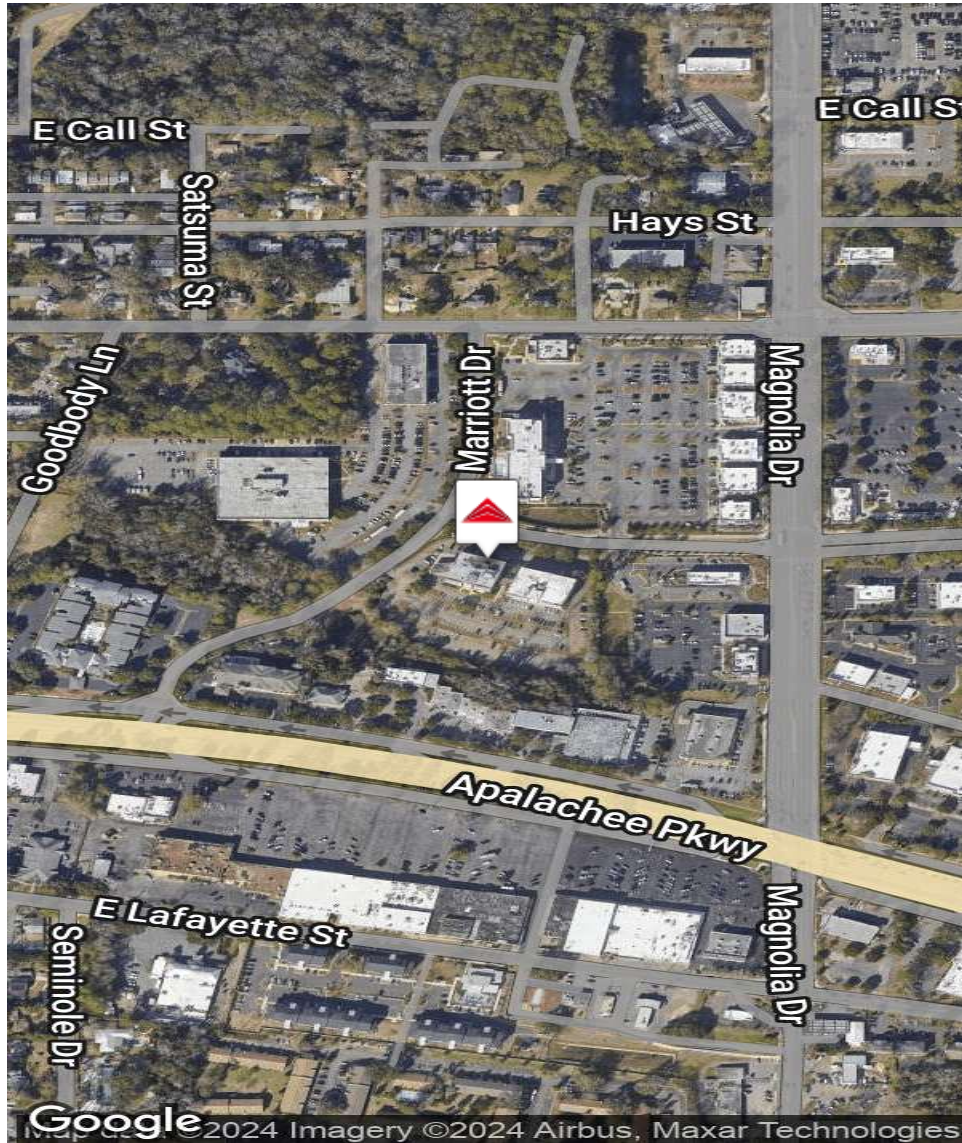
RETAIL MAP

RETAILER MAP



PROPERTY LOCATION

LOCATION MAPS



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PROPERTY CONTACT INFORMATION

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