



PROFESSIONAL OFFICE SUITE FOR LEASE

2600 CENTENNIAL PLACE

2600 CENTENNIAL PLACE, TALLAHASSEE, FL 32308

DANIEL H. WAGNON, SIOR

Principal
850.656.6555 X105
daniel@structureiq.net

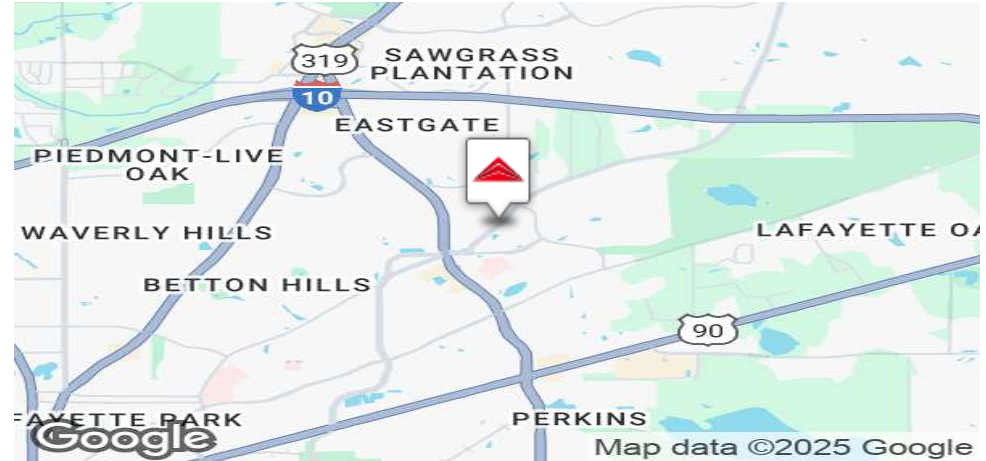
WHITNEY EUBANKS

Consultant
850.228.6690
whitney@structureiq.net



PROPERTY SUMMARY

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (MG)
Building Size:	31,204 SF
Available SF:	3,000 - 7,000 SF
Lot Size:	3.4 Acres
Year Built/Renovated:	2006/2024
Zoning:	OR-3

PROPERTY OVERVIEW

Professional Class A office building in the Regional Office Park with a diverse tenant mix of medical, insurance, engineering, financial services, accounting services and related. The available suite is a mix of hard office and open work areas for flexible design and efficient layouts.

LOCATION OVERVIEW

Located near Entrance of the new Canopy Mixed Use Project and less than 1 mile from HCA's regional medical campus, this Class A office building is located within a professional office park with a healthy diverse tenant mixture including medical, engineering, financial services, accounting, educational, non-profit and insurance firms.

PROPERTY HIGHLIGHTS

- Class A Office Building
- Located within Regional Center office park
- Professional Setting with Professional / Medical Tenants
- Move-in Ready

PROPERTY PHOTOS

ADDITIONAL PHOTOS



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LEASE SPACES



LEASE INFORMATION

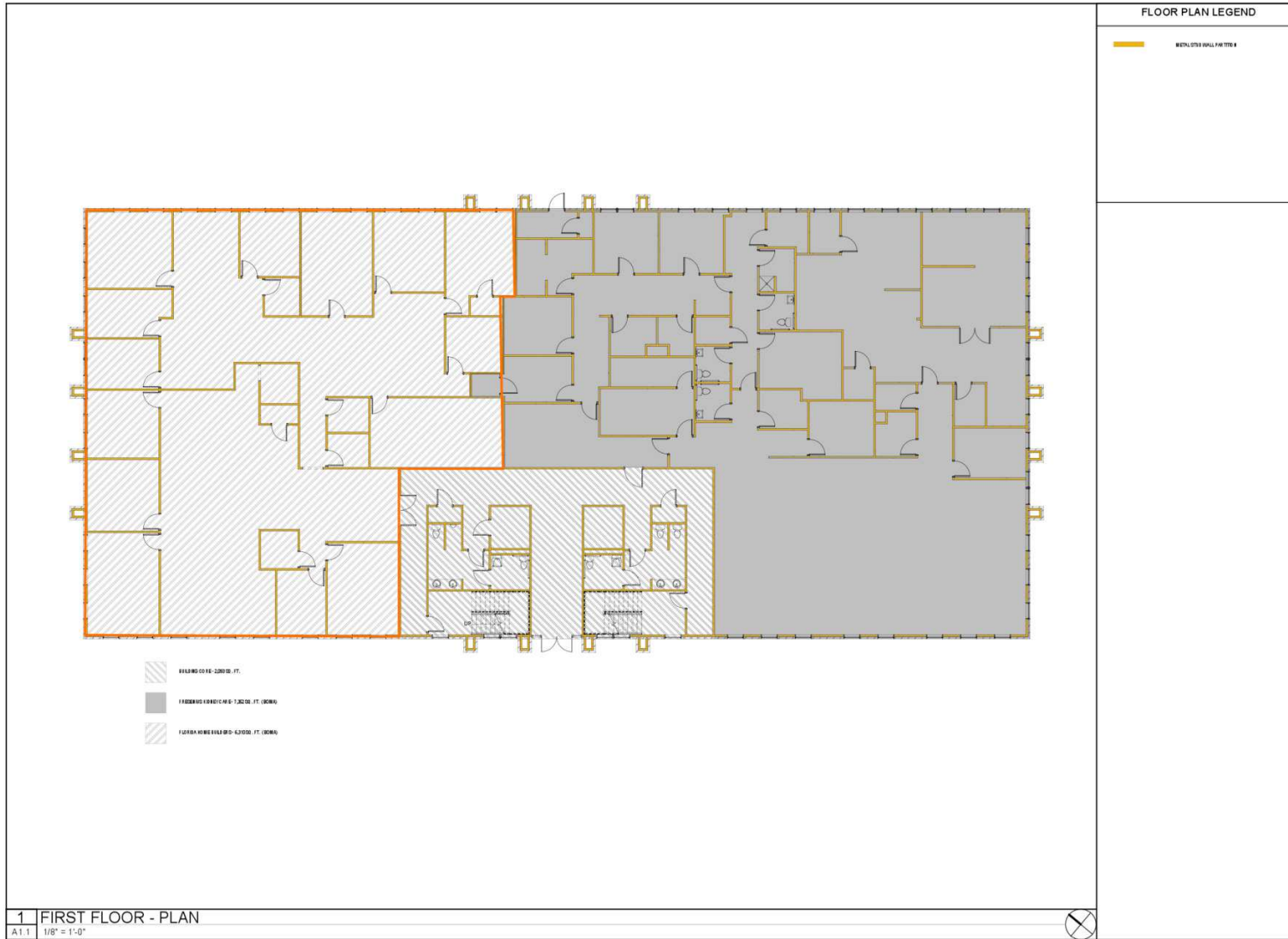
Lease Type: MG Lease Term: Negotiable
Total Space: 3,000 - 7,000 SF Lease Rate: \$19.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor Suite	Available	3,000 - 7,000 SF	Modified Gross	\$19.00 SF/yr	The suite is 7,000 sf of which has a natural divide of a 3,000 sf suite and 4,000 sf suite. Located on first floor and with direct employees access in rear. Professional office build out that can work perfect of professional, non profit, medical or administrative.

FLOOR PLAN - FIRST FLOOR SUITE

FLOOR PLANS



NOTES



2600 CENTENNIAL PLACE

18710 Drawn By: JH2
Project Code: Checked By: DS
22 DECEMBER 2021
Date:

AS BUILT DRAWINGS

- Revisions
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FIRST FLOOR - PLAN

Tallahassee, Florida

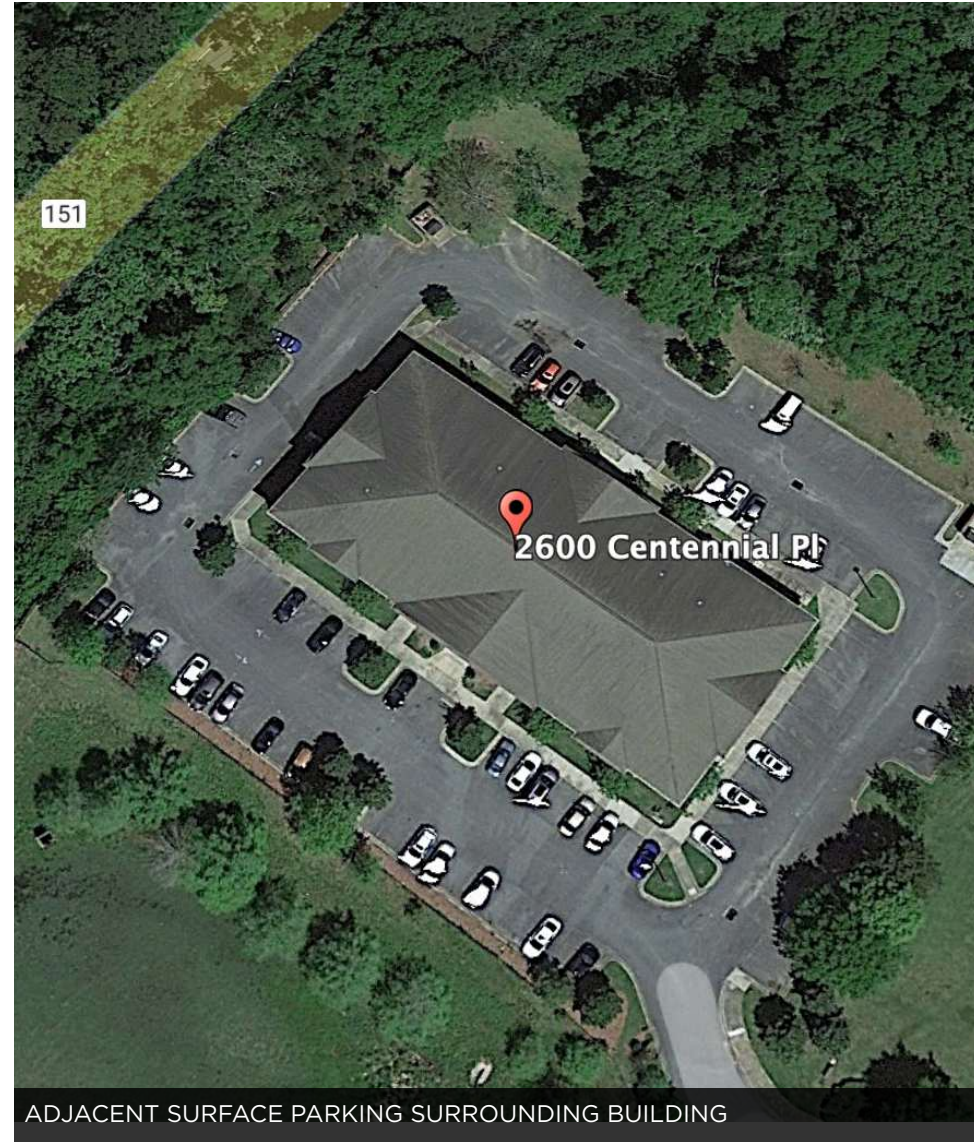
A1.1
251 South Park Ave. Suite 402, Tallahassee, FL 32308
Phone: 904-224-0501 Fax: 904-224-0502

SITE AND PARKING LAYOUT

SITE PLANS



LOCATED WITHIN THE REGIONAL OFFICE CENTER PARK

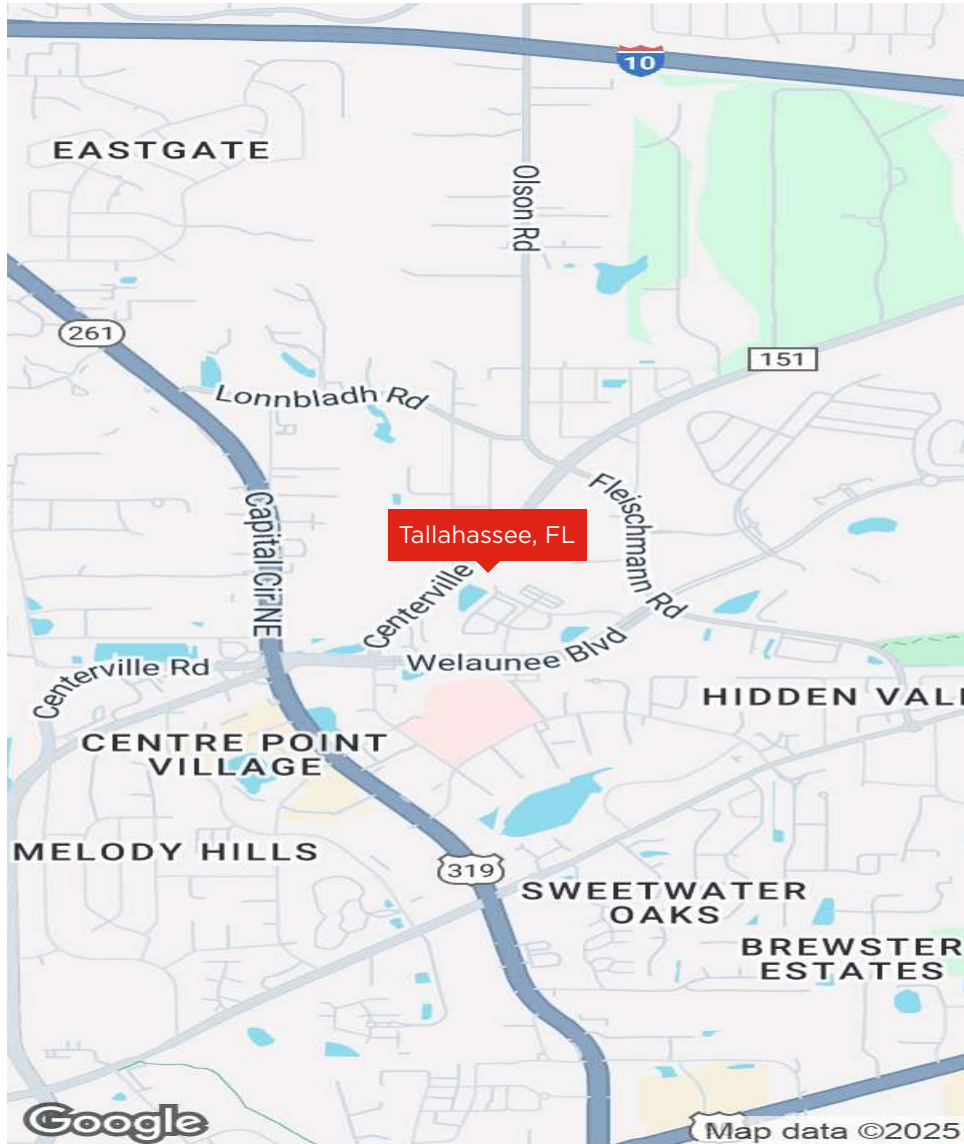


ADJACENT SURFACE PARKING SURROUNDING BUILDING

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REGIONAL MAP



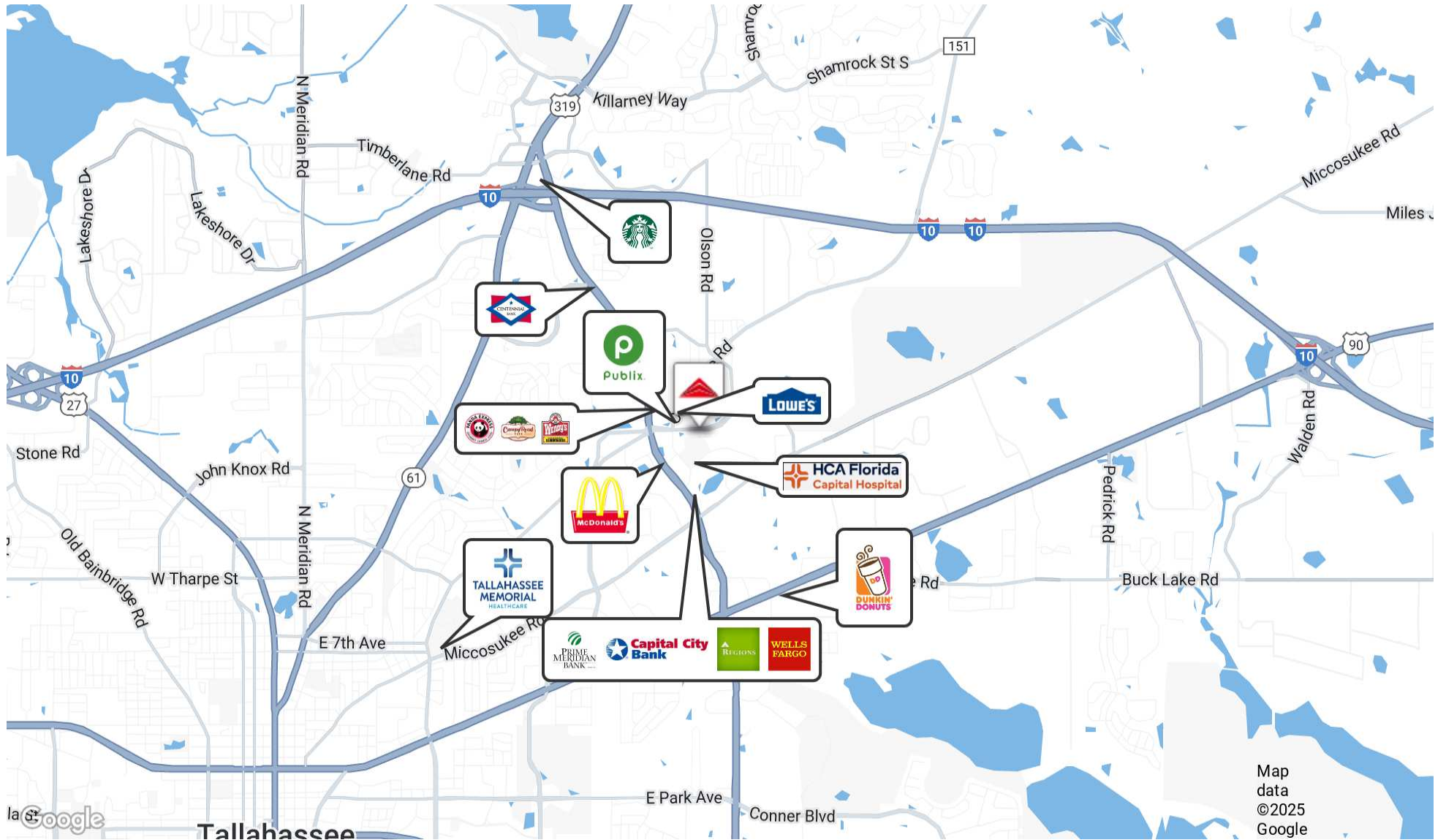
PROFESSIONAL / MEDICAL SETTING

RETAILER MAP



RETAIL / MEDICAL TRADE MAP

RETAILER MAP

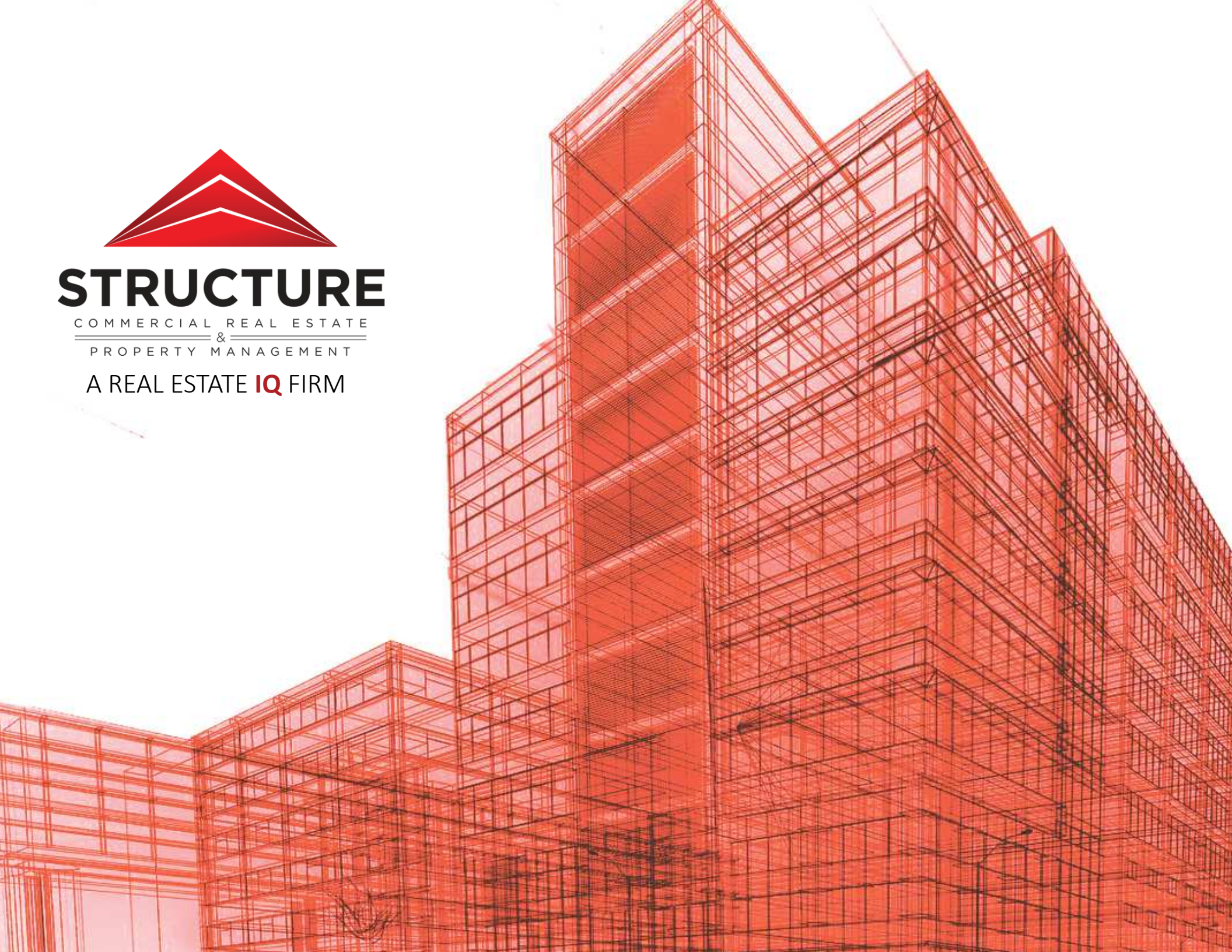




STRUCTURE

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.

