

FOR LEASE

325 John Knox Rd # L Tallahassee, FL 32303

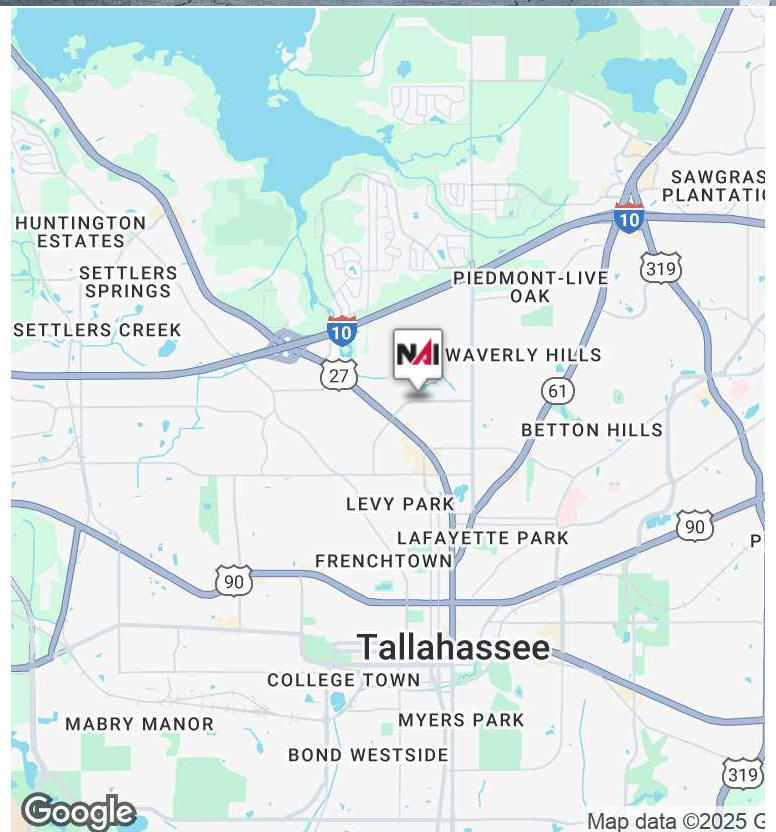
NAI TALCOR



Office | 1,250 - 35,767 SF

- Office park setting
- Onsite property management
- Generous Parking
- Full service lease
- Located near great restaurants and retail

Lease Rate: \$18.00 SF/Yr



✉ **Jimmy Nystrom, SIOR**
+1 850 570 5837
nystrom@talcor.com

No Warranty Of Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



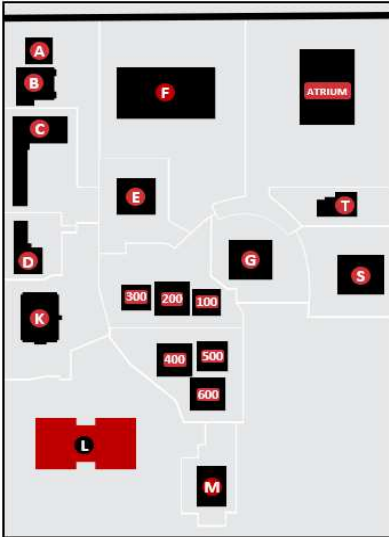
NAI TALCOR

1018 Thomasville Road, Suite 200A
talcor.com

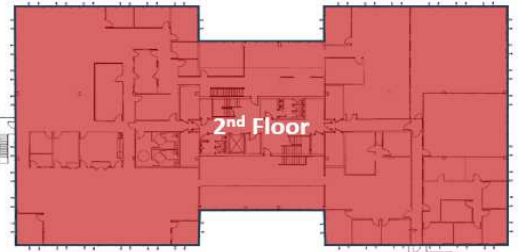
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325 John Knox Rd # L Tallahassee, FL 32303

BUILDING L | 1,231 – 35,767 SF AVAILABLE



FIRST FLOOR



SECOND FLOOR

SUITE	SIZE	RATE
1 st FLOOR	1,231-13,767 SF	\$18 SF/YR
2 nd FLOOR	22,000 SF	\$18 SF/YR

■ = LEASED
■ = AVAILABLE SPACE



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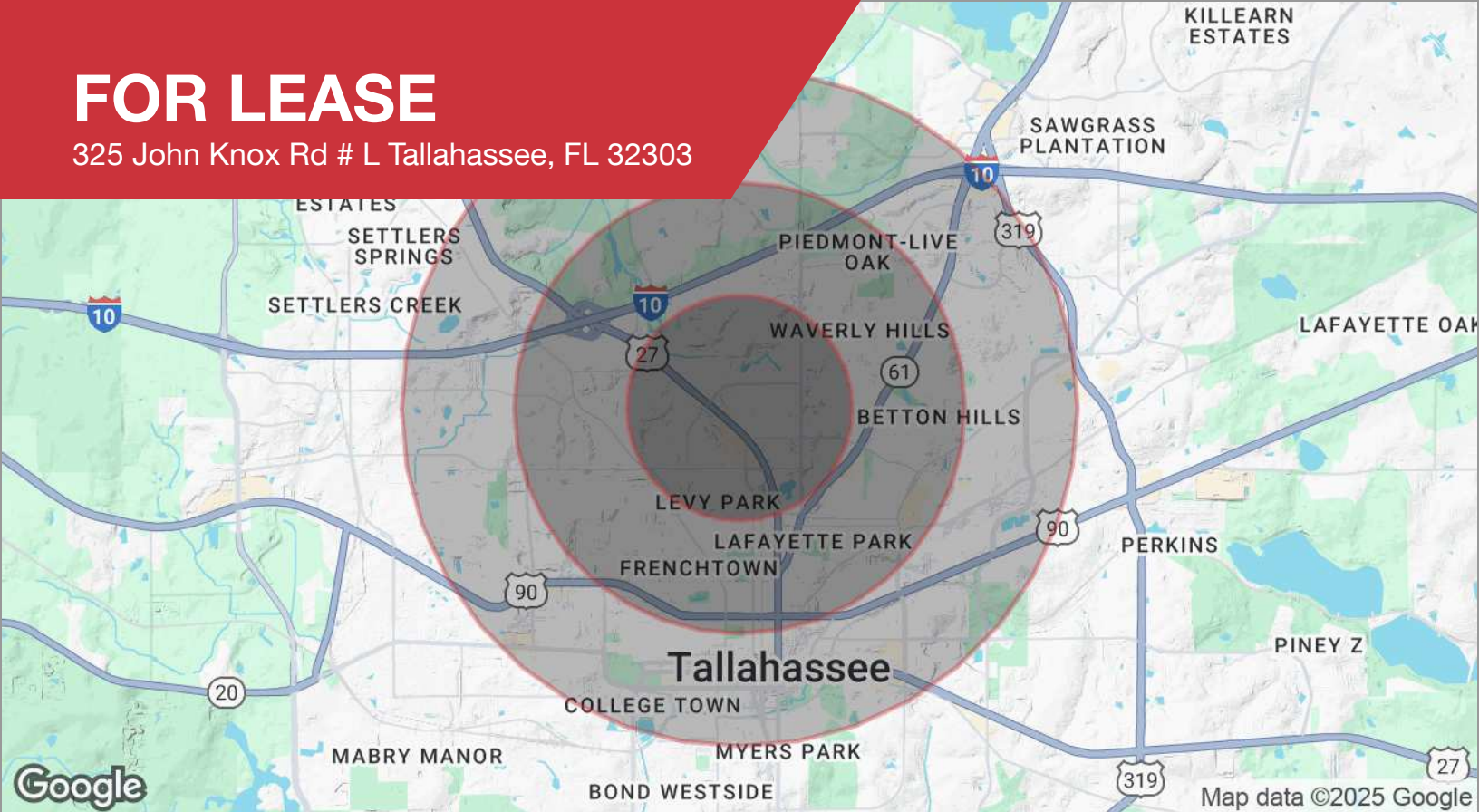
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NAITACOR

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DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total population	8,803	40,061	92,311
Median age	39	36	34
Median age (male)	37	35	33
Median age (Female)	40	37	34
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,133	17,746	39,543
# of persons per HH	2.1	2.3	2.3
Average HH income	\$85,672	\$84,220	\$75,374
Average house value	\$313,735	\$294,161	\$279,517

* Demographic data derived from 2020 ACS - US Census