



OFFICE LEASE OPPORTUNITY

## **PARKWAY @ ST. AUGUSTINE**

2002 OLD. ST. AUGUSTINE ROAD, TALLAHASSEE, FL 32301

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# PARKWAY @ ST. AUGUSTINE

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## OFFERING SUMMARY

Building Size:	80,326 SF
Available SF:	100 - 8,000 SF
Lot Size:	7.91 Acres
Year Built:	1987
Type Parking	Surface, Adjacent
Renovated:	2023
Market:	Southeast Tallahassee
Tenant Mix:	Government, Professional, Technology

## PROPERTY OVERVIEW

Parkway @ St. Augustine Office Park is a professional office setting located centrally within the Tallahassee business and government sectors. Located directly on two major traffic east-west corridors in Tallahassee, the Park sits in between the State Capitol Complex downtown and Southwood's Capital Commerce Office Center (CCOC). From small executive suites to full professional suites between 1000 sq. ft. and 8000 sq. ft., Parkway @ St. Augustine can offer flexible options and room to grow.

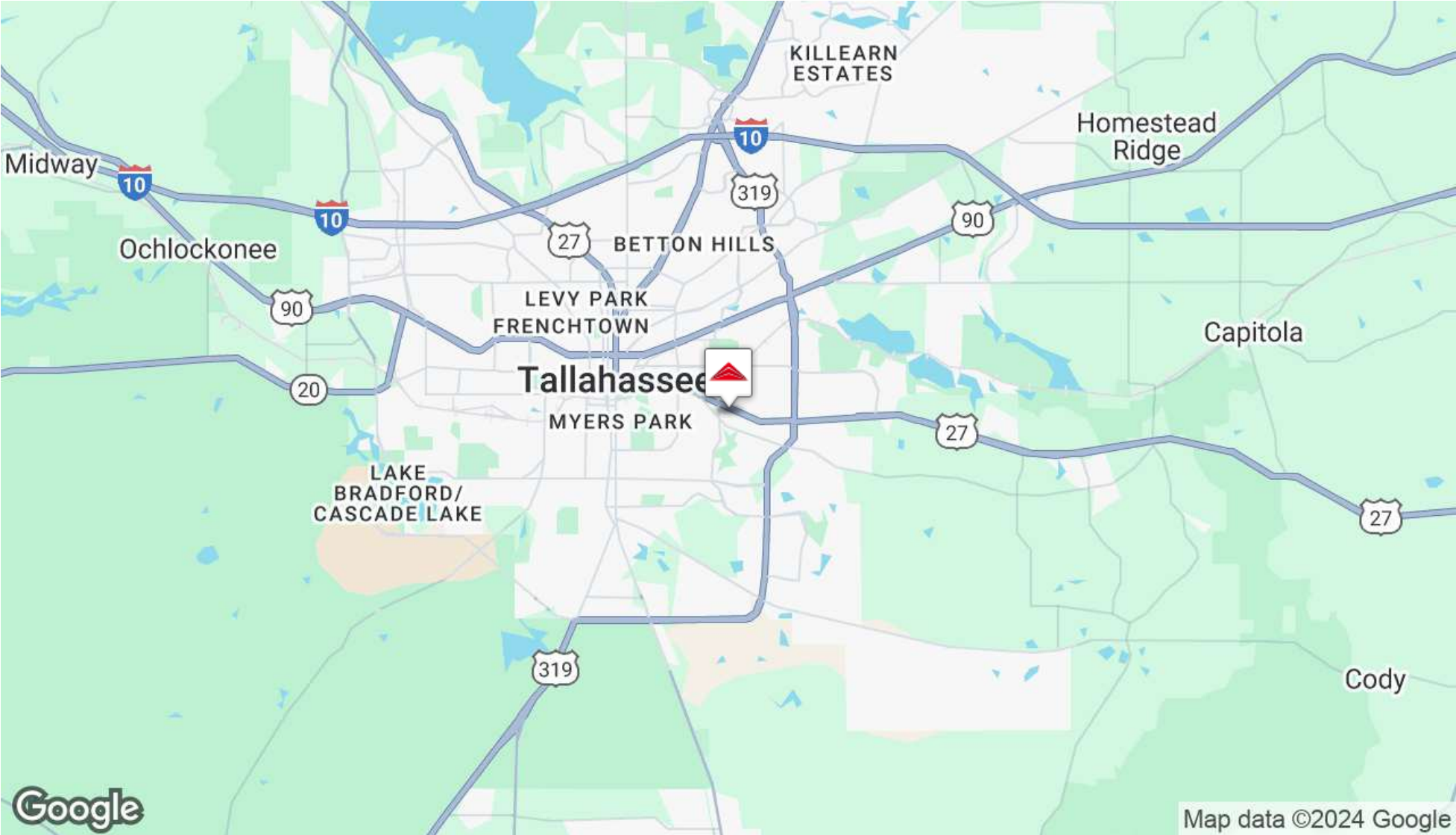
## PROPERTY HIGHLIGHTS

- Flexible Range of Open Office and Hard Office layout options
- Below Market Rents
- 5:1000 Parking
- Multiple Lines IT Fiber in Park
- Institutional Ownership
- Diverse Tenant Mix - Private / Public



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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Building A: Multi-Tenant Option with Hard Office or Open Concept	2,000 - 8,000 SF	NNN	\$10.00 SF/yr
Building A: Executive Suites	200 SF	Full Service	Negotiable
Building B: Small Suite B20	1,087 SF	Full Service	\$1,800 per month

# PARKWAY @ ST. AUGUSTINE - BUILDING A (UP TO 8,000 SF)

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Examples of test fits for open layouts, hybrid open/hard walled layouts and hard office dense layouts available

# PARKWAY @ ST. AUGUSTINE - BLDG. B PLAN 1087 SF

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# EXTERIOR PHOTOS

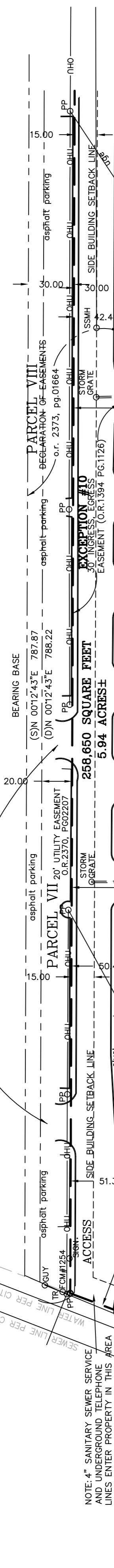
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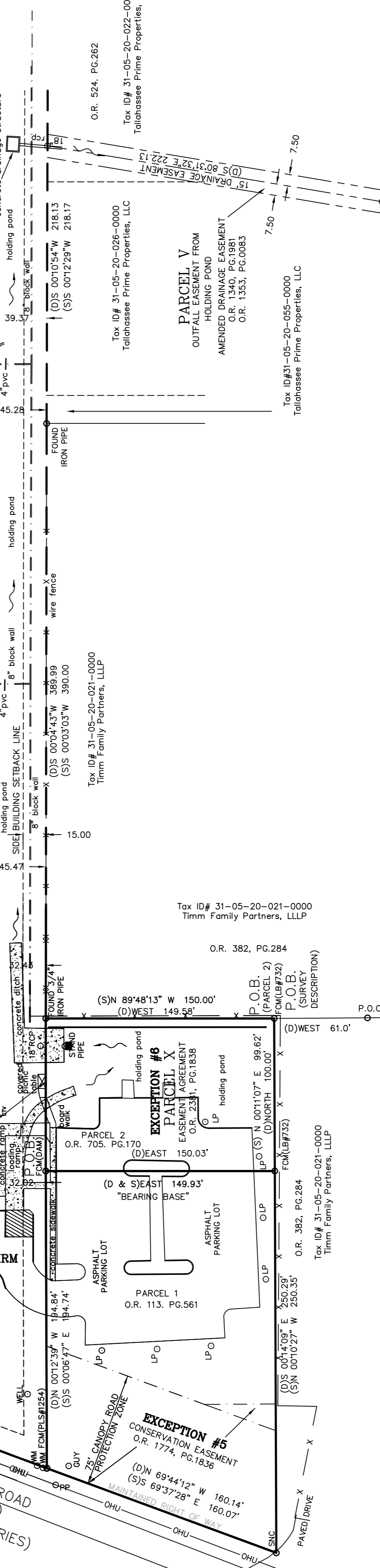
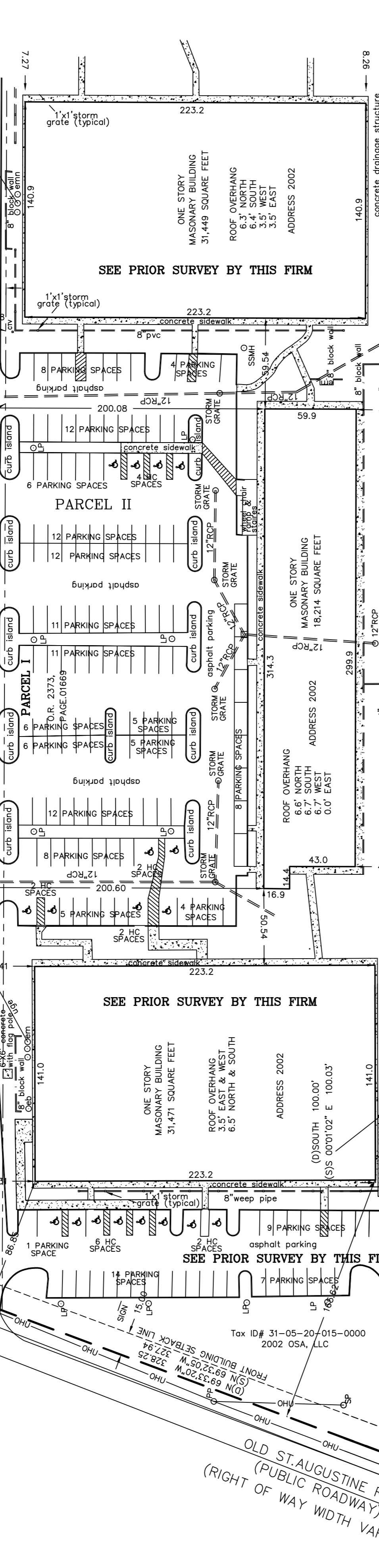
BLAIRSTONE ROAD

Tax ID# 31-05-20-035-0000  
Mark Rubin Etal Trustees  
O.R. 1394, PG.1122  
NOW OR FORMERLY

CROSS EASEMENT  
O.R.1430, PG.1989  
**PARCEL IV**



NOTE: 4" SANITARY SEWER SERVICE AND UNDERGROUND TELEPHONE LINES ENTER PROPERTY IN THIS AREA



OLD ST.AUGUSTINE ROAD (PUBLIC ROADWAY)  
(RIGHT OF WAY WIDTH VARIES)

**EXCEPTION #5**  
CONSERVATION EASEMENT  
O.R. 1774, PG.1836  
(D)N 69°44'12" W 160.14'  
(S)S 69°37'28" E 160.07'

**EXCEPTION #6**  
PARCEL X  
EASEMENT AGREEMENT  
O.R. 2381, PG.1838

Tax ID# 31-05-20-021-0000  
Timm Family Partners, LLLP

Tax ID# 31-05-20-026-0000  
Tallahassee Prime Properties, LLC

**PARCEL V**  
OUTFALL EASEMENT FROM  
HOLDING POND  
AMENDED DRAINAGE EASEMENT  
O.R. 1340, PG.1981  
O.R. 1353, PG.0083

Tax ID#31-05-20-055-0000  
Tallahassee Prime Properties, LLC

Tax ID# 31-05-20-021-0000  
Timm Family Partners, LLLP

Tax ID# 31-05-20-021-0000  
Timm Family Partners, LLLP

O.R. 524, PG.262

Tax ID# 31-05-20-022-0000  
Tallahassee Prime Properties, LLC

P.O.C. TO P.O.B. NOT TO SCALE  
(D)WEST 61.0'  
(D)WEST 250.0'

(D)S 80°31'32"E 222.13'  
(S)S 00°12'29"W 218.17'  
(D)S 00°10'54"W 218.13'

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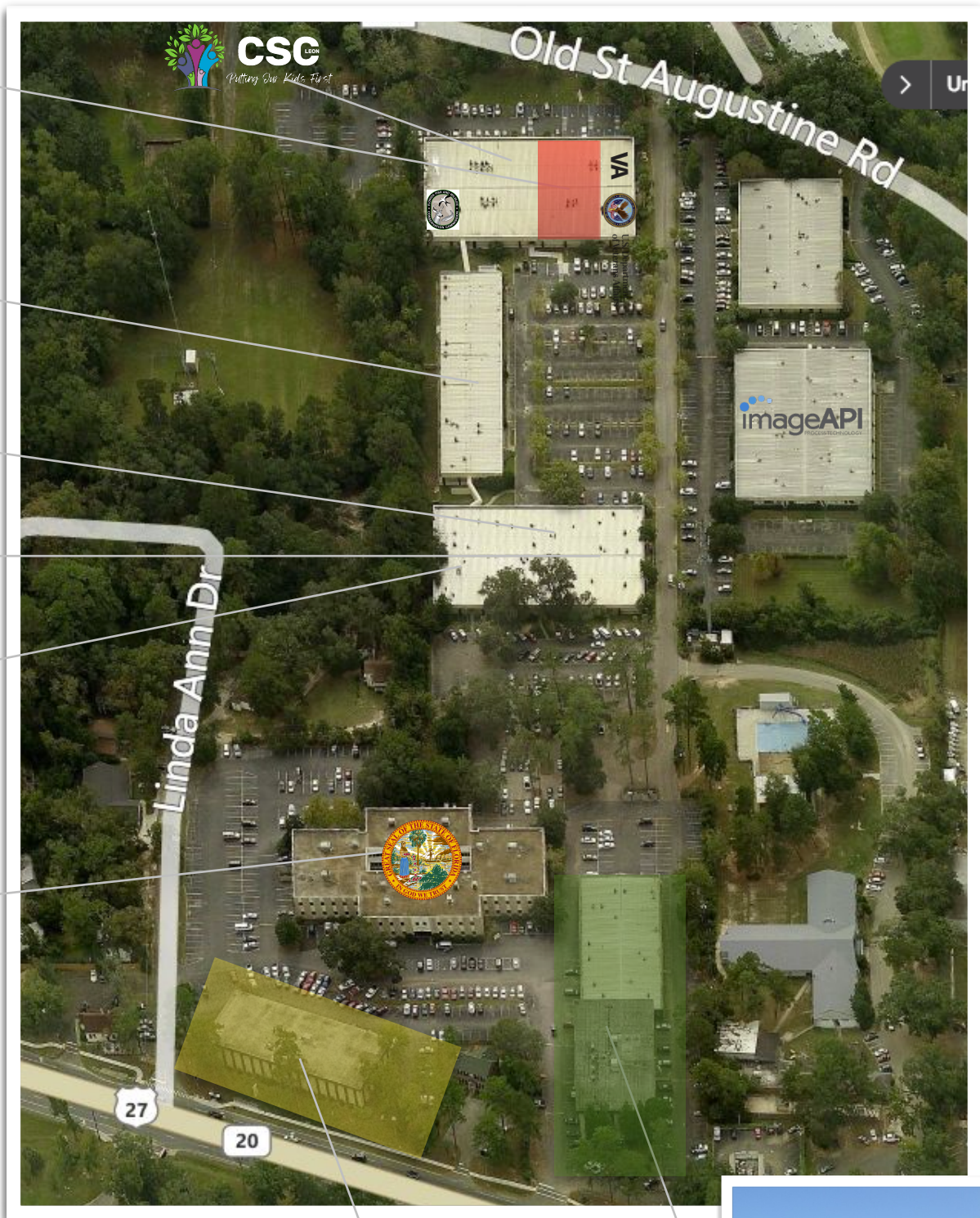
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# Parkway & St. Augustine Aerial (see red in terms of available office space)

**OFFERED SPACE**  
-Building A:  
8,000 SF



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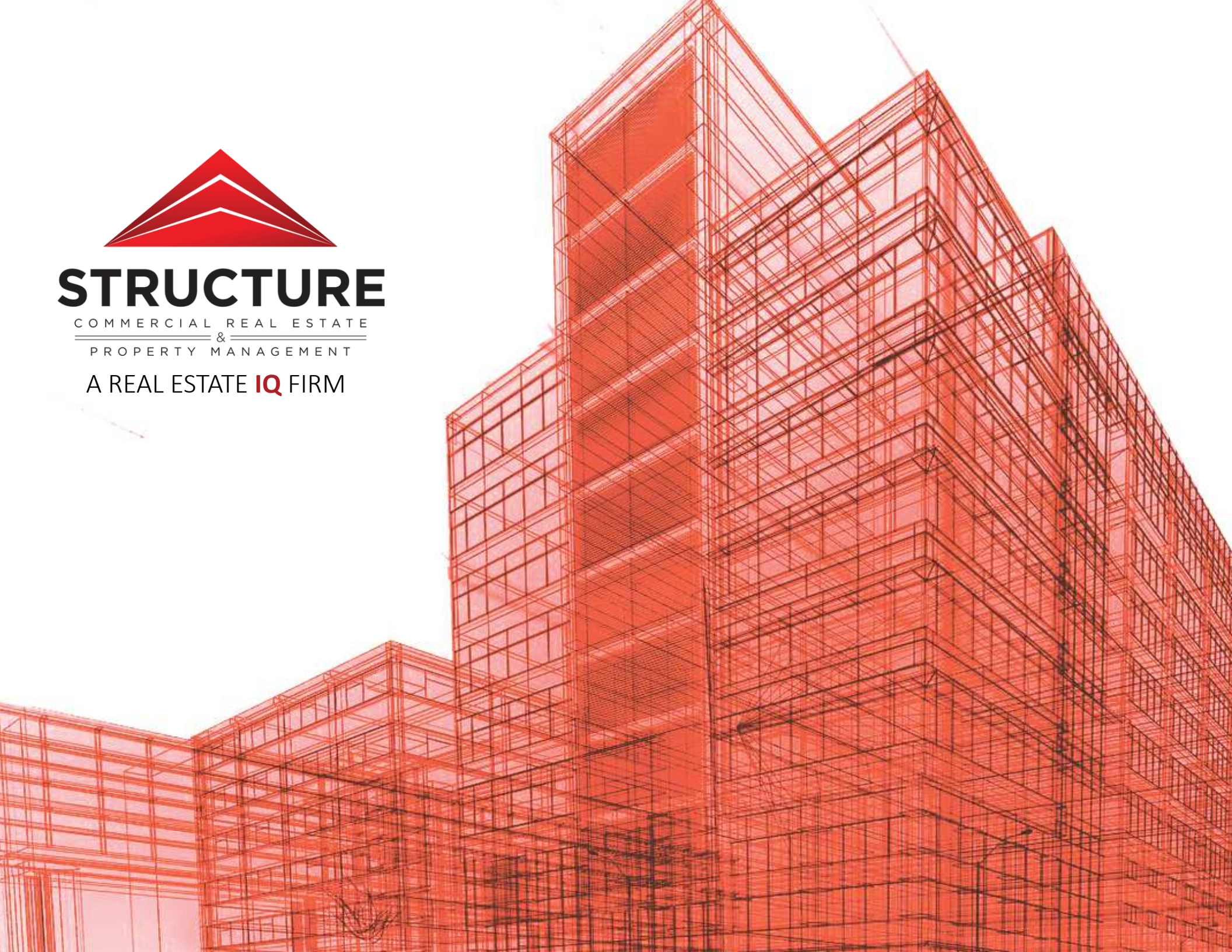




# STRUCTURE

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.

