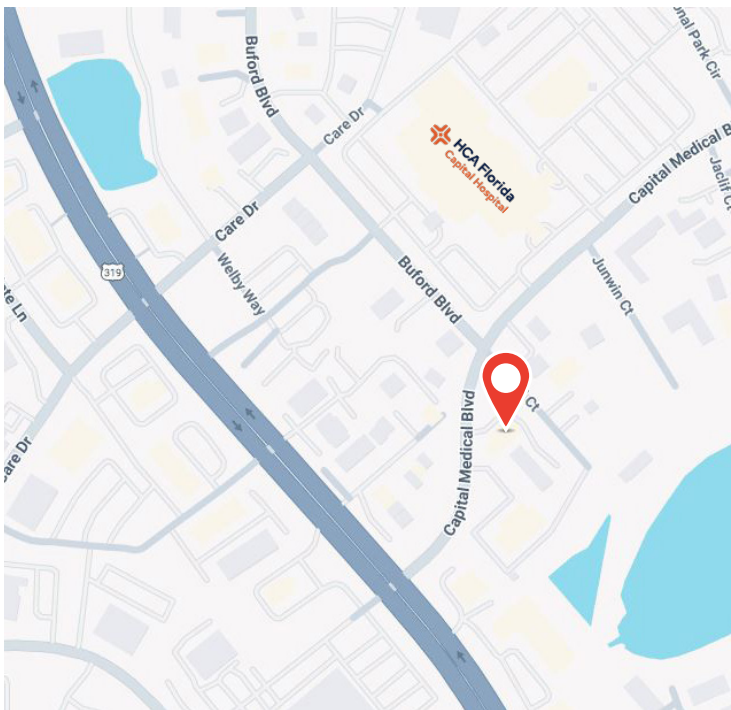


MEDICAL OFFICE CONDO FOR LEASE

Capital Medical Blvd Medical Condo

2563 CAPITAL MEDICAL BOULEVARD • TALLAHASSEE, FL • 32308

ACROSS FROM HCA FLORIDA CAPITAL HOSPITAL



PROPERTY OVERVIEW

Available for Lease	900 sf (2nd floor)
Property Type	Medical Office
Property Size	6,520 sf
Year Built	1986
Parking Ratio	2.17/1,000

PROPERTY FEATURES

- + Newly renovated
- + Commerical medical zoning
- + Ample parking

LOCATION

- + Prime frontage on Capital Medical Blvd
- + Walking distance to HCA Florida Capital Hospital
- + Close to other medical providers

For additional information, contact:

Jennie Kempner

(850) 443-3090 mobile

jkempner@ciminelli.com

 **Ciminelli**
REAL ESTATE SERVICES
PROCTOR & LONG GROUP

MEDICAL OFFICE CONDO FOR LEASE

Capital Medical Blvd Medical Condo

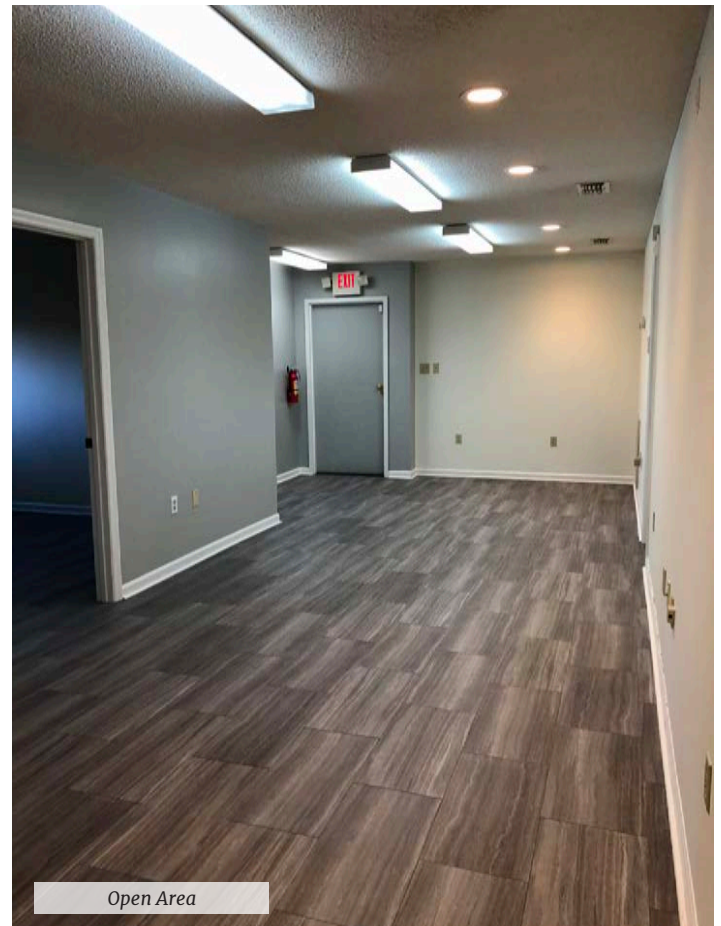
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DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	7,918	52,311	141,052
2024 Total Households	3,549	23,995	61,597
2024 Median Age	38	39.2	33.6
2024 Median HH Income	\$56,154	\$67,208	\$60,588

Source: Esri Market Profile/US Census Bureau



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REAL ESTATE SERVICES
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