



DOWNTOWN OFFICE SPACE

122 S CALHOUN ST
TALLAHASSEE, FL 32301

Carlton Dean, SIOR, CCIM
Managing Director
O: 850.524.2275
cdean@svn.com

Francis Rentz, CCIM
Senior Advisor
O: 850.933.3281
frentz@svn.com



Property Summary



OFFERING SUMMARY

Sale Price: \$1,800,000

Lease Price: \$20.00/sf/yea/NNNr

Building Size: 8,975 SF

PROPERTY OVERVIEW

Located in the heart of downtown Tallahassee, this class-A downtown office features 8,889 sq ft of office space that is divided into two separate suites. The first floor is approximately 5,000sq. ft. The property features large executive offices, multiple conference spaces, tons of storage and work areas, high ceilings and unique brickwork and wood features throughout. The second floor, consisting of 2,889 sq. ft. is accessed via a private separate entrance from the front of the building. This space would be ideal for a user or tenant. Both floors feature multiple restrooms, two with showers. In addition to the on-site parking in front of the building, there is ample on-street meter parking along Calhoun St and the surrounding blocks as well as, contract parking less than a block away at the corner of Calhoun St and College.

PROPERTY HIGHLIGHTS

- Heart of Downtown Tallahassee
- Class A Building
- Large, Open Lobby, Glass Conference Rooms
- One of the most unique buildings in Downtown Tallahassee
- Less than 5 minute walk to the Capitol Building

Property Description

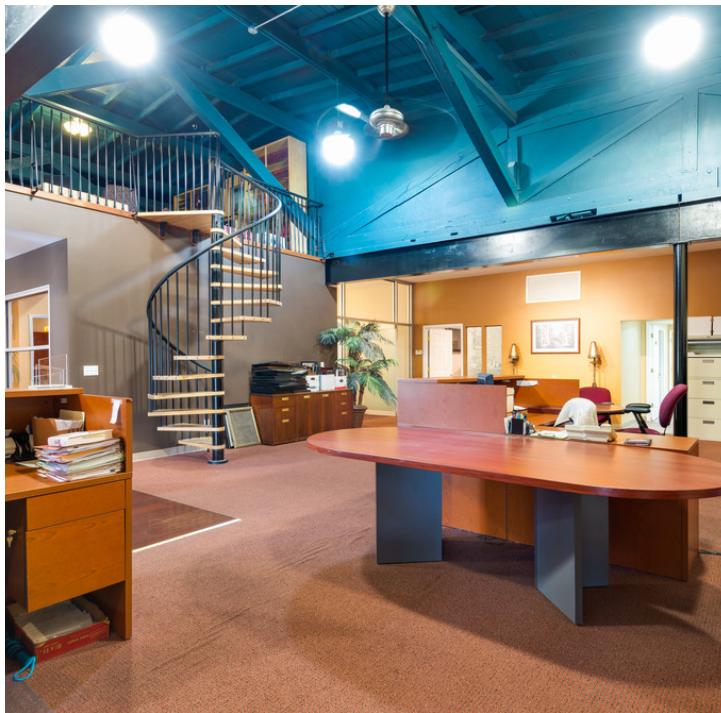


PROPERTY OVERVIEW

Welcome to the heart of downtown Tallahassee! This 8,975 SF office building offers a prime investment opportunity. As a Class A building, it boasts a large, open lobby and unique glass conference rooms, making it an attractive option for discerning investors. Originally built in 1970 and tastefully renovated in 2006, this property seamlessly blends history and modernity. Situated in the Central Core zoning area and just a 4-minute walk to the Capitol Building, it represents a strategic location for businesses. Don't miss the chance to own one of the most distinctive buildings in downtown Tallahassee.

LOCATION OVERVIEW

Located on South Calhoun Street between East College and East Park Avenue this Class- A building is in the heart of downtown Tallahassee. The property is a 3 minute walk to the State Capital complex and the County Courthouse & Annex and offers convenient access to all other downtown offices, restaurants and amenities.



Available Spaces



LEASE RATE:

\$22.00 SF/YR

TOTAL SPACE:

2,765 - 5,975 SF

LEASE TYPE:

MG

LEASE TERM:

Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
1st Floor	Office Building	\$22.00 SF/yr	Modified Gross	5,975 SF	Negotiable	
2nd Floor	Office Building	\$22.00 SF/yr	Modified Gross	2,765 SF	Negotiable	

First Floor - Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 5121 sq ft, FLOOR 2: 2262 sq ft
 TOTAL: 7383 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

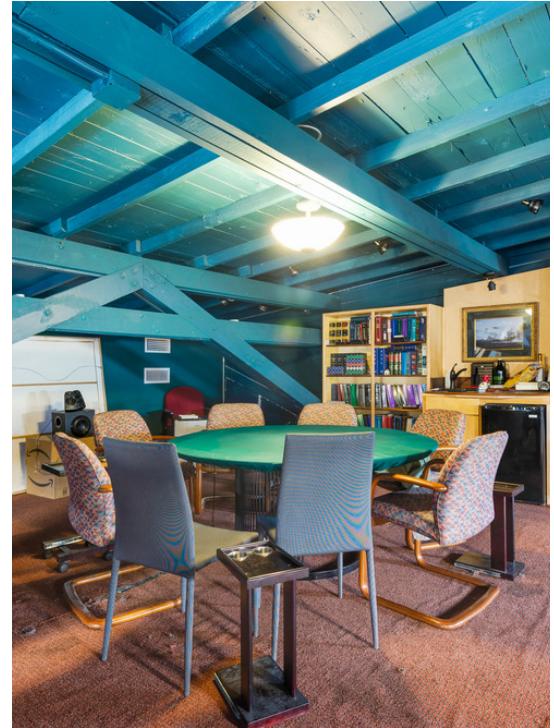
Exterior Photos



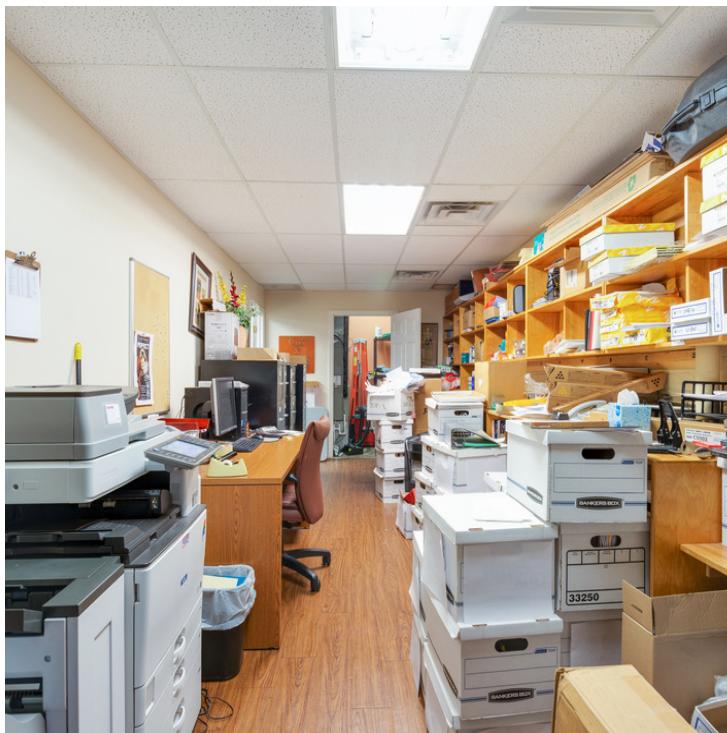
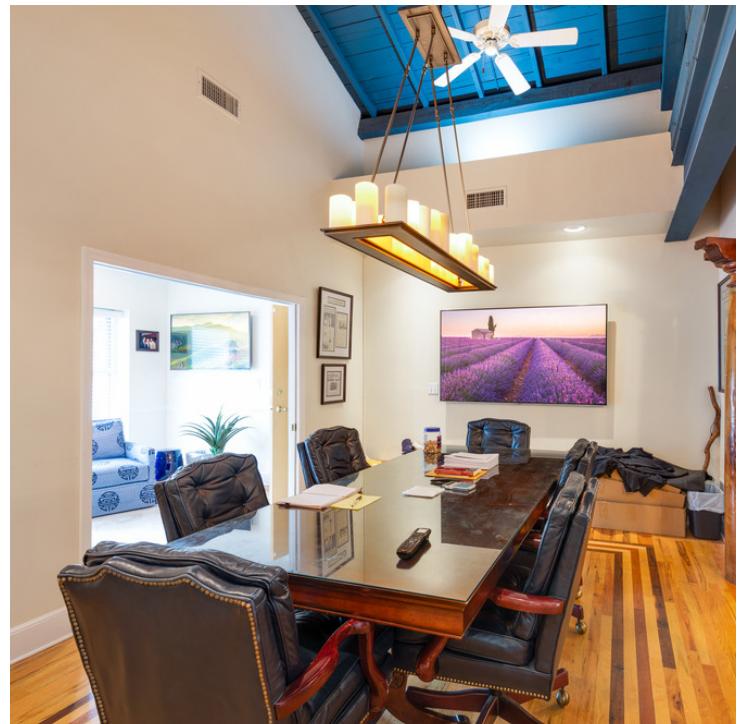
First Floor Lobby & Reception Area



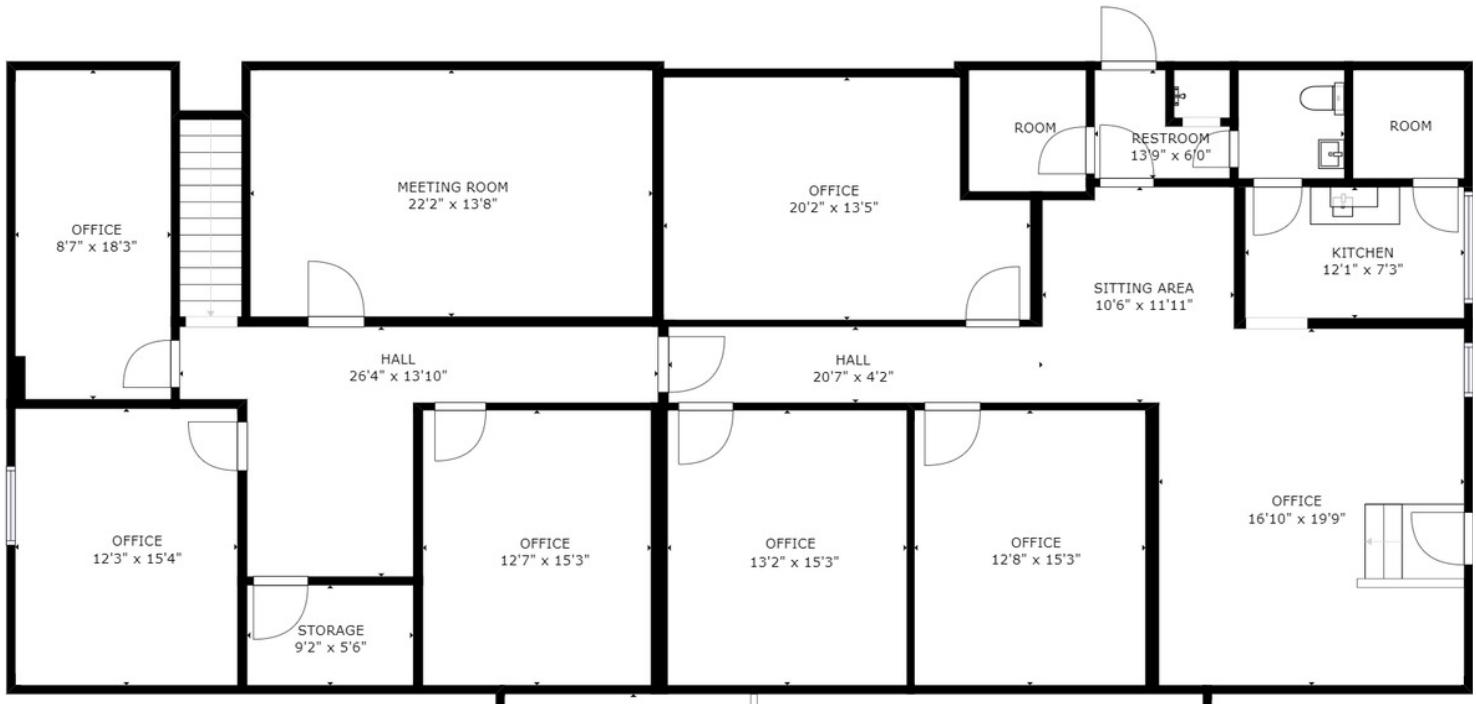
First Floor & Loft Photos



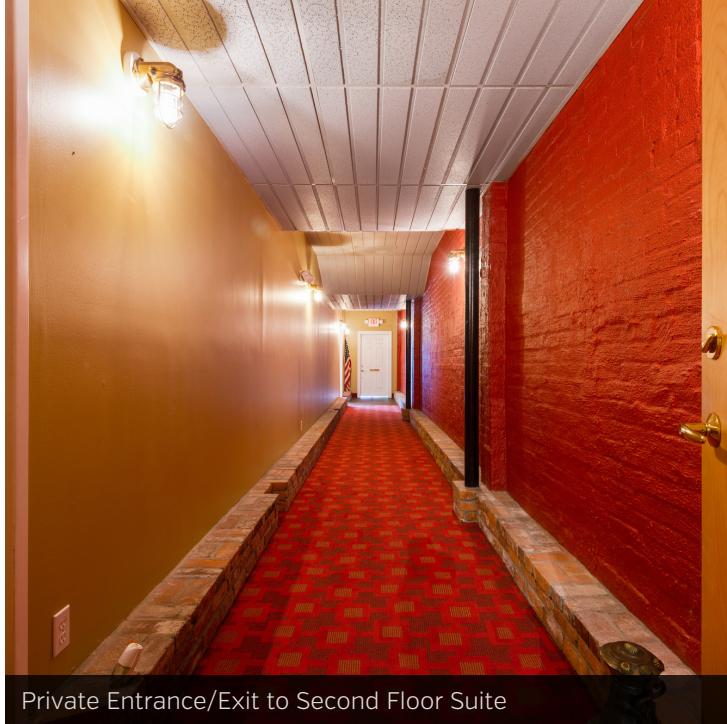
First Floor & Loft



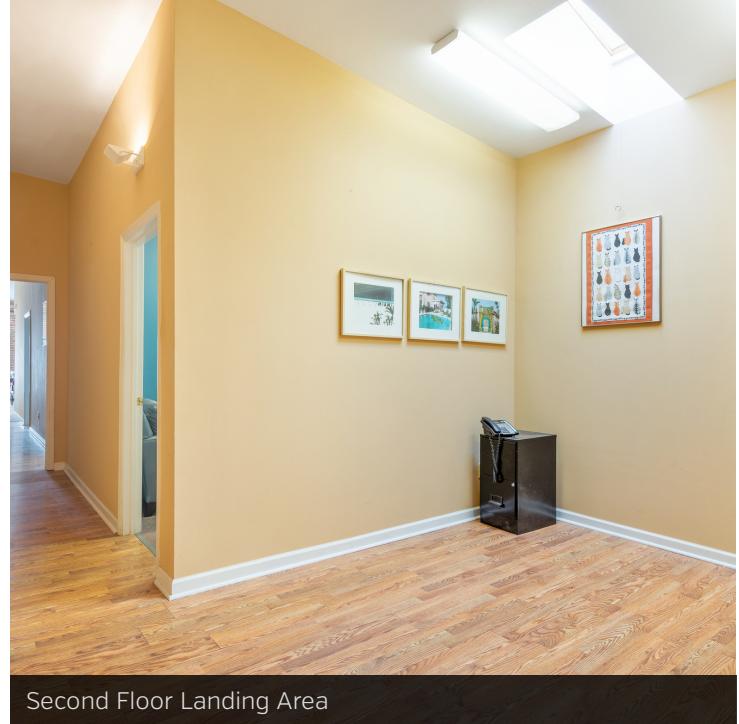
Second Floor - Floor Plan



Second Floor Photos



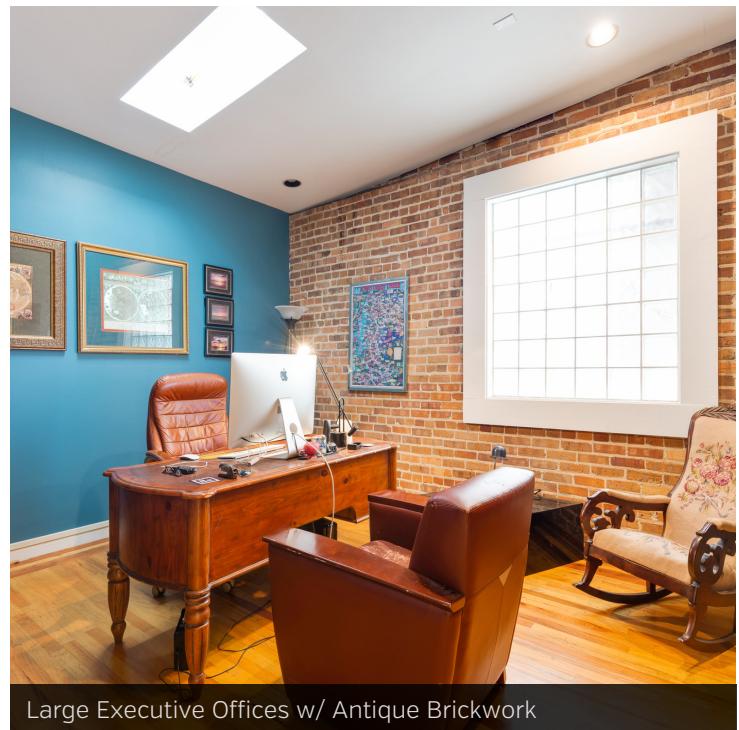
Private Entrance/Exit to Second Floor Suite



Second Floor Landing Area



Second Floor - Storage Room w/ Built Ins



Large Executive Offices w/ Antique Brickwork

Second Floor Photos



Open work Space / Reception Area



Second Floor Bathrooms & Kitchenette

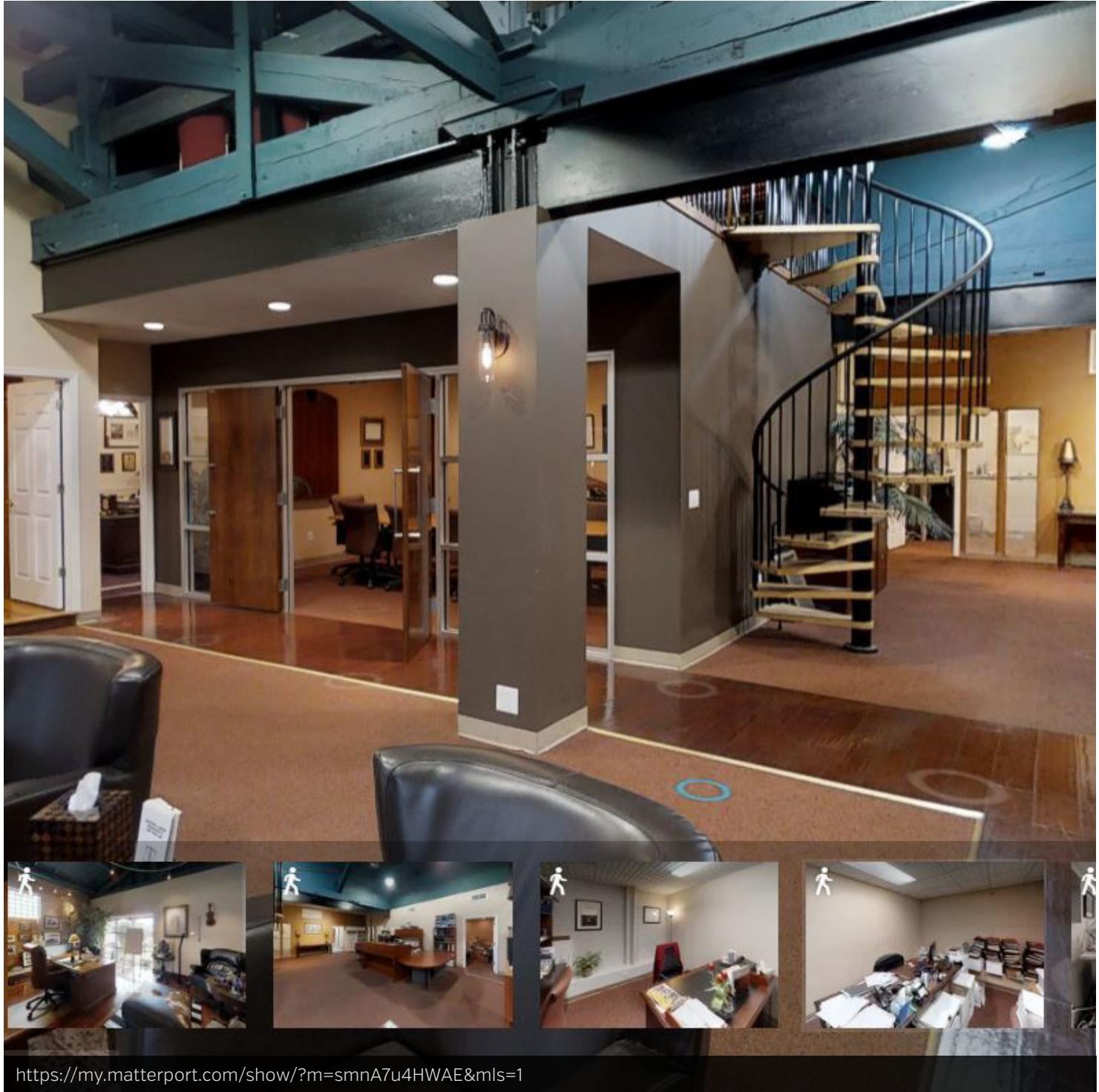


Large Executive Offices



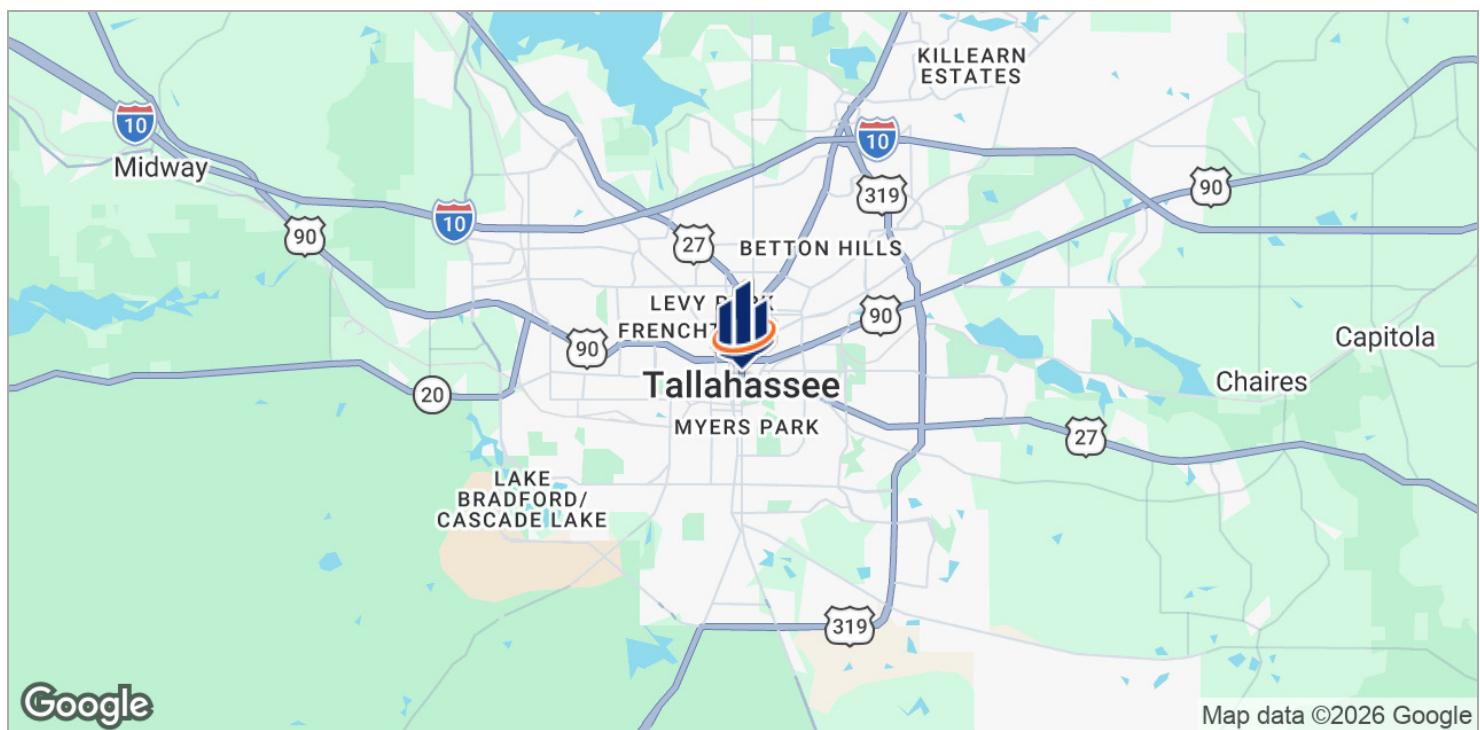
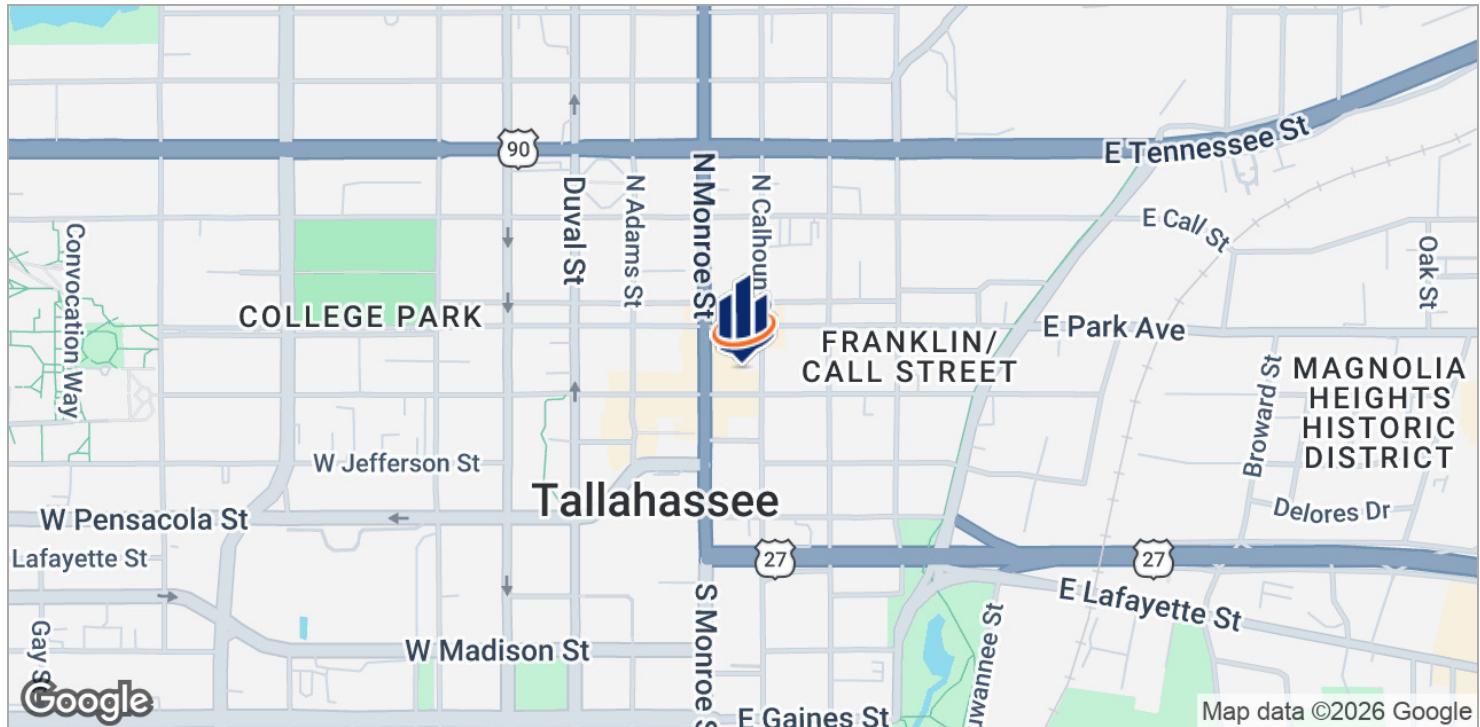
Large Executive Offices

Virtual Property Tour



<https://my.matterport.com/show/?m=smnA7u4HWAE&mls=1>

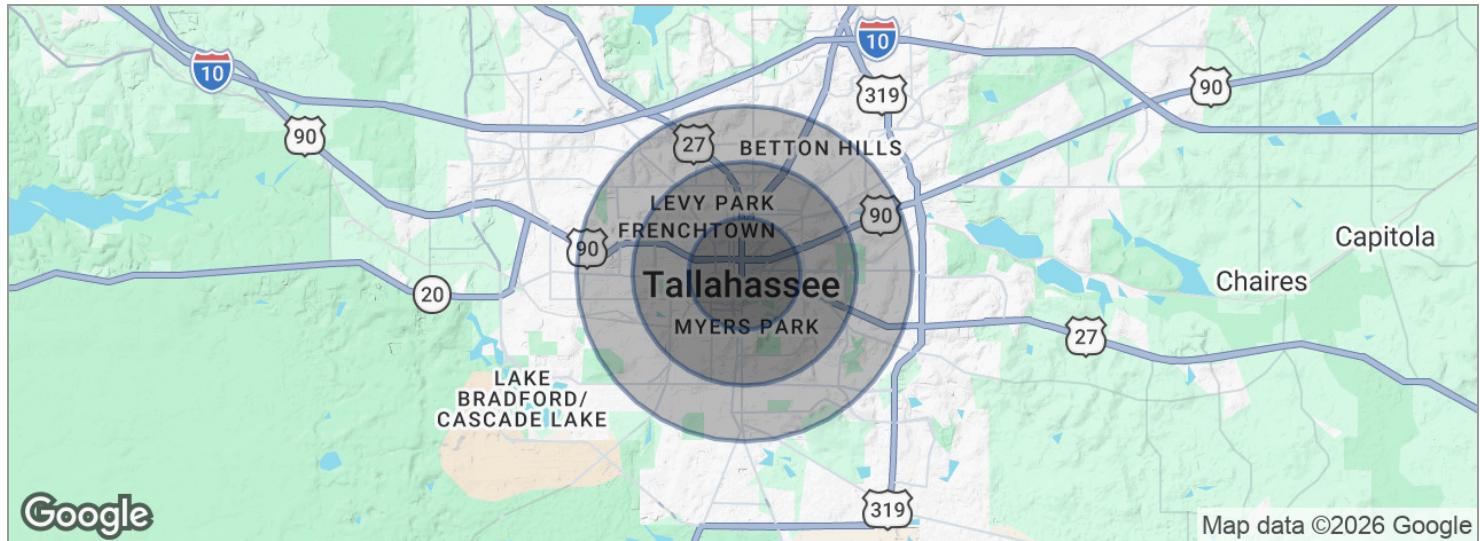
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	15,398	56,668	104,357
Median age	30	30	33
Median age [Male]	30	30	32
Median age [Female]	30	31	33
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,373	21,859	44,669
# of persons per HH	2.4	2.6	2.3
Average HH income	\$68,438	\$61,114	\$65,192
Average house value	\$380,633	\$273,712	\$250,597

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact

CARLTON DEAN, SIOR, CCIM

Managing Director



2057 Delta Way
Tallahassee, FL 32303
T 850.524.2275
C 850.524.2275
cdean@svn.com
FL #BK60471
AL #000094214-0

PROFESSIONAL BACKGROUND

Carlton Dean, SIOR & CCIM, is Managing Director for SVN | SouthLand Commercial, one of the top-performing SVN Commercial Real Estate offices in the United States. Based out of North Florida in Tallahassee, Carlton actively markets and sells properties throughout the entire Florida Panhandle, including the Southeastern United States. Carlton has earned a reputation through volume and consistency of transactions as one of North Florida's leading and most respected commercial real estate investment advisors. He has been a routine recipient and SVN award winner for his consistent track record for high sales volume and closed transactions. One of the key components of his successful business strategy is to have the highest close ratio possible of every transaction. To that end, Carlton's team has a successful closing ratio on deals they transact over 98%. A large part of his success is due to the upfront analysis and underwriting performed on every deal, the experience of brokering many deals and the tenacity of following through with the most finite of details.

Carlton has 30 years of commercial brokerage and development experience. Carlton's real estate practice centers around investment property sales with a specific focus on Industrial, Office and properties and Multifamily quality income-producing properties in the Southeast region of the United States.

Carlton is one of the very few commercial practitioners to hold both the SIOR and the CCIM designations. These designations are the very elite of all commercial real estate practitioners in the U.S. and are guided by a strict code of ethics, founded on the basis of putting the client's interests first. These designations require completion of graduate-level curriculum and attainment of a specific degree of professional experience. In addition, these designations need proven, top of the market, documented high volume deal/transaction production on a consistent annual basis.

EDUCATION

Bachelor of Science Degree in Entrepreneurship and Small Business Management program from Florida State University, CCIM Designation, SIOR Designation, Licensed in Florida and Alabama

MEMBERSHIPS & AFFILIATIONS

SIOR, CCIM, ICSC, NAR, FAR,