



OFFICE LEASE OPPORTUNITY

# JOHN KNOX EXECUTIVE SUITES

267 JOHN KNOX ROAD, TALLAHASSEE, FL 32303

---

**DANIEL H. WAGNON, SIOR**

Principal  
850.656.6555 X105  
daniel@structureiq.net



# JOHN KNOX EXECUTIVE SUITES

## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

John Knox Executive Offices provides a workplace solution for any size of team. The office provides break areas and conferencing facility to give small businesses a full service environment—so they can focus on growing their business.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$425.00 - 695.00 per month (Full Service)
<b>Available SF:</b>	112 - 216 SF
<b>Parking:</b>	30+ spaces, free surface
<b>Lease Term:</b>	Min. 1 year
<b>Insurance:</b>	General Liability required

## LOCATION DESCRIPTION

Located directly on John Knox Road and across the street from Centre of Tallahassee and the 2,000 incoming State of Florida employees, this executive office is situated in between the growing Midtown Tallahassee submarket and US-27 commercial corridors connecting Interstate 10 and Downtown Tallahassee. The City of Tallahassee' Northwood Centre 30-acre re-development is less than 1/2 mile away which includes the future Tallahassee Police Department HQ.

## PROPERTY HIGHLIGHTS

- FULL SERVICE
- ONSITE PARKING
- ACCESS CONTROL / SECURITY ALARM
- SIGNAGE AVAILABLE

# JOHN KNOX EXECUTIVE SUITES

## PLANS



### LEGEND

Available

Leased

### LEASE INFORMATION

Lease Type:

Full Service

Lease Term:

Negotiable

Total Space:

112 - 216 SF

Lease Rate:

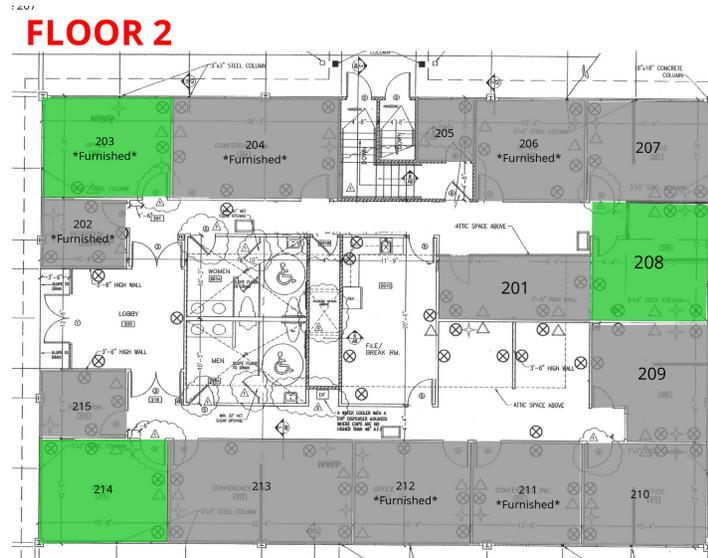
\$335.00 - \$695.00 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 106	Available	120 SF	Full Service	\$500 per month	-
Suite 111	Available	192 SF	Full Service	\$615 per month	-
Suite 112	Available	160 SF	Full Service	\$525 per month	-
Suite 118	Available	216 SF	Full Service	\$585 per month	-
Suite 121	Available	112 SF	Full Service	\$335 per month	-

# JOHN KNOX EXECUTIVE SUITES

## PLANS



### LEGEND

Available

Leased

### LEASE INFORMATION

Lease Type: Full Service      Lease Term: Negotiable  
 Total Space: 112 - 216 SF      Lease Rate: \$335.00 - \$695.00 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 203	Available	200 SF	Full Service	\$695 per month	-
Suite 208	Available	210 SF	Full Service	\$615 per month	-
Suite 214	Available	200 SF	Full Service	\$650 per month	-

# EXTERIOR PHOTOS

## ADDITIONAL PHOTOS



# INTERIOR PHOTOS

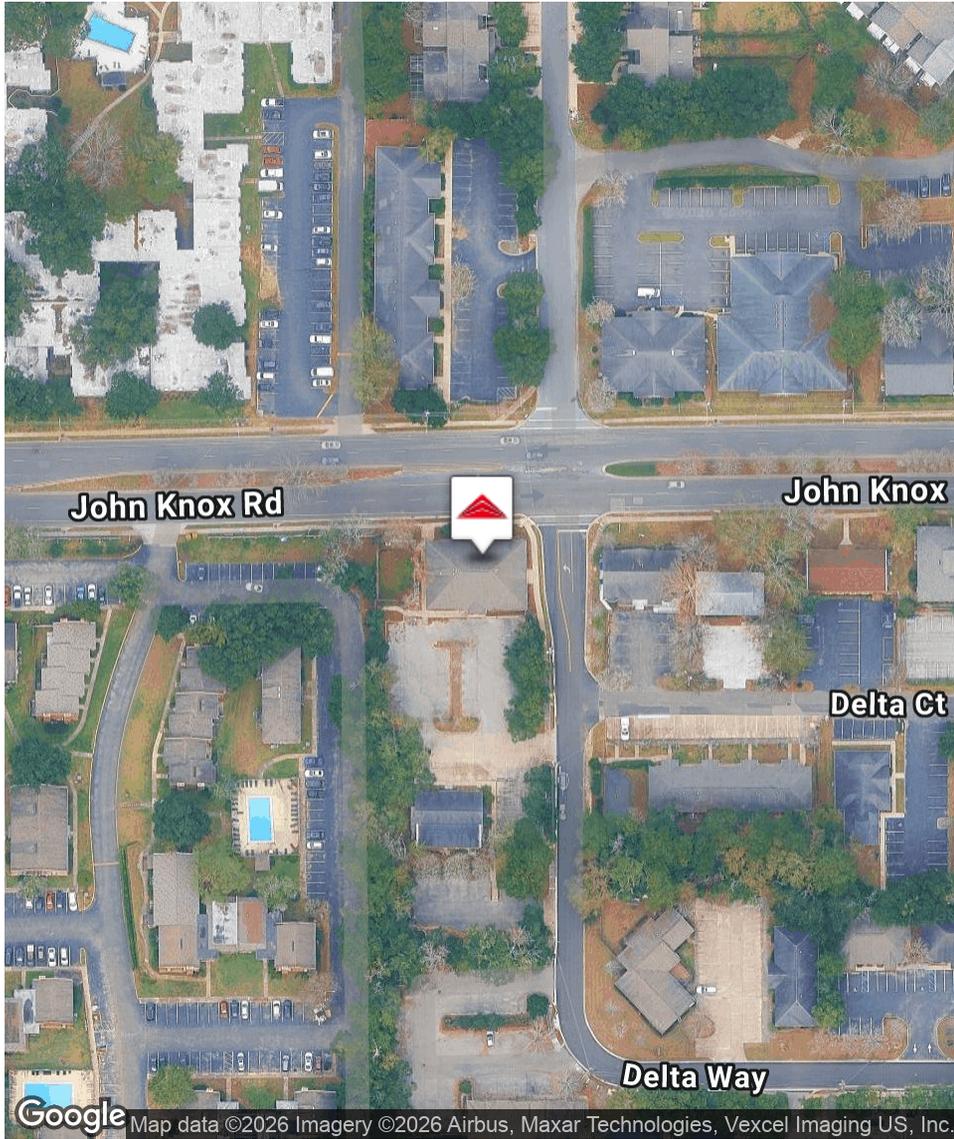
## ADDITIONAL PHOTOS



267 JOHN KNOX ROAD, TALLAHASSEE, FL 32303

# JOHN KNOX EXECUTIVE SUITES

## LOCATION MAPS



# JOHN KNOX EXECUTIVE SUITES

## ADVISOR BIO 1



**DANIEL H. WAGNON, SIOR**

Principal

daniel@structureiq.net

Direct: **850.656.6555 x105** | Cell: **850.766.2271**

### PROFESSIONAL BACKGROUND

Daniel has over 24 years of experience with 6 years in capital markets, investment banking, and asset valuation and over 18 years of experience in providing comprehensive corporate real estate and consulting services. His clientele includes users and owners of commercial real estate throughout the Southeast United States. Daniel's main focus has been on providing strategic planning, asset management and brokerage for institutional, corporate, non-profit and government clients. Such services also include portfolio optimization, analyzing consolidating opportunities, and executing real estate leases, acquisitions, dispositions, and developments.

### EDUCATION

Bachelor of Business Administration (BBA) and Master of Business Administration (MBA)  
The University of Georgia, Terry College of Business

### MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR)  
Former Board Member - Early Learning Coalition of Big Bend  
Former Board Member - Ronald McDonalds' House of Big Bend  
F3 Member  
Carlyle Scholar



# STRUCTURE

COMMERCIAL REAL ESTATE  
&  
PROPERTY MANAGEMENT

A REAL ESTATE **IQ** FIRM

