



OFFICE LEASE OPPORTUNITY

PARKWAY @ ST. AUGUSTINE

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

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size:	80,326 SF
Available SF:	1000 - 10,000 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.

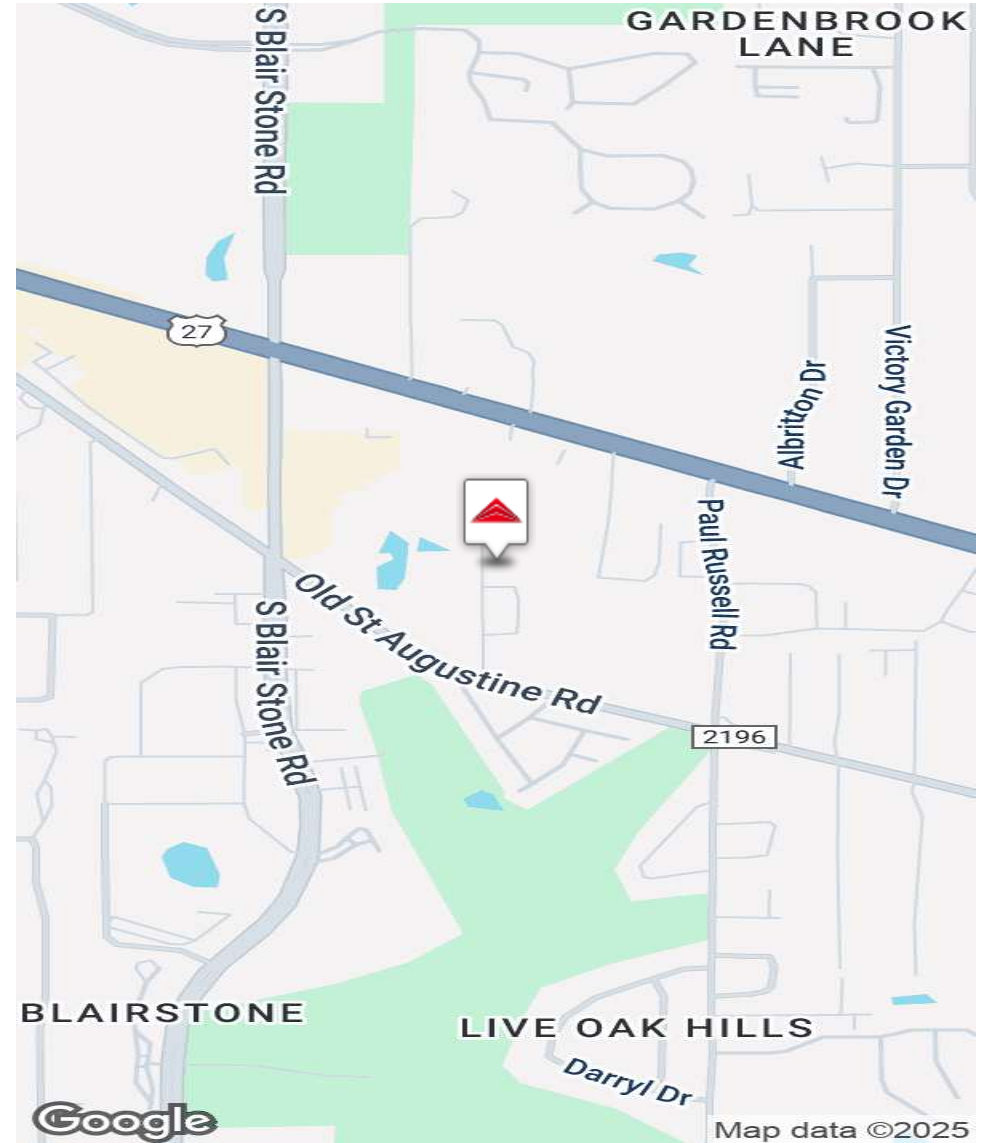
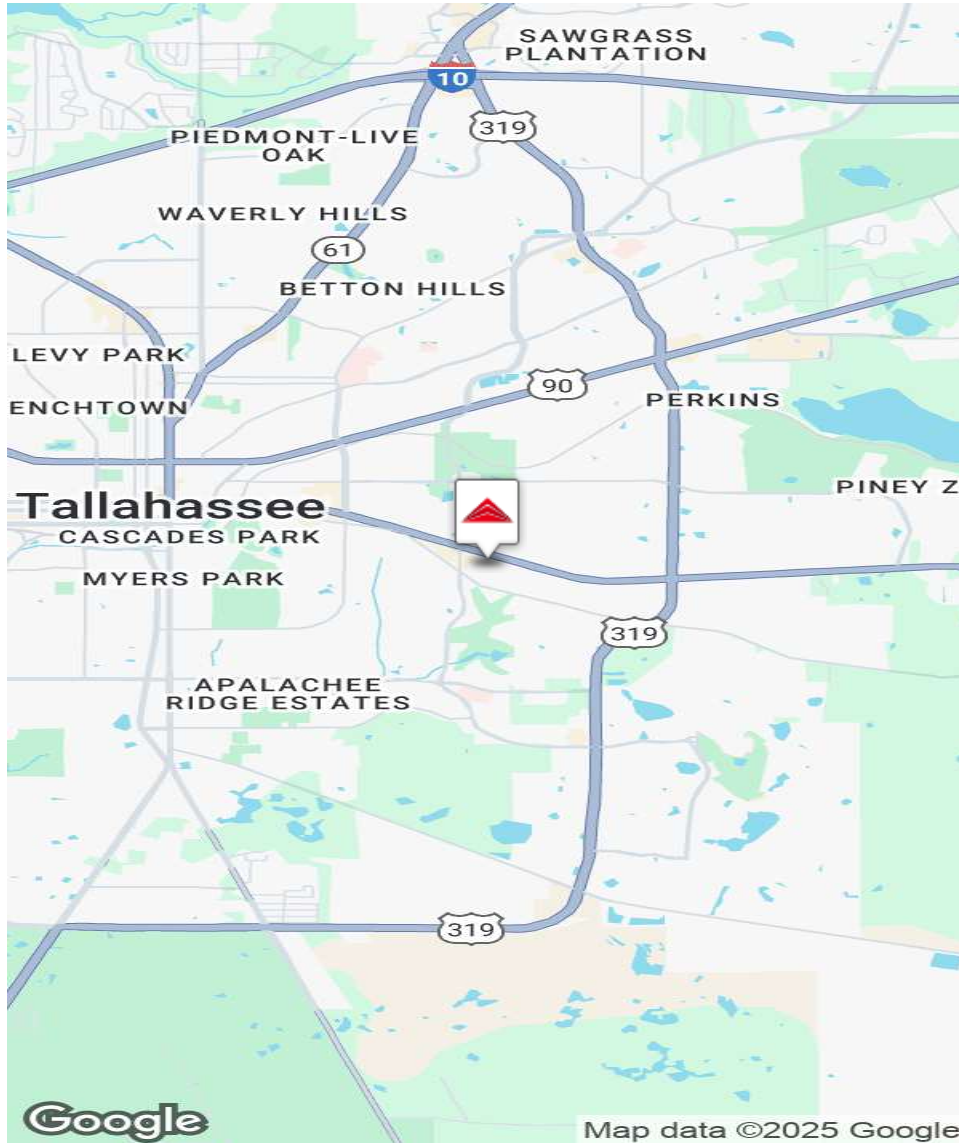
PROPERTY HIGHLIGHTS

- 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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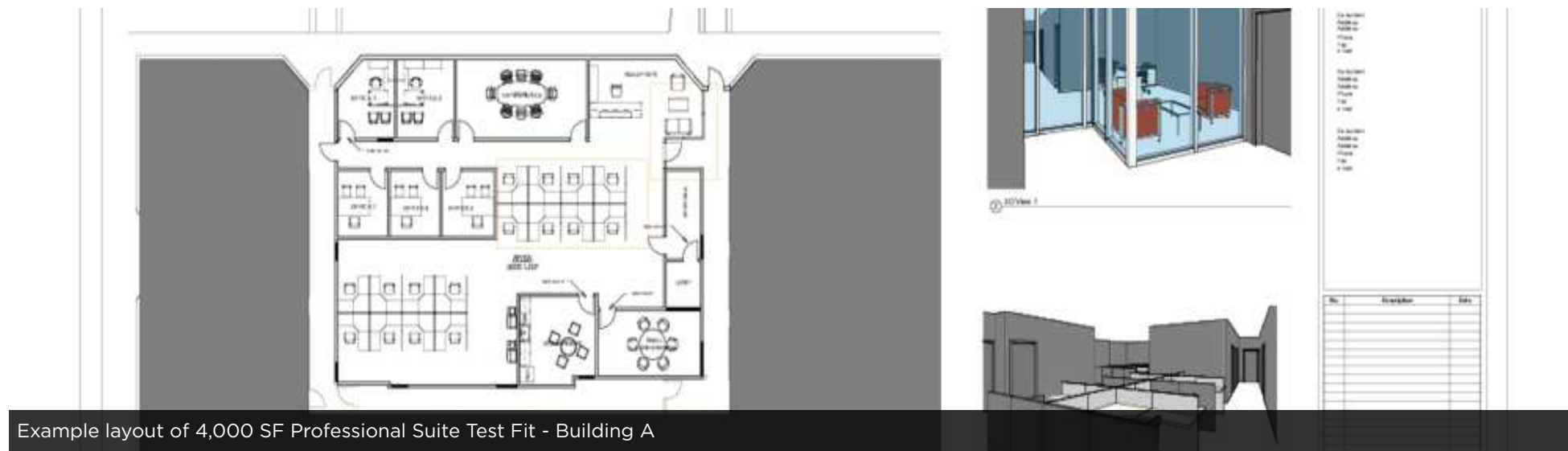
LOCATION MAPS



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LEASE SPACES



Example layout of 4,000 SF Professional Suite Test Fit - Building A

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Building A: Multi-Tenant Option with Hard Office or Open Concept	2,000 - 10,000 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
Professional Suite: B-14	4,686 SF	Full Service	\$19.50 SF/yr

PARKWAY @ ST. AUGUSTINE - BUILDING A (UP TO 10,000 SF)

WALL TYPES

- 1 3/8" - 24" O.C. LEMO CAGE METAL STUD - 360-3-162-43-35640-PURCHASED
- 2 1/2" CYSTON WALL BOARD - LEVEL 4 FINISH
- 3 1/2" R-13 UNFACED - SOUND ATTENUATION BATT INSULATION
- 4 1/2" CYSTON WALL BOARD - LEVEL 4 FINISH

2 WALL TYPES
A1.1 1 1/2" = 1'-0"

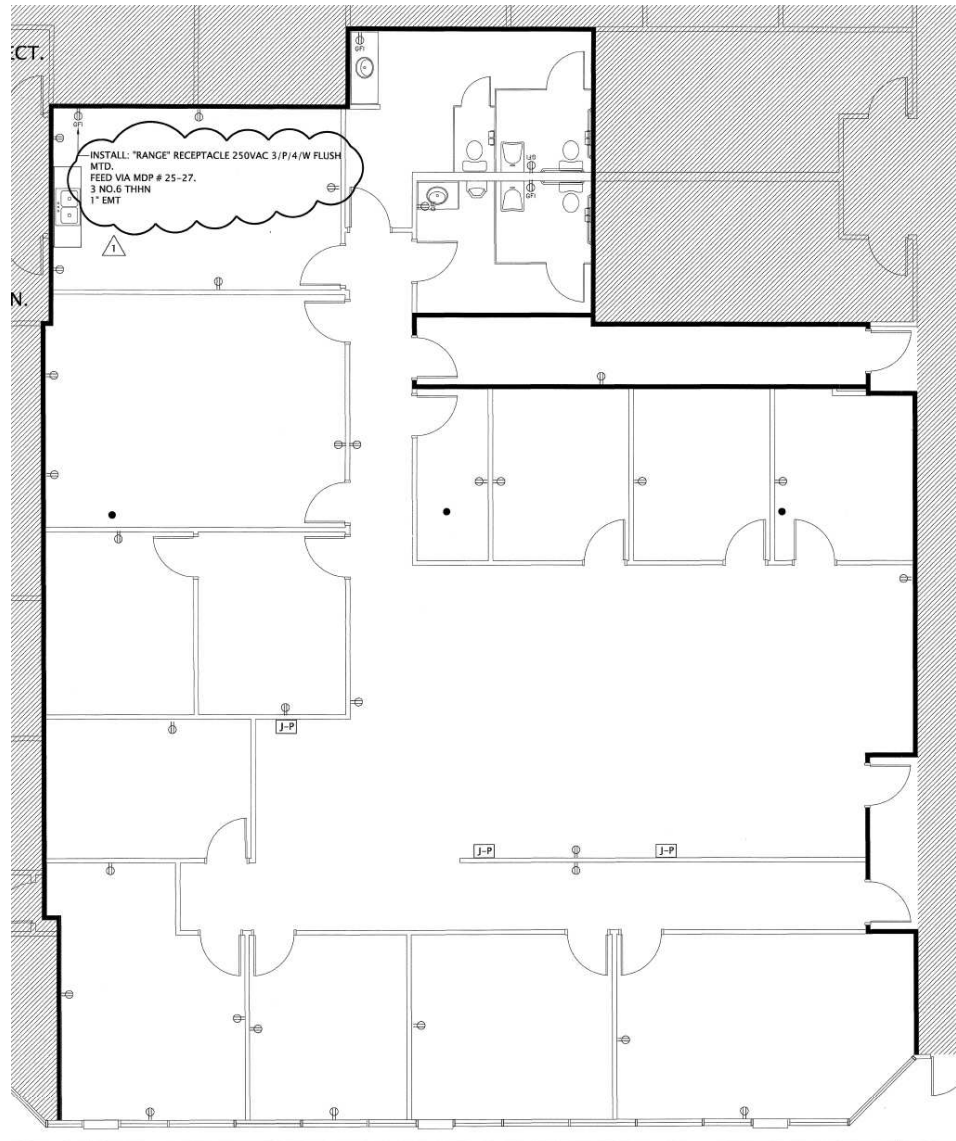
FLOOR PLAN
A1.1 1 1/2" = 1'

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

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PARKWAY @ ST. AUGUSTINE - BUILDING B (B-14) - 4,686 SF

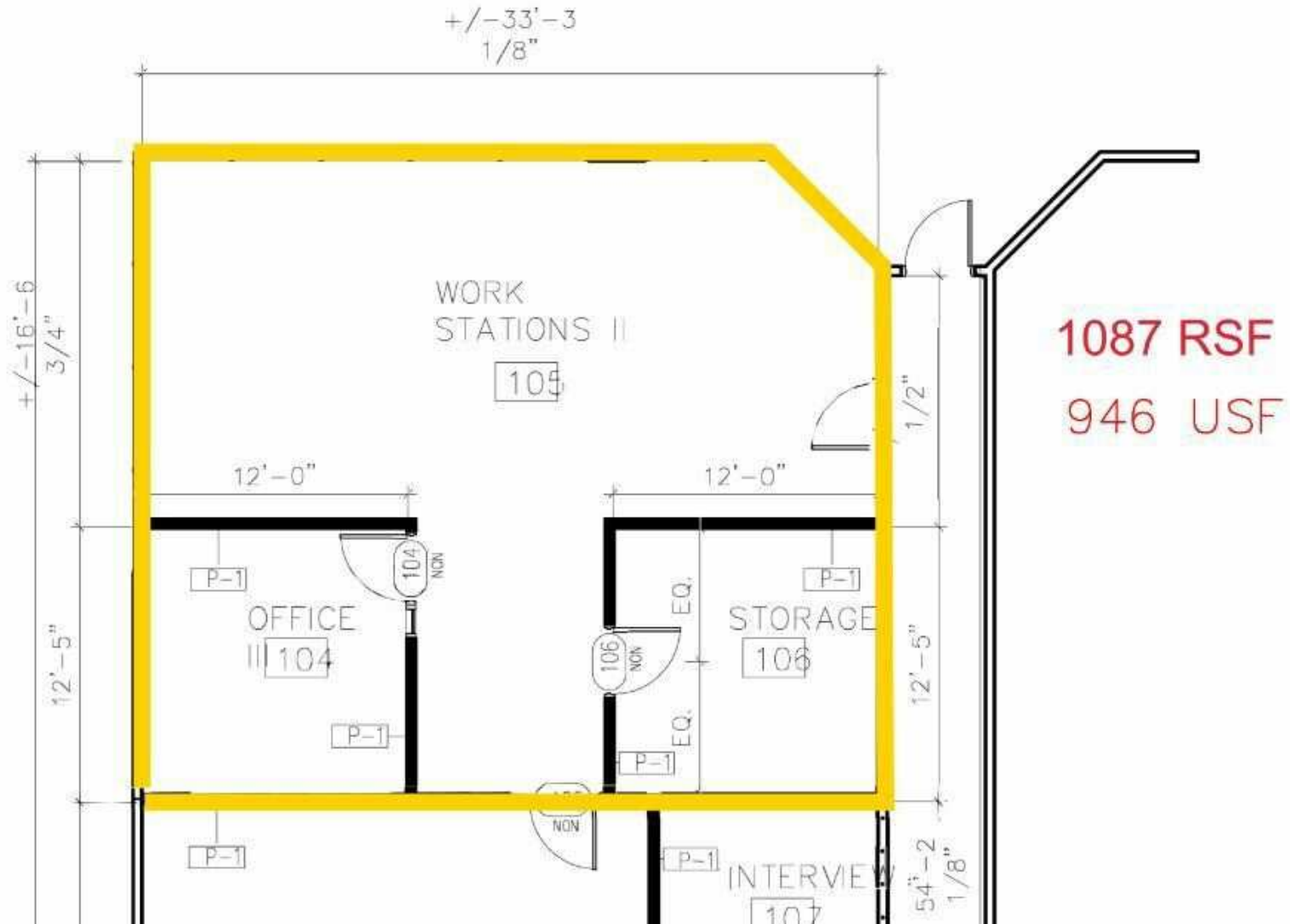
FLOOR PLANS



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

FLOOR PLAN - C



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EXTERIOR PHOTOS

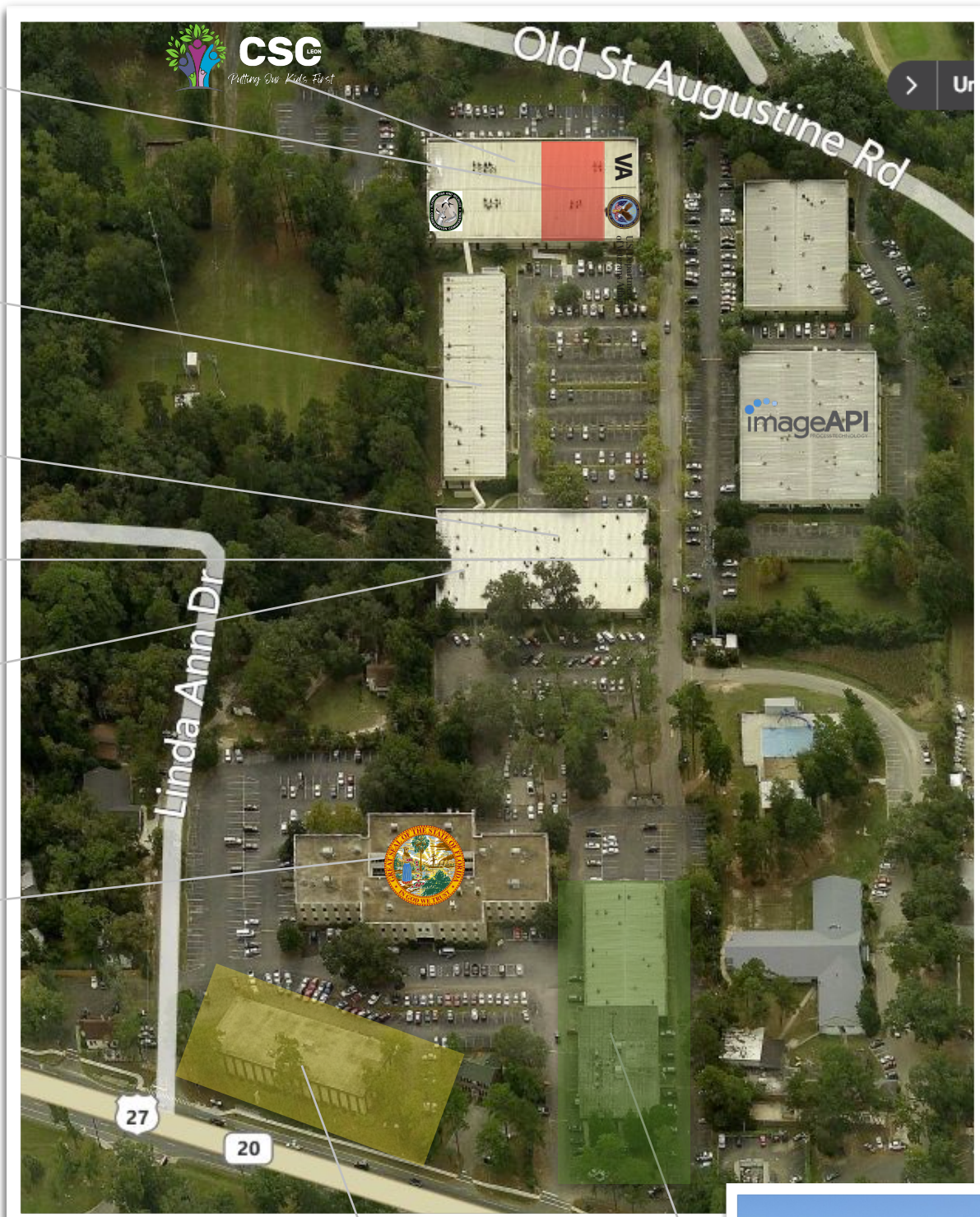
ADDITIONAL PHOTOS



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



OFFERED SPACE
-Building A:
8,000 SF



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RETAILER MAP

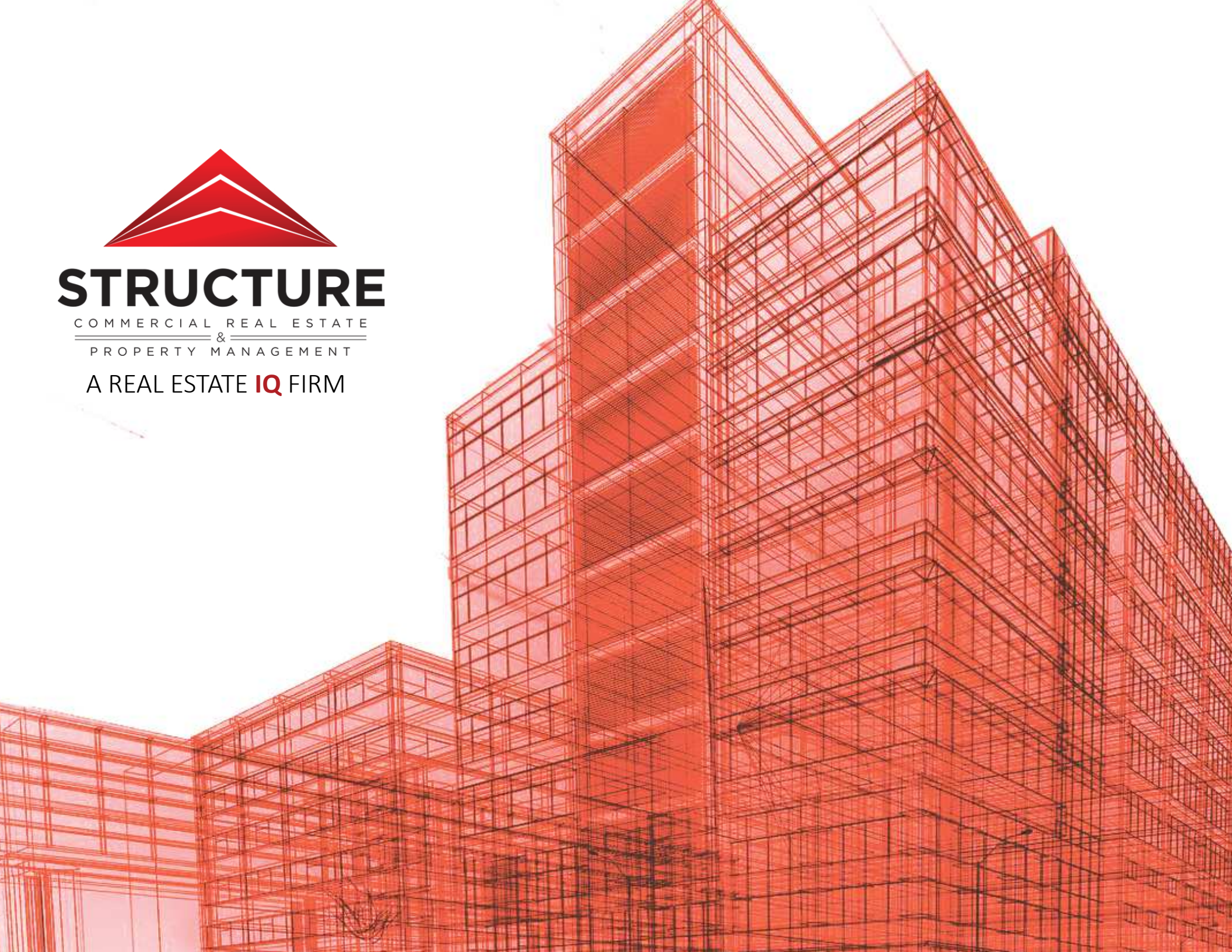




STRUCTURE

COMMERCIAL REAL ESTATE
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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.

