

# OFFICE SPACES FOR LEASE



**1709 HERMITAGE BLVD, TALLAHASSEE, FL 32308**  
**HERMITAGE OFFICE PARK**

## CHIP HARTUNG

CCIM, SIOR

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## Showing Instructions:

Currently occupied. Contact Broker to show

## Property Information

<u>AVAILABLE SF</u>	<u>FLOOR</u>	<u>LEASE RATE</u>	<u>LEASE TYPE</u>
2,581 SF +/-	1 <sup>ST</sup>	Negotiable	
15,557 SF +/-	2 <sup>ND</sup>	\$21.00 P/SF	NNN

- ✓ Class A suburban 2 story 31,114 SF brick office building with elevator, built 2005.
- ✓ **FIRST FLOOR Suite Available January 2025**
- ✓ **SECOND FLOOR Suite Available Spring 2025**
- ✓ **Potential for Second Floor to be subdivided**
- ✓ Current features reflect professional image for prestigious firm
- ✓ Large private offices with windows, large conference room, lobby, secretary offices, paralegal offices, library, break room, copy room, and private men/women restrooms
- ✓ Parking ratio 4 per 1,000 P/SF. Includes covered parking
- ✓ Tranquil park like setting
- ✓ Hermitage Office Park is located on Hermitage Blvd. which connects Thomasville Rd and Capital Circle NE giving it convenient access without the congestion

The information shown or contained herein is believed to be accurate but is not warranted or guaranteed, is subject to errors, omissions and changes without notice and should be verified independently.

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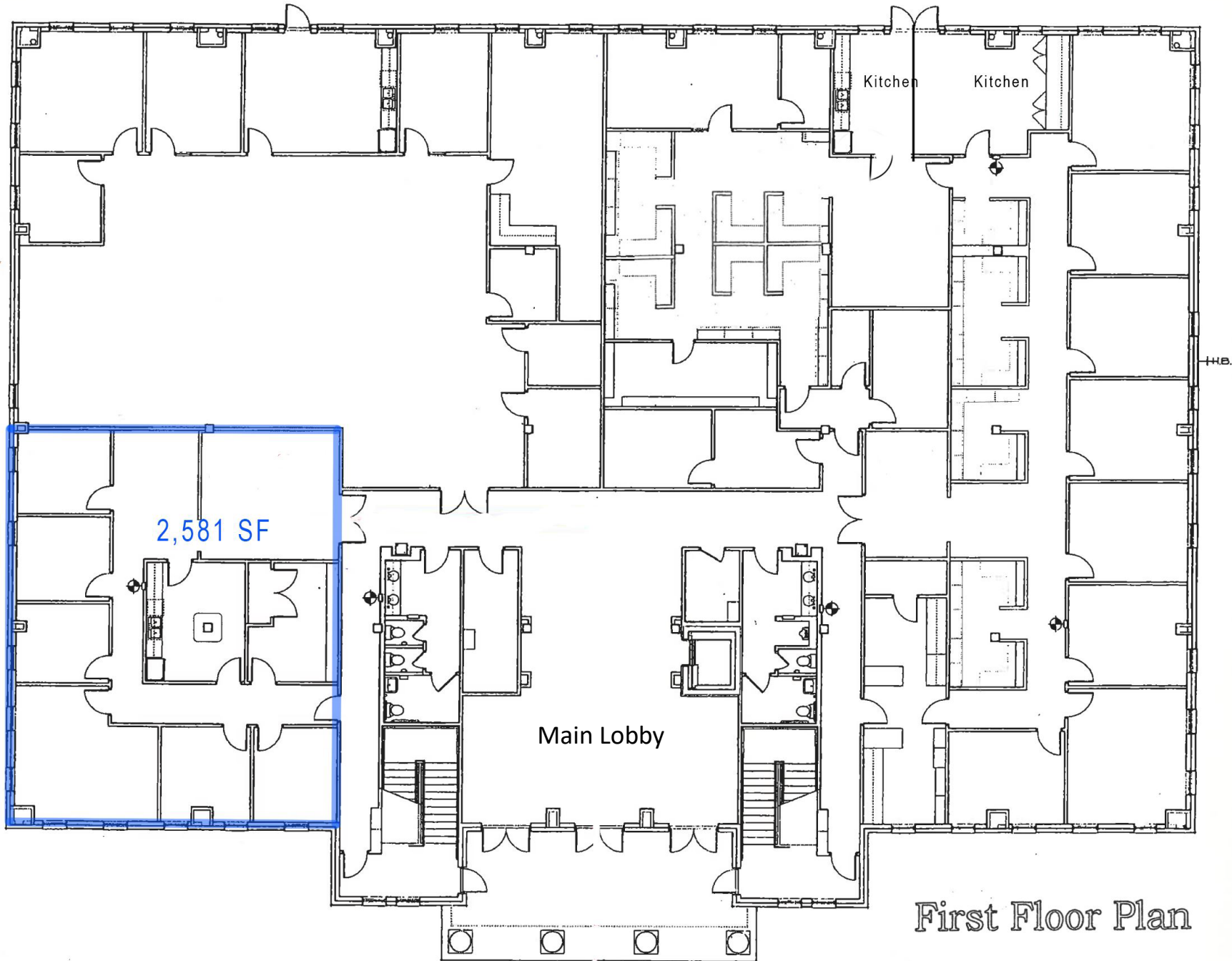
**Coldwell Banker Commercial**  
**HARTUNG**

3303 Thomasville Rd, Suite #201

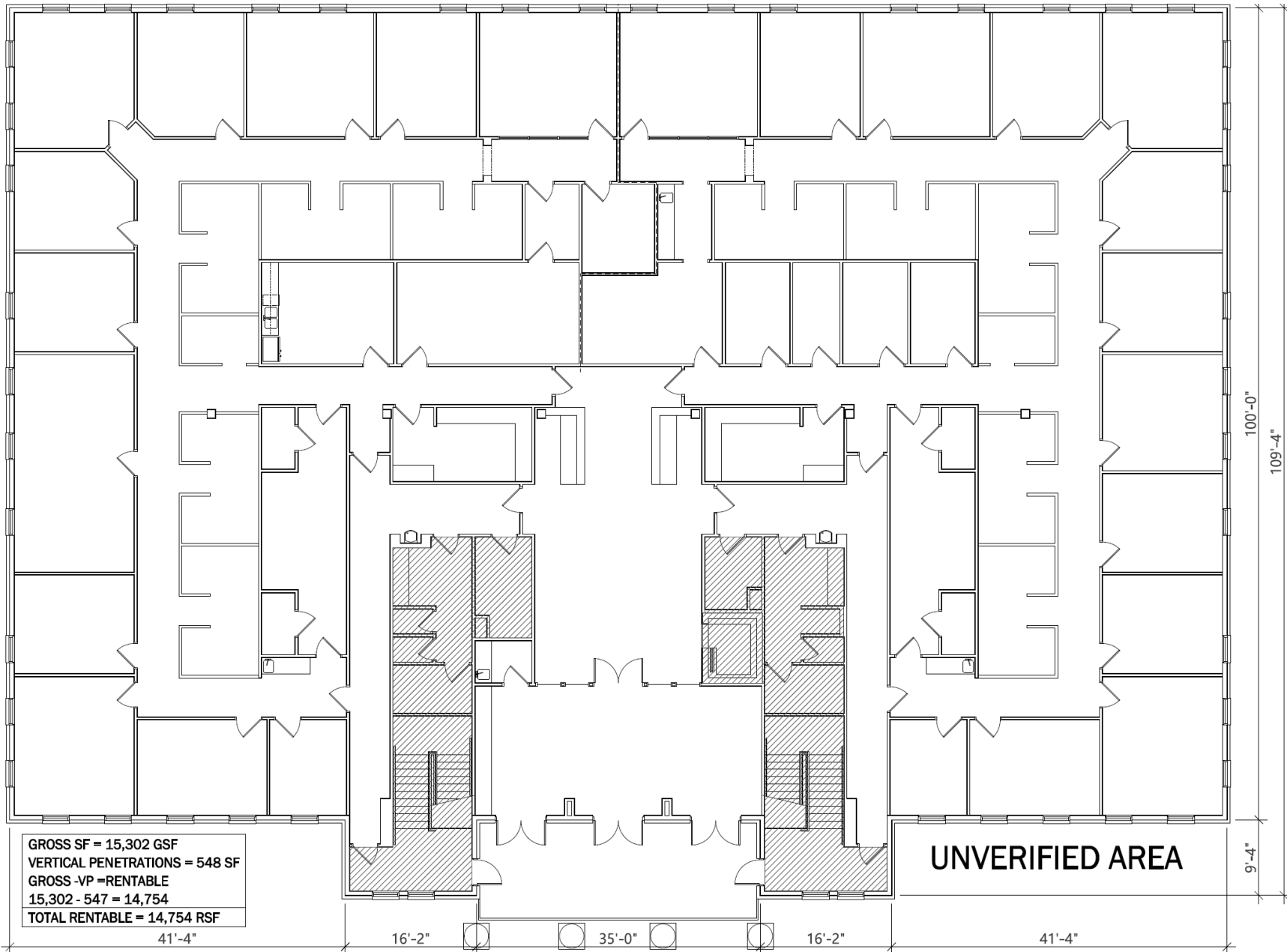
Tallahassee, FL 32308

850.386.6160

# FIRST FLOOR PAN



# SECOND FLOOR PLAN



**TITAN ARCHITECT**

2316 KILLEARN CENTER BLVD, SUITE 200 TALLAHASSEE, FLORIDA AR 103114  
E-MAIL: BH@TITAN-ARCHITECT.COM PHONE: 850-264-4099



**EXISTING CONDITIONS - 2ND FLOOR**

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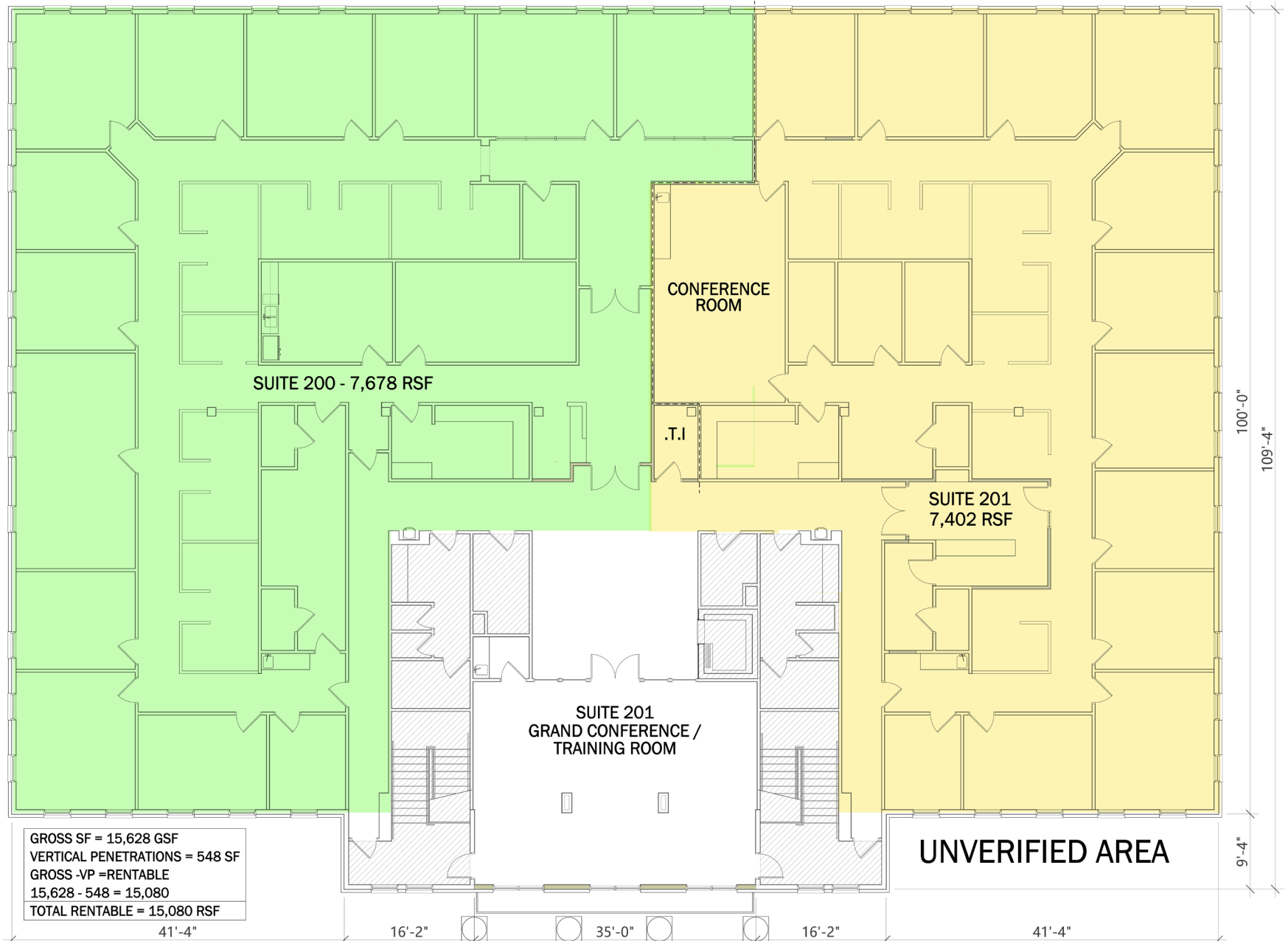
SCALE: 3/16" = 1'-0"

THIS PLAN IS CREATED FROM MULTIPLE SOURCES, INCLUDING FIELD VERIFICATION, RECORD DRAWINGS, AND BROKER PROVIDED INFORMATION. PRIOR TO ANY ACTION EXISTING CONDITIONS SHOULD BE VERIFIED FOR ACCURACY. NOT ALL AREAS HAVE BEEN VERIFIED, OR ARE INACCESSIBLE FOR VERIFICATION.

# SECOND FLOOR POTENTIAL SUBDIVIDE



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**PROPOSED PLAN - 2ND FLOOR**

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# PHOTOS



# PHOTOS



# PHOTOS



1709	
100	THE ABLE TRUST
101	UDT Group Delvepoint IRBsearch
102	CenterWell Home Health
200	MCCONNAUGHY, COONROD, WEAVER & STERN, P.A.
201	MICHAEL G. MAIDA, P.A.
202	

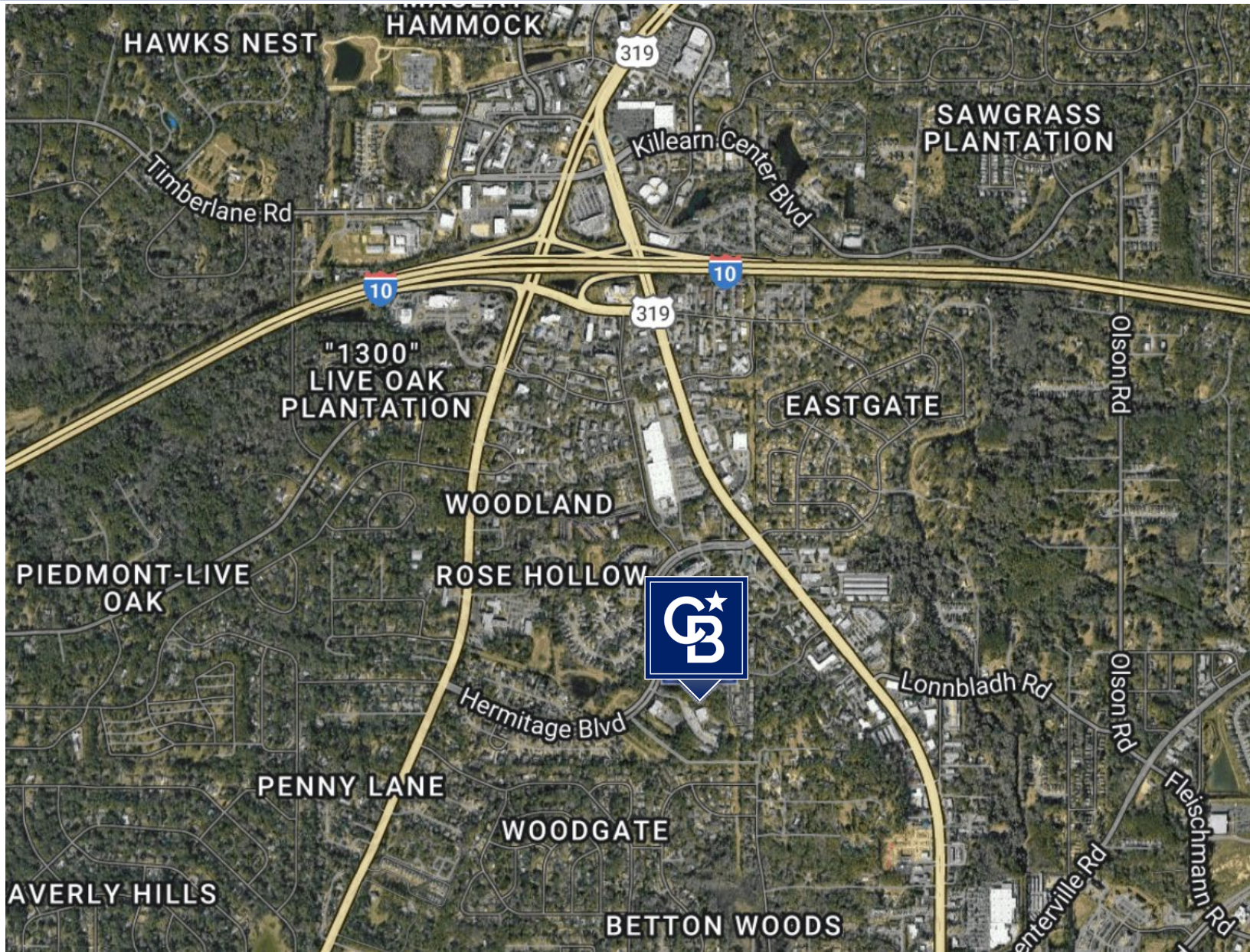




# LOCATION MAP



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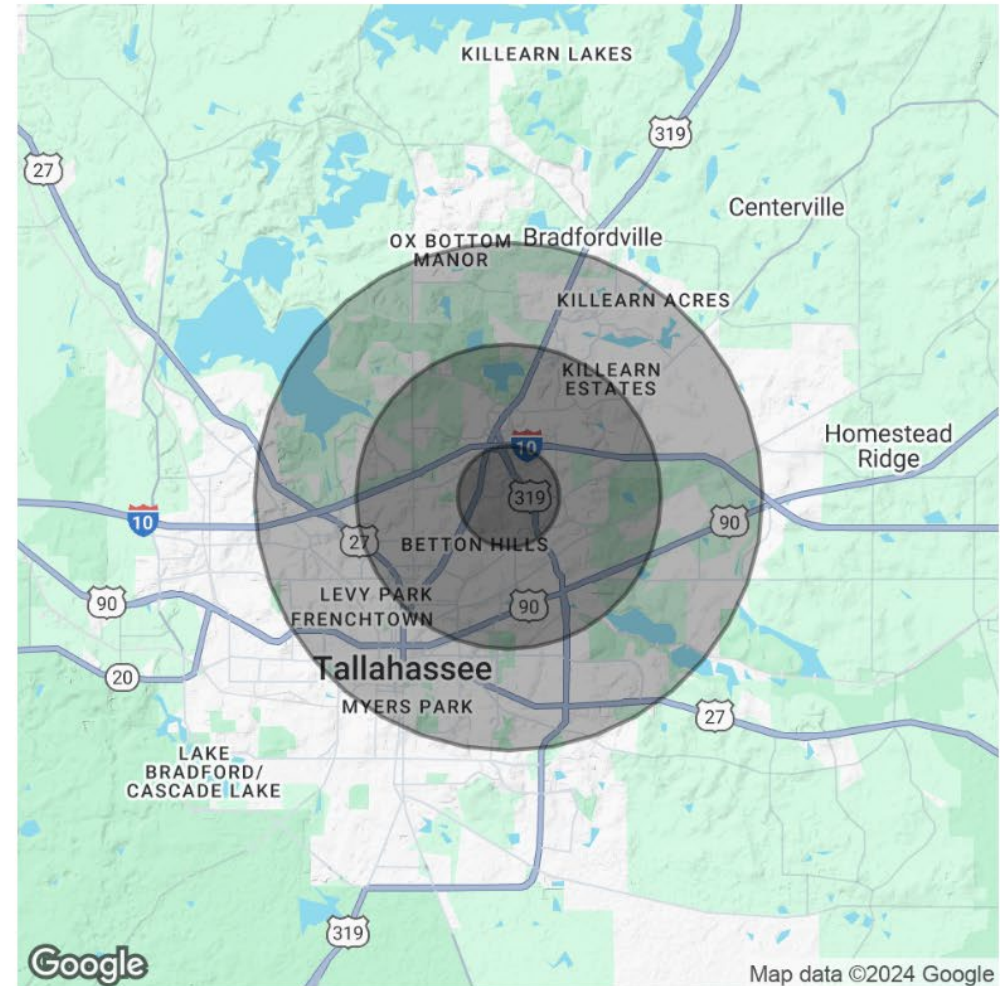
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,599	42,666	124,790
Average Age	46.3	39.7	34.7
Average Age (Male)	47.9	39.3	34.2
Average Age (Female)	45	40.5	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,189	20,213	53,522
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$103,500	\$81,665	\$67,546
Average House Value	\$315,204	\$278,355	\$272,032

2020 American Community Survey (ACS)



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