

# 3375 CAPITAL CIR NE BLDG C100

Tallahassee, FL 32308

OFFICE BUILDING FOR LEASE



**WHITNEY EUBANKS**

Consultant  
850.228.6690  
whitney@structureiq.net

**DANIEL H. WAGNON, SIOR**

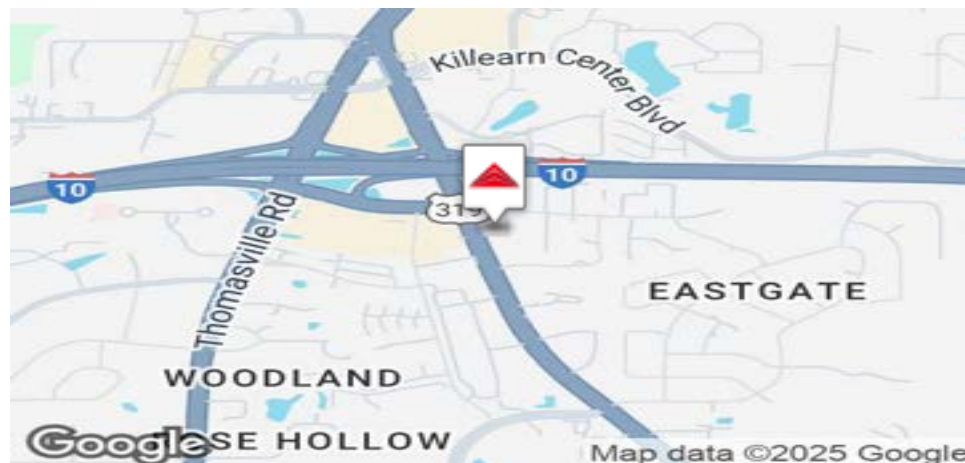
Principal  
850.656.6555 x105  
daniel@structureiq.net



# 3375 CAPITAL CIR NE BLDG C100

Tallahassee, FL 32308

## OFFICE BUILDING FOR LEASE



### OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (Full Service)
Building Size:	6,748 SF
Available SF:	4,480 SF
Lot Size:	0.13 Acres
Year Built:	1984
Renovated:	2025

### PROPERTY OVERVIEW

3 story office building ready to lease. With approx 4,480SF of hard office space in the highly desired NE part of Tallahassee. Space is split as 2,240 SF on the 2nd and 3rd story but has private entry in the front of the building.

### PROPERTY HIGHLIGHTS

#### WHITNEY EUBANKS

Consultant  
850.228.6690  
whitney@structureiq.net

#### DANIEL H. WAGNON, SIOR

Principal  
850.656.6555 x105  
daniel@structureiq.net





# 3375 CAPITAL CIR NE BLDG C100

Tallahassee, FL 32308

OFFICE BUILDING FOR LEASE



**WHITNEY EUBANKS**

Consultant  
850.228.6690  
whitney@structureiq.net

**DANIEL H. WAGNON, SIOR**

Principal  
850.656.6555 x105  
daniel@structureiq.net



# 3375 CAPITAL CIR NE BLDG C100

Tallahassee, FL 32308

OFFICE BUILDING FOR LEASE



**WHITNEY EUBANKS**

Consultant  
850.228.6690  
whitney@structureiq.net

**DANIEL H. WAGNON, SIOR**

Principal  
850.656.6555 x105  
daniel@structureiq.net





# 3375 CAPITAL CIR NE BLDG C100

Tallahassee, FL 32308

## OFFICE BUILDING FOR LEASE

### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	525	1,625	5,983
Average Age	44	45	45
Average Age (Male)	41	42	42
Average Age (Female)	45	47	46

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	276	855	2,982
# of Persons per HH	1.9	1.9	2
Average HH Income	\$75,708	\$81,370	\$93,944
Average House Value	\$401,019	\$427,246	\$442,854

*Demographics data derived from AlphaMap*



### WHITNEY EUBANKS

Consultant  
850.228.6690  
whitney@structureiq.net

### DANIEL H. WAGNON, SIOR

Principal  
850.656.6555 x105  
daniel@structureiq.net



# 3375 CAPITAL CIR NE BLDG C100

Tallahassee, FL 32308

## OFFICE BUILDING FOR LEASE



### WHITNEY EUBANKS

Consultant

whitney@structureiq.net

Direct: **850.228.6690**

### PROFESSIONAL BACKGROUND

Born and raised in Tallahassee, FL., Whitney joined Structure with a focus on Healthcare Real Estate and site selection. Whitney graduated with a Bachelors in Business Administration from Florida State University and an MBA in Healthcare Management from Florida Institute of Technology where she also played collegiate volleyball.

She has over 10 years experience in Marketing and Sales roles in the diagnostic imaging industry across N Florida and S Georgia. In 2018, she played an integral role in opening her family's construction company which has cultivated her passion for site selection and project management. In this role she oversees business finances, marketing and payroll.

Whitney is a mom of 3 and enjoys exploring the outdoors with her family any opportunity they get.

### EDUCATION

Bachelors, Business Administration, Florida State University

MBA. Healthcare Management. Florida Institute of Technology

#### Structure Commercial Real Estate, a Real Estate IQ firm

1705 Metropolitan Blvd. Suite 201

Tallahassee, FL 32308

850.656.6555

#### WHITNEY EUBANKS

Consultant

850.228.6690

whitney@structureiq.net

#### DANIEL H. WAGNON, SIOR

Principal

850.656.6555 x105

daniel@structureiq.net

