

215 S MONROE ST

Tallahassee, FL 32301

CLASS A OFFICE SUITES FOR LEASE

DANIEL H. WAGNON, SIOR

Principal
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WHITNEY EUBANKS

Consultant
850.228.6690
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OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

The 215 SOUTH MONROE provides a fluid base for a tenant's operations with suites ranging from executive suite of 500 sf up to a 2,500 sf, 5000 sf or even a 13,000 sf user. Providing a platform of which to program with a potential tenant is space programming and fit its operations into the correct size of suite with room to expand or even contract to a smaller suite should it be necessary. Let us work with your team to test fit and see which suite maximizes occupancy efficiencies and minimize costs.

PROPERTY HIGHLIGHTS

- Professional Engineer and Security onsite
- Amenities include on-site management and security, and controlled 24 hour access
- On-site parking with secondary municipal parking connected via a skyway connection to Building

LOCATION DESCRIPTION

215 SOUTH MONROE STREET is situated at the corner of South Monroe Street and Jefferson Street at the heart of Downtown Tallahassee. Centered in the Capital Hill District and adjacent to Leon County Courthouse, 215 SOUTH MONROE is a short walking distance to all of downtown's political, government and legal spectrums.

OFFERING SUMMARY

Lease Rate:	\$29.00/SF - \$32.00/SF
Available SF:	1,208 - 6,299 SF
Rent Structure:	28,430 SF
	257,726 SF

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COMMON AREAS



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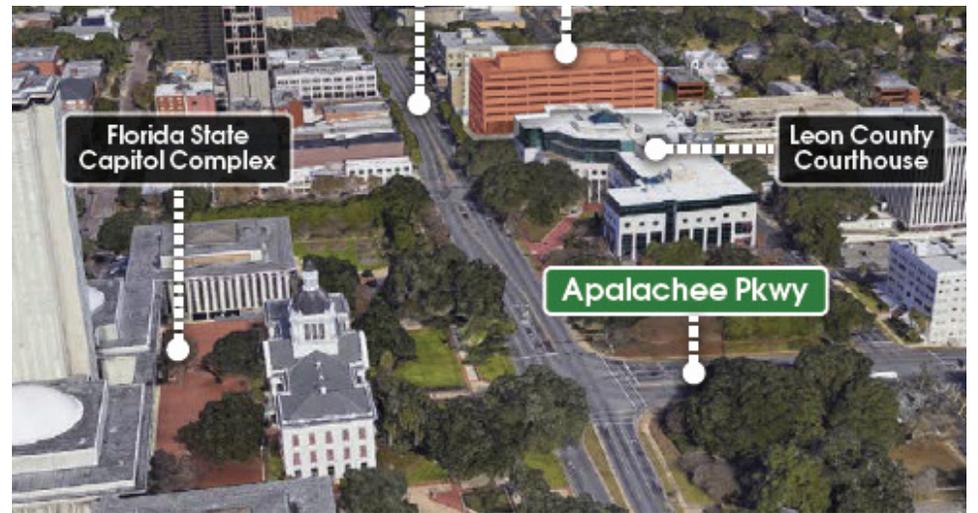
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ADJACENT TO STATE CAPITOL COMPLEX AND AGENCIES



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IDEAL DOWNTOWN TALLAHASSEE MARKET LOCATION



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OFFICE SUITE AVAILABILITY

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,208 - 6,299 SF	Lease Rate:	\$22.85 - \$29.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	2,705 SF	Full Service	\$29.00 SF/yr	Turnkey professional office perfect for lobbying, legal, association and consulting operations.
Suite 110	Available	2,137 SF	Full Service	\$29.00 SF/yr	Fully renovated legislative office
Suites 100, 110	Available	4,842 SF	Full Service	\$29.00 SF/yr	New turnkey professional offices suites that can be combined into larger operation
Suite 120	Available	2,534 SF	Full Service	\$29.00 SF/yr	Build-to-suit ground floor opportunity with ground to ceiling glass and signage
Suite 123	Available	2,238 SF	Full Service	\$29.00 SF/yr	Conceptual new build office suite on first floor with high ceiling and great visibility
Suite 125	Available	1,208 SF	Full Service	\$2,300 per month	Ground floor executive suite with reception, large office and break/work room
Suites 120, 123, 125	Available	5,981 SF	Full Service	\$29.00 SF/yr	The ability to combine adjacent suites for a larger operations
Suite 306	Available	1,700 SF	Full Service	\$29.00 SF/yr	Three exterior office with conference room
Suite 405	Available	3,830 SF	Full Service	\$28.00 SF/yr	Open suite to design and build exactly for business size and operations
Suite 616	Available	3,014 SF	Full Service	\$29.00 SF/yr	Open suite to design and build exactly for business size and operations
Suite 720	Available	1,355 SF	Full Service	\$29.00 SF/yr	Three room offices suite with open work area, 2 larger exterior offices; reception area. Perfect for association or visiting lobbying or public affairs group looking for an office within 3 min. walking distance to Capitol Complex
Suite 815	Available	6,299 SF	Full Service	\$29.00 SF/yr	Law Firm space overlooking Capitol complex and downtown Tallahassee

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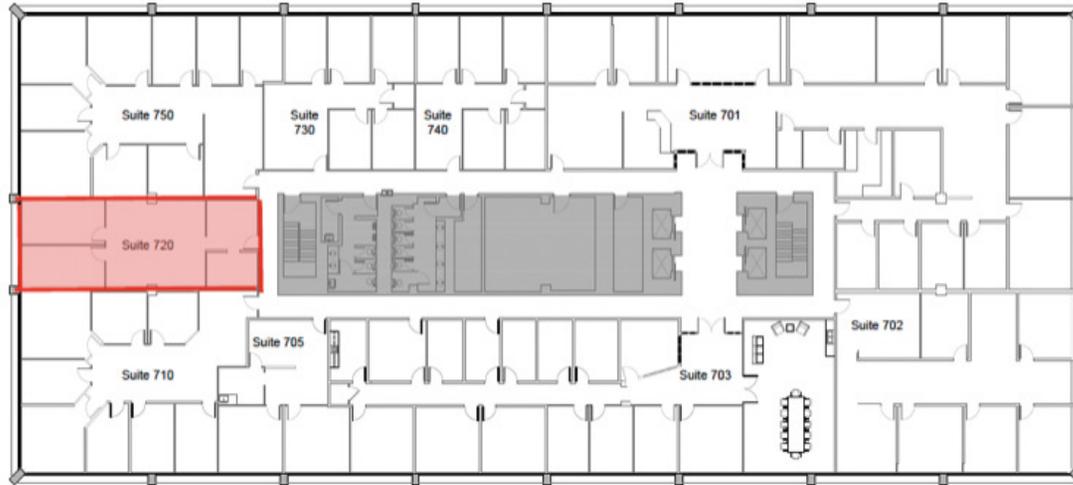
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7TH FLOOR & 8TH FLOOR SUITES



Suite	Rentable Sq. Ft.
720	1,354
Total	1,354



Suite	Rentable Sq. Ft.
815*	6,299

*Suite can be demised into two (2) suites of ~3,000 SF each

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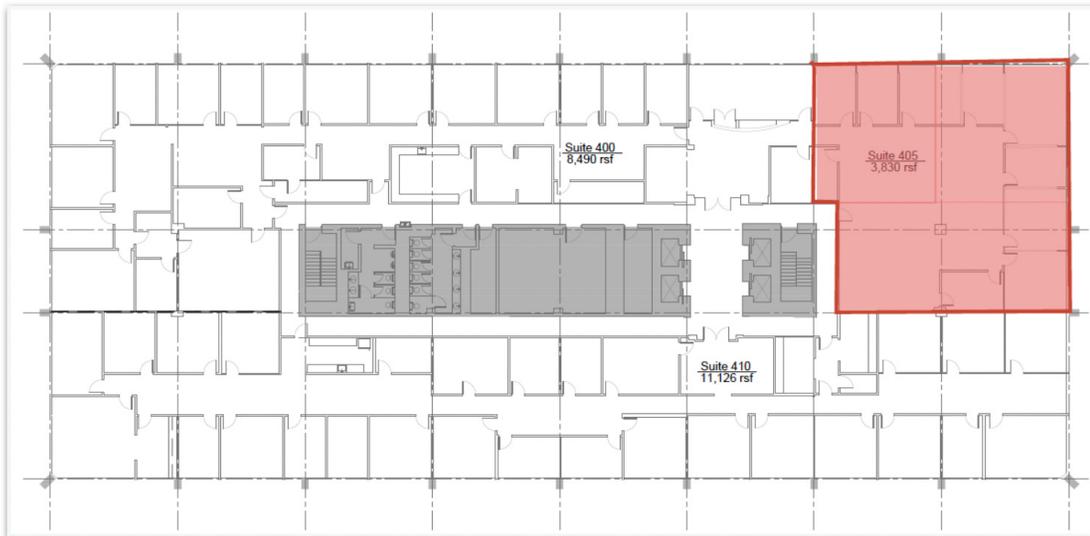
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6TH FLOOR & 4TH FLOOR SUITES



Suite	Rentable Sq. Ft.
616	3,014



Suite	Rentable Sq. Ft.
405	3,830

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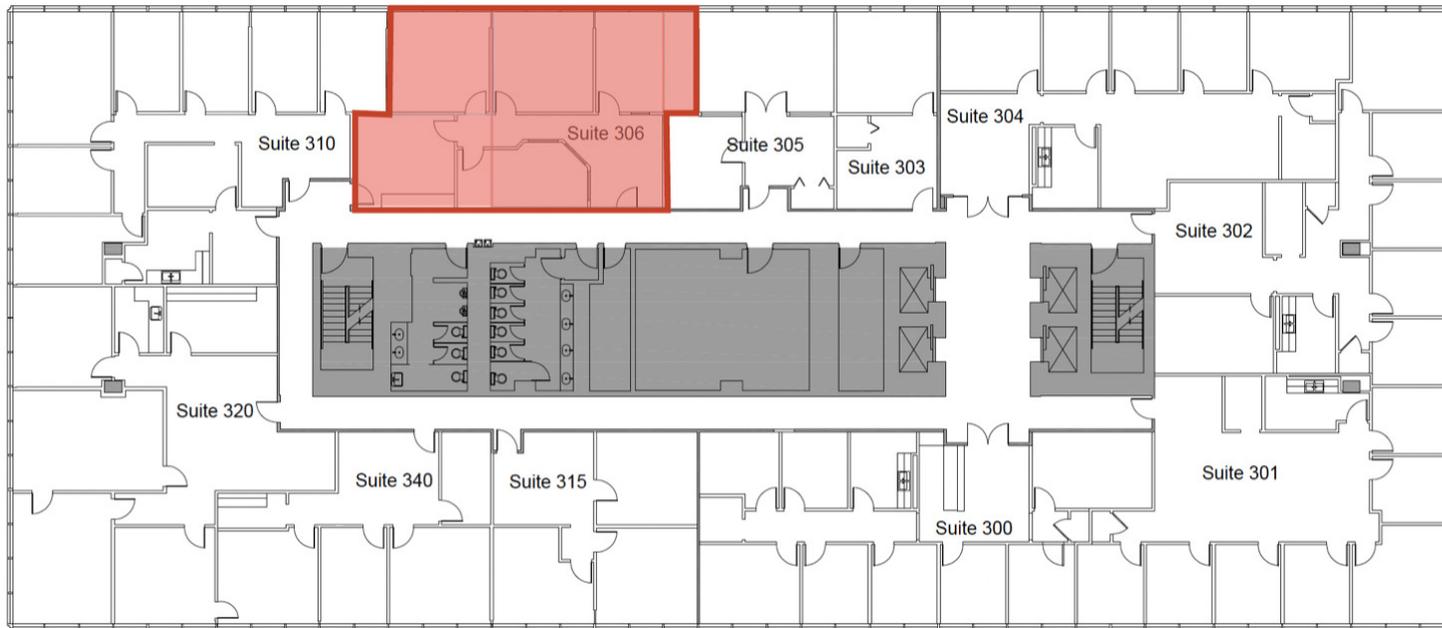
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3RD FLOOR SUITE



Suite	Rentable Sq. Ft.
306	2,137

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1ST FLOOR SUITES - AS-BUILT



Suite	Rentable Sq. Ft.
100	2,705
110	2,137
120	4,772
125	1,208

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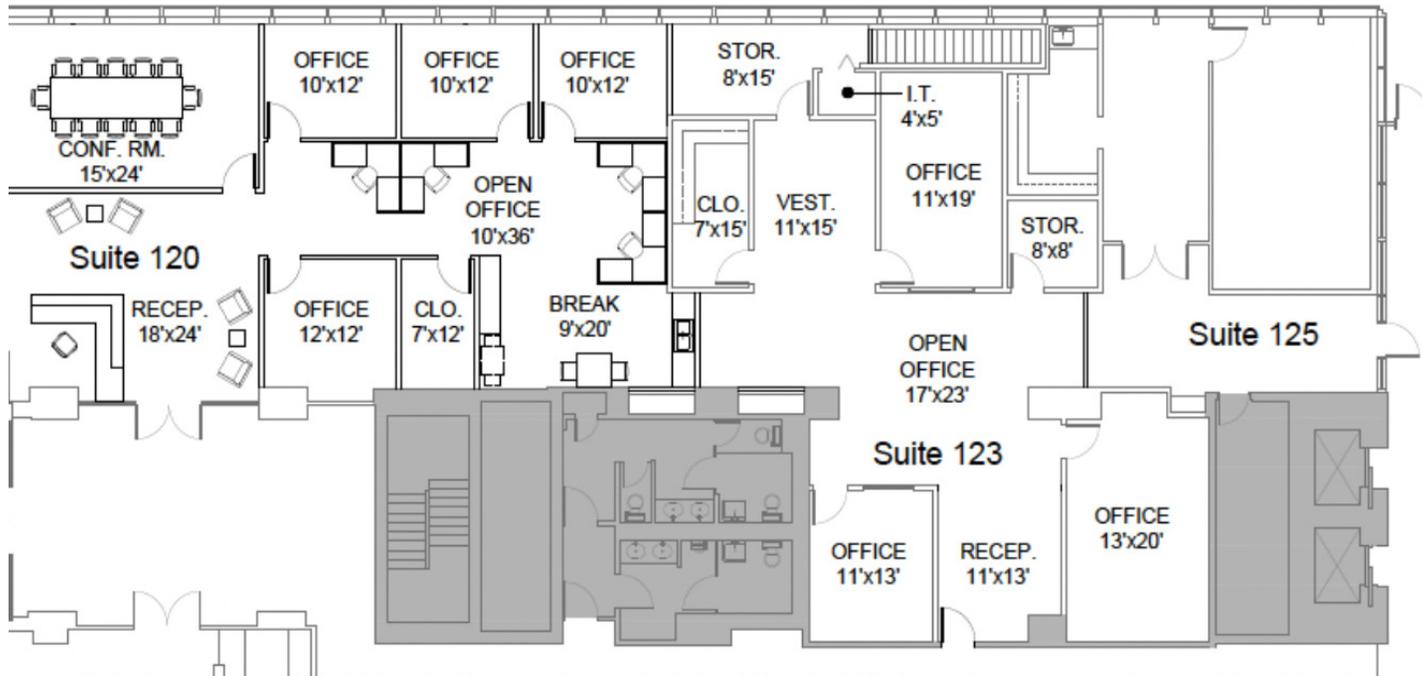
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1ST FLOOR - CONCEPTUAL SMALL SUITE LAYOUT *SPLITTING INTO 3 SUITES (120, 123, 125)



Suite	Rentable Sq. Ft.
120	2,534
123	2,238
125	1,208
Total	5,981

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STRUCTURE

COMMERCIAL REAL ESTATE
&
PROPERTY MANAGEMENT

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.

