



WOODCREST OFFICE PARK

PROPERTY BROCHURE



SECTION 1

PROPERTY SUMMARY

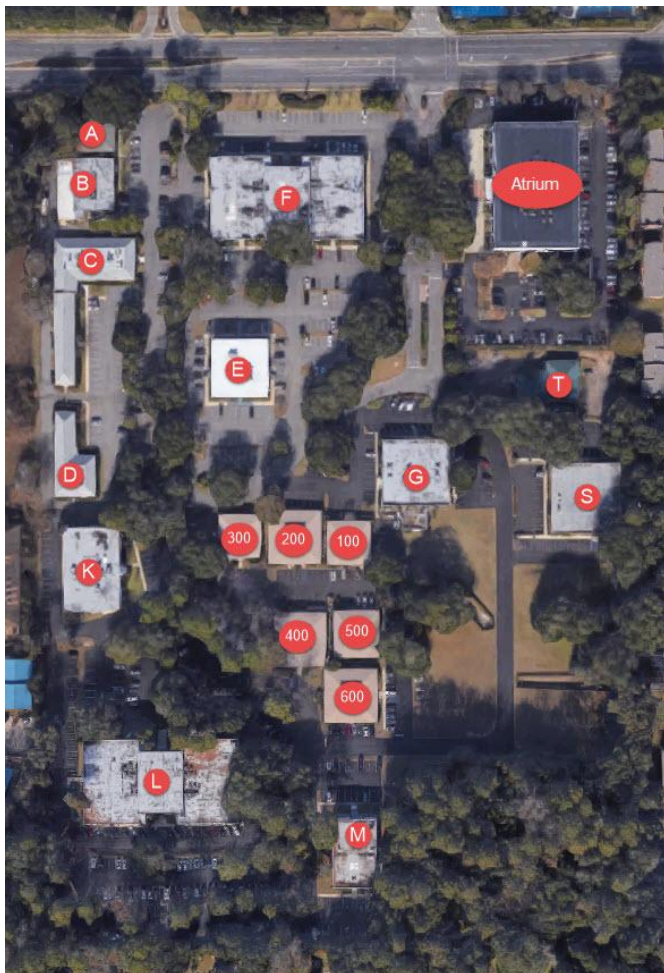
01



www.TALCOR.com

PROPERTY SUMMARY

WOODCREST OFFICE PARK

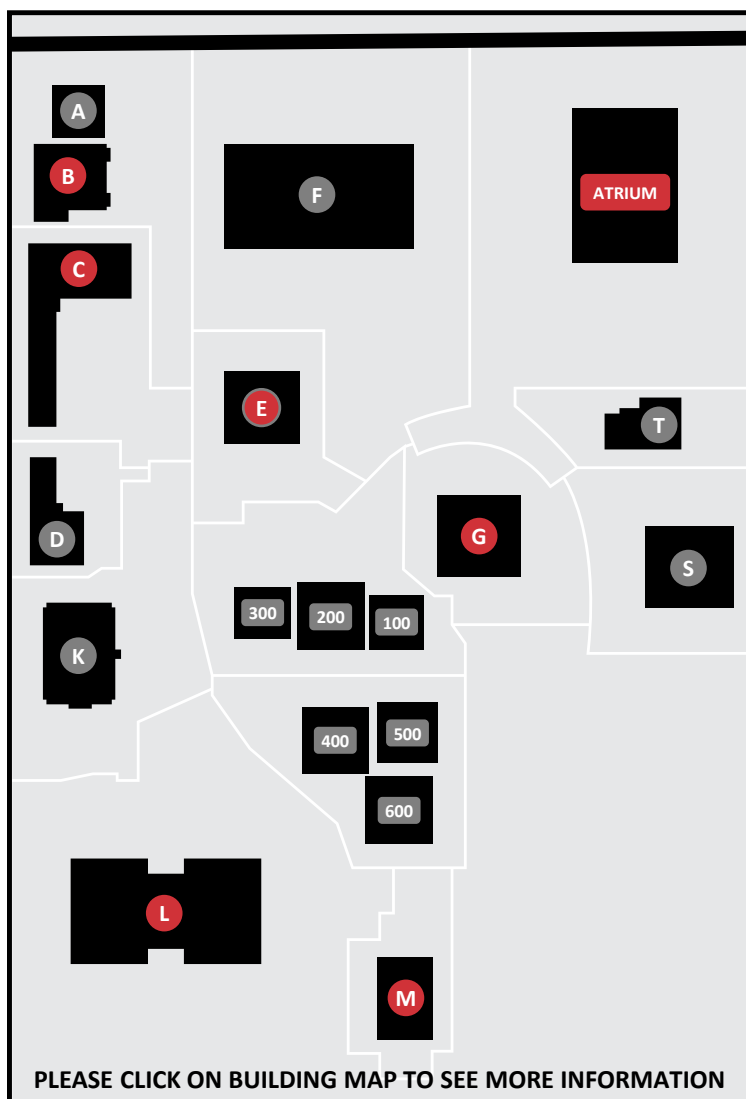


The Woodcrest Office Park is conveniently located on John Knox Road between North Monroe Street and Meridian Road across the street from the Centre of Tallahassee. This unique opportunity is compiled of three office buildings, that be purchased altogether, individually or any combination thereof. The property offers a beautiful campus environment and a generous amount of parking availability. Close proximity to restaurants, shopping, and recreation facility makes it favorable location.

A key improvement to this immediate sub-market will be over 425,000 square feet of state office space at the Centre of Tallahassee. Construction is underway and the projected occupancy timeframe is mid 2020.

PROPERTY SUMMARY AVAILABILITY

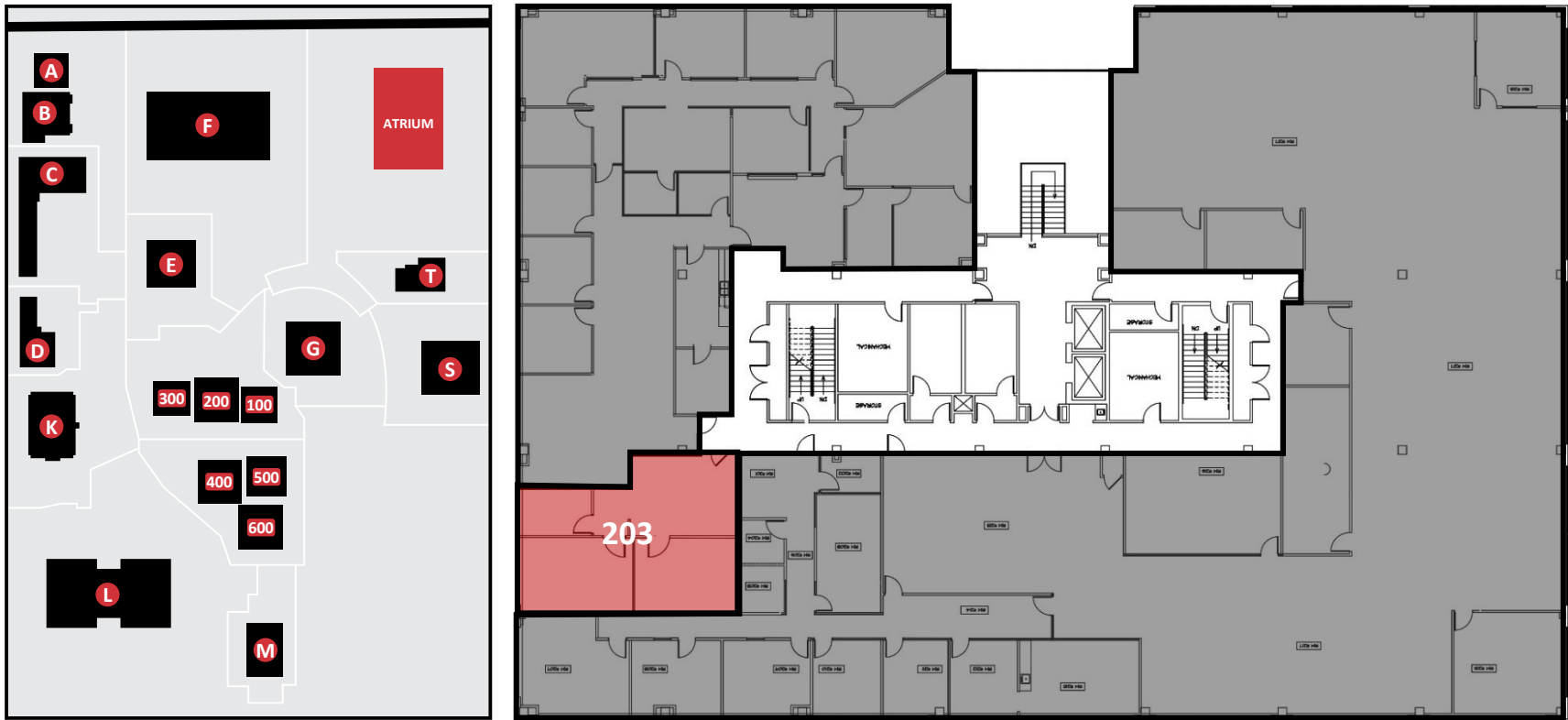
CLICK THE MAP OR SUITE FOR MORE INFO



Suite	Size (Min – Max Contiguous)	Lease Type	Lease Rate
Atrium	<u>1,100 SF</u>	Full Service	\$18.00 SF/YR
A	FULLY LEASED		
B	FULLY LEASED		
C	<u>2,946 SF</u>	Full Service	\$16.50 SF/YR
D	<u>1,041 SF</u>	Full Service	\$17.00 SF/YR
E	<u>3,937 SF</u>	Full Service	\$18 & \$18.50 SF/YR
G	<u>2,754 SF</u>	Full Service	\$17.00 SF/YR
L	<u>1,231 – 35,767 SF</u>	Full Service	\$18 SF/YR
M	<u>4,689 SF</u>	Full Service	\$15.50 SF/YR
S	FULLY LEASED		
T	FULLY LEASED		
100	<u>3,500 SF</u>	Full Service	\$17.00 SF/YR
200	<u>5,800 SF</u>	Full Service	\$16.50 SF/YR
300	FULLY LEASED		
400	FULLY LEASED		
500	FULLY LEASED		
600	FULLY LEASED		

PROPERTY SUMMARY

ATRIUM | 1,100 SF AVAILABLE



SUITE	SIZE	RATE
203	1,100 SF	\$18.00 SF/YR

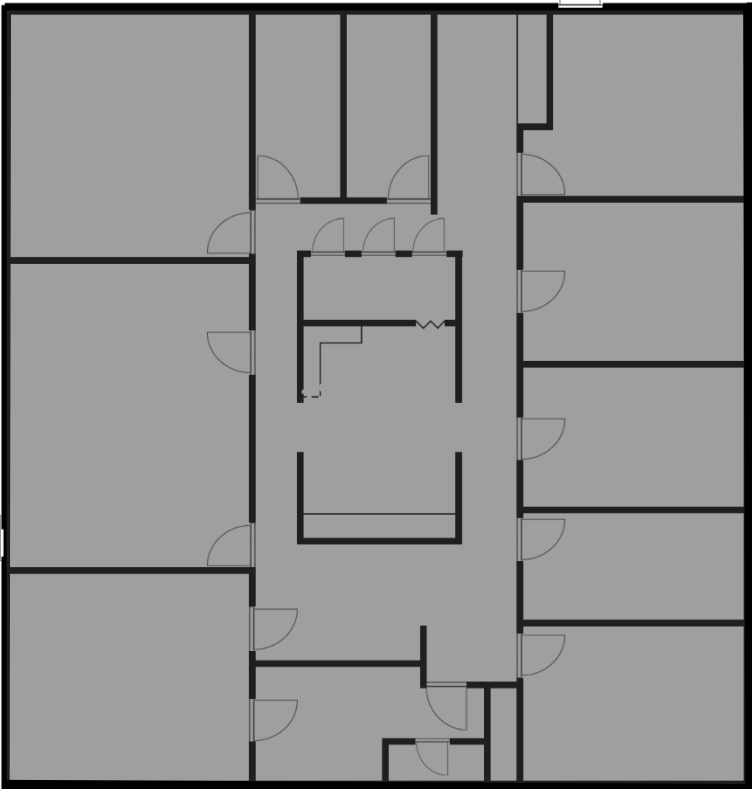
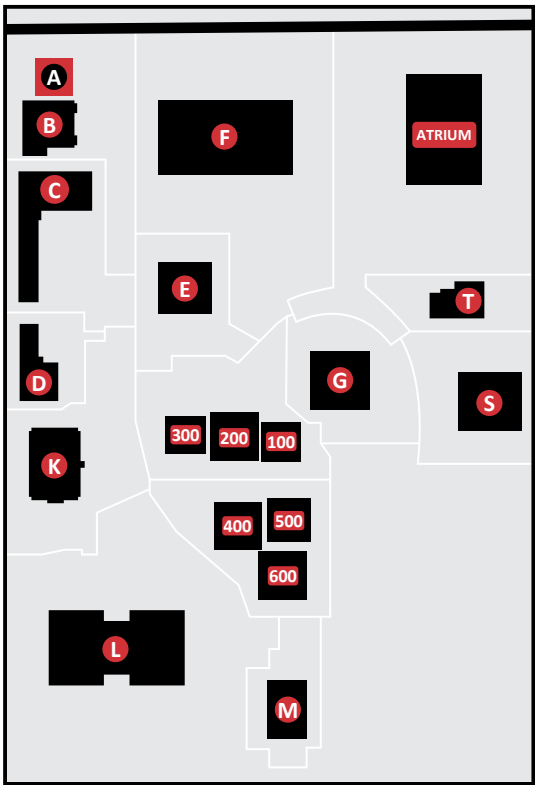
 = LEASED
 = AVAILABLE SPACE

SECOND FLOOR

[ALL PROPERTIES](#)

PROPERTY SUMMARY

BUILDING A | LEASED

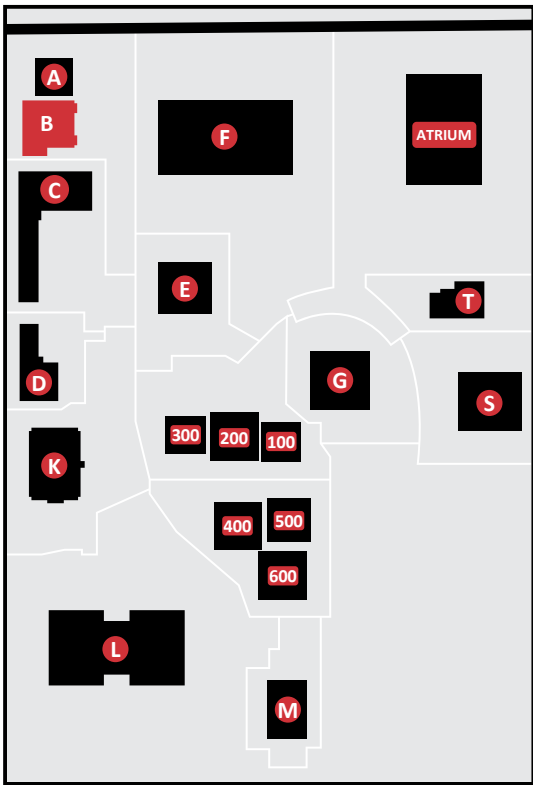


SUITE	SIZE	RATE
100% OCCUPIED		

[ALL PROPERTIES](#)

PROPERTY SUMMARY

BUILDING B | 5,571 SF LEASED



Building "B"
Total RSF 5,936,466
Single Floor | Single Tenant Building

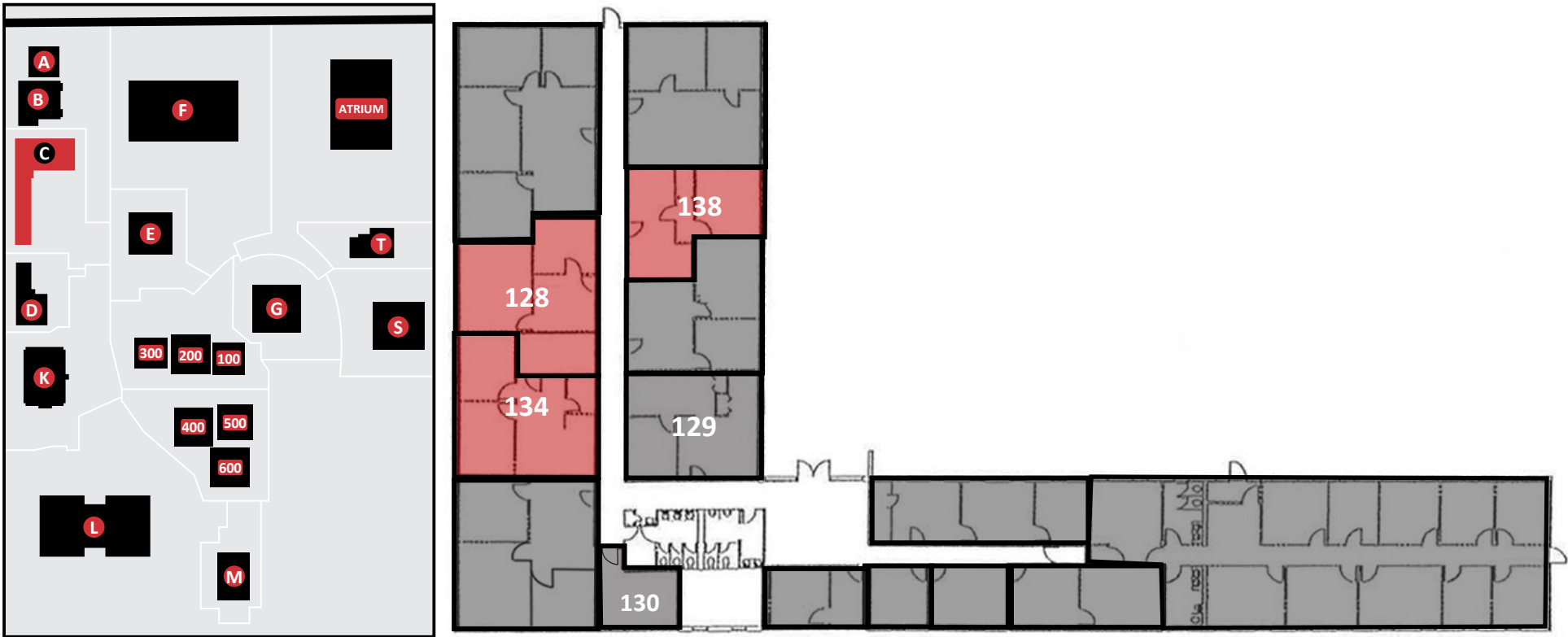


SUITE	SIZE	RATE
100% OCCUPIED		

[ALL PROPERTIES](#)

PROPERTY SUMMARY

BUILDING C | 2,946 SF AVAILABLE



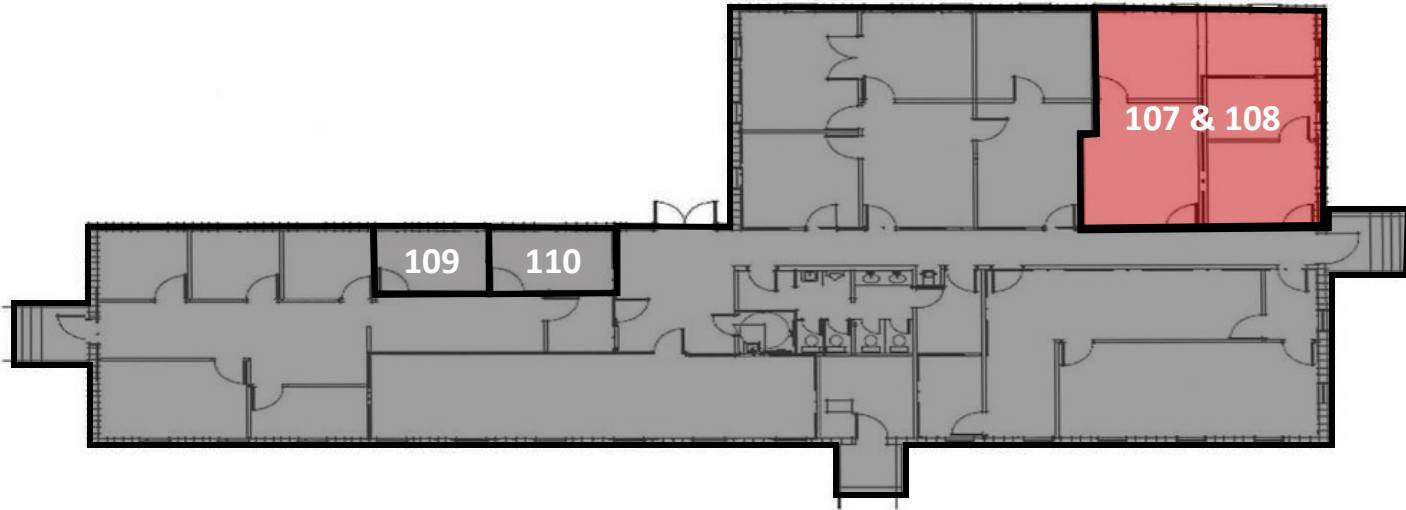
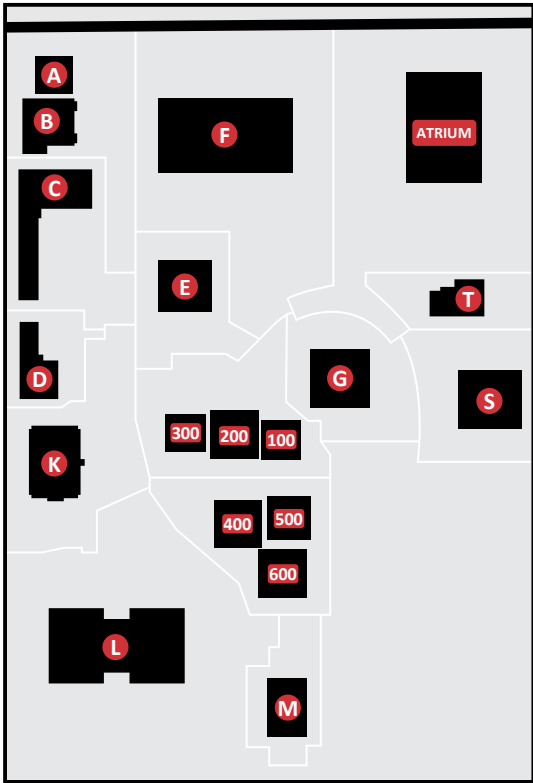
SUITE	SIZE	RATE
128	774	\$16.50 SF/YR
134	716	\$16.50 SF/YR
138	601	\$16.50 SF/YR

 = LEASED
 = AVAILABLE SPACE

[ALL PROPERTIES](#)

PROPERTY SUMMARY

BUILDING D | 830 SF AVAILABLE



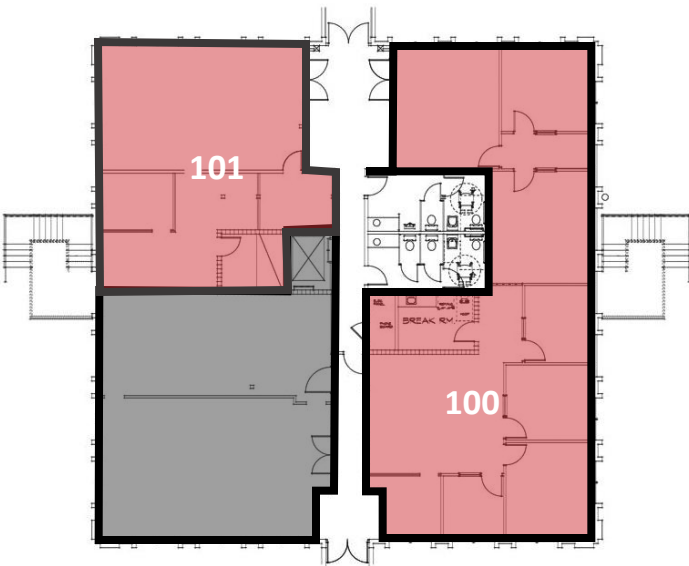
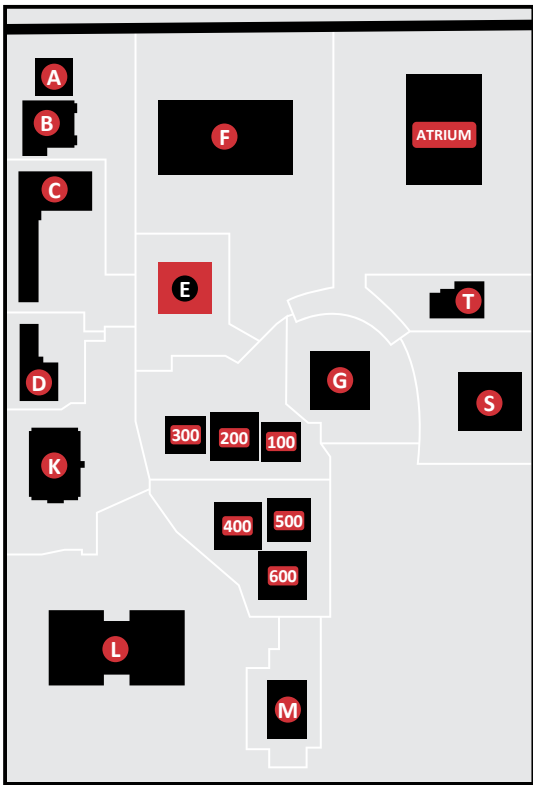
SUITE	SIZE	RATE
107 & 108	830 SF	\$17.00 SF/YR

 = LEASED
 = AVAILABLE SPACE

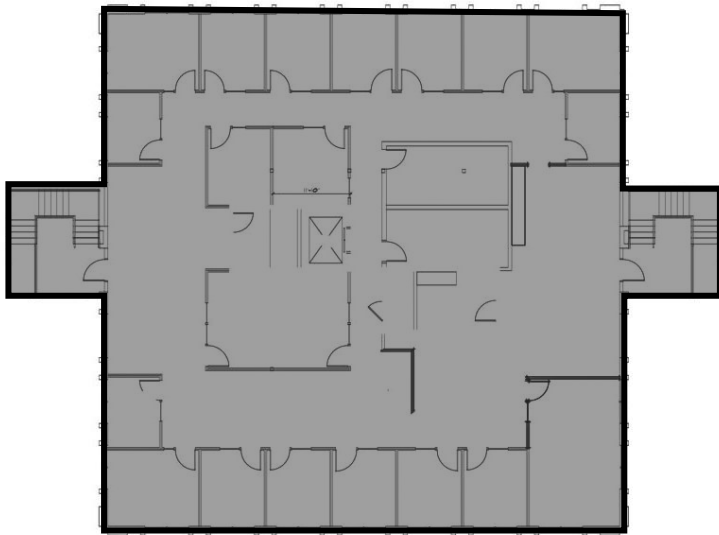
[ALL PROPERTIES](#)

PROPERTY SUMMARY

BUILDING E | 3,937 SF AVAILABLE



FIRST FLOOR



SECOND FLOOR

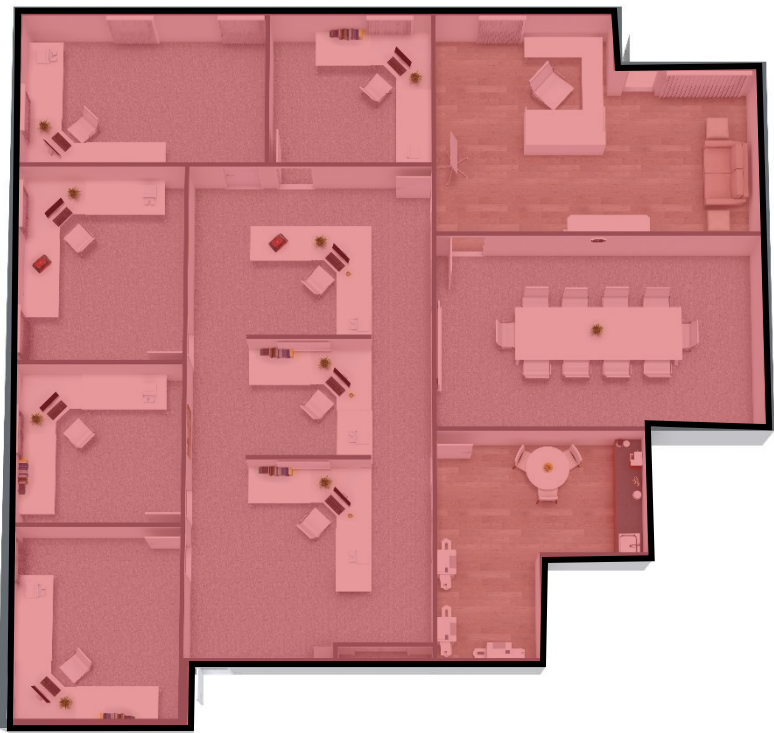
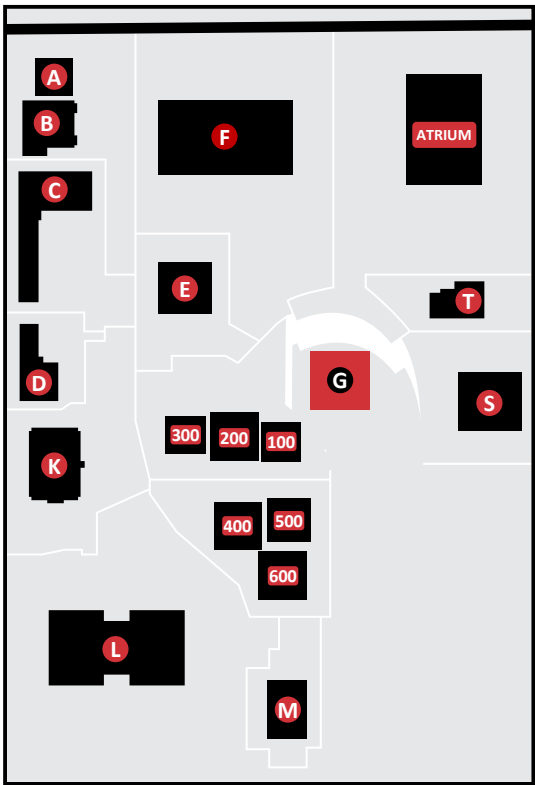
SUITE	SIZE	RATE
E 101	1,327 SF	\$18.00 SF/YR
E 110	2,610 SF	\$18.50 SF/YR

 = LEASED
 = AVAILABLE SPACE

[ALL PROPERTIES](#)

PROPERTY SUMMARY

BUILDING G | 2,754 SF AVAILABLE



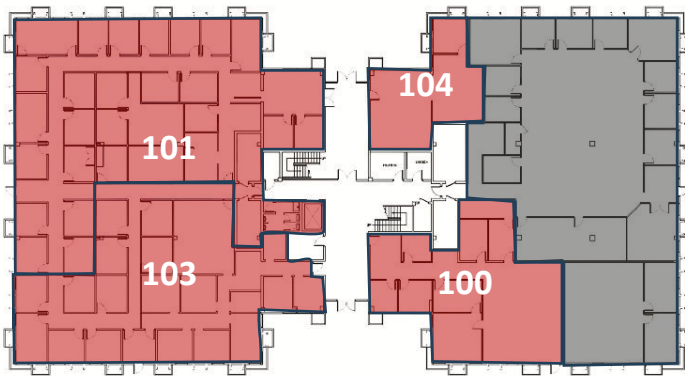
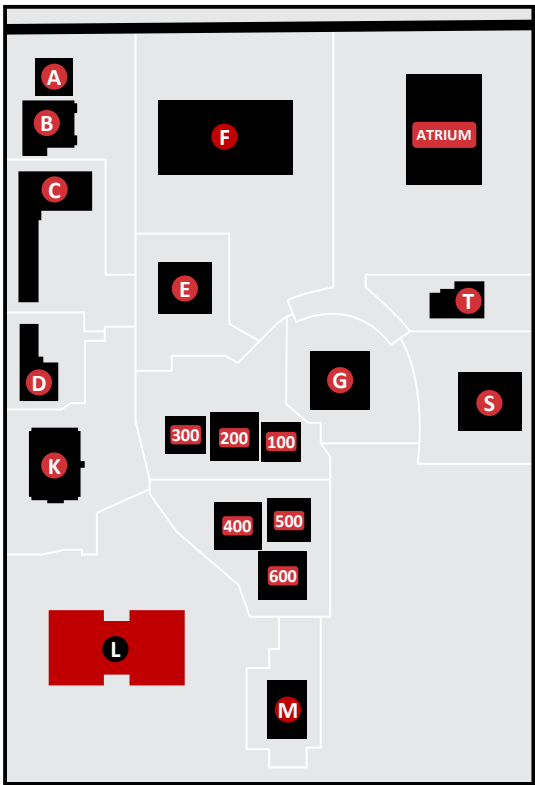
SUITE	SIZE	RATE
G101	2,754 SF	\$17.00 SF/YR

 = LEASED
 = AVAILABLE SPACE

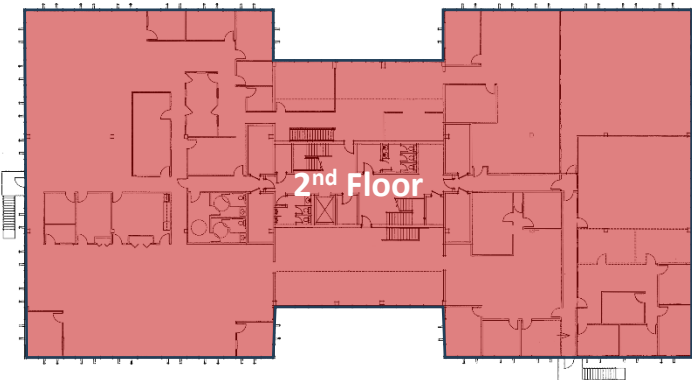
[ALL PROPERTIES](#)

PROPERTY SUMMARY

BUILDING L | 1,231 – 35,767 SF AVAILABLE



FIRST FLOOR



SECOND FLOOR

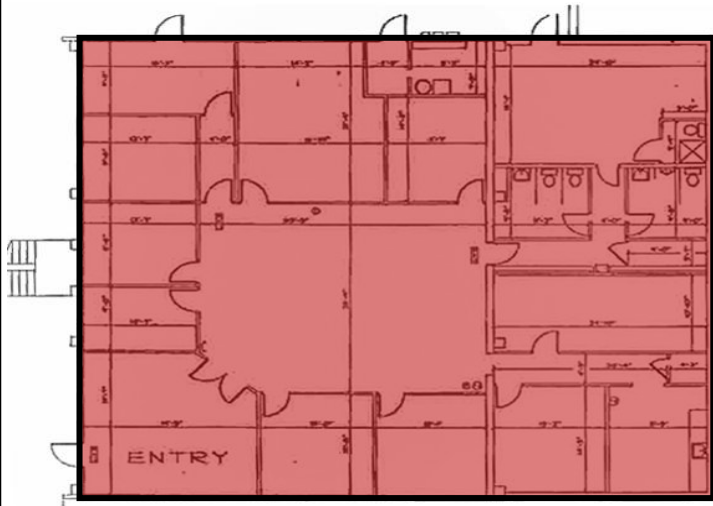
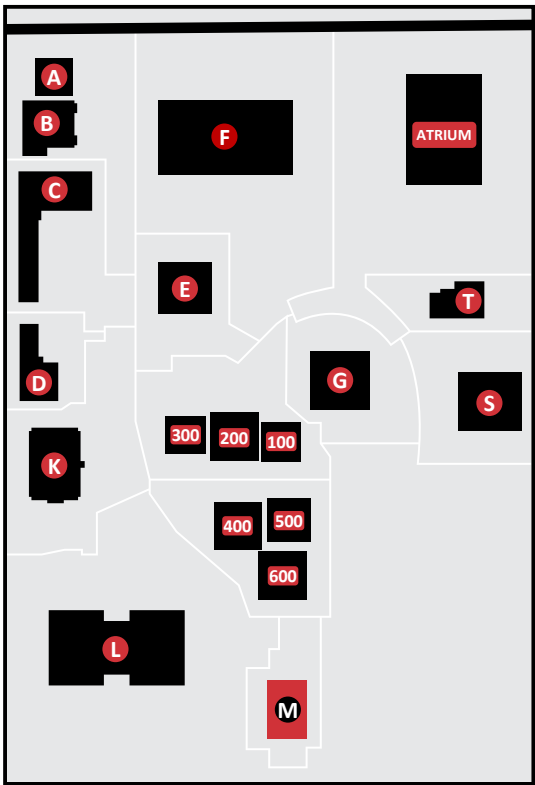
SUITE	SIZE	RATE
1 st FLOOR	1,231-13,767 SF	\$18 SF/YR
2 nd FLOOR	22,000 SF	\$18 SF/YR

■ = LEASED
■ = AVAILABLE SPACE

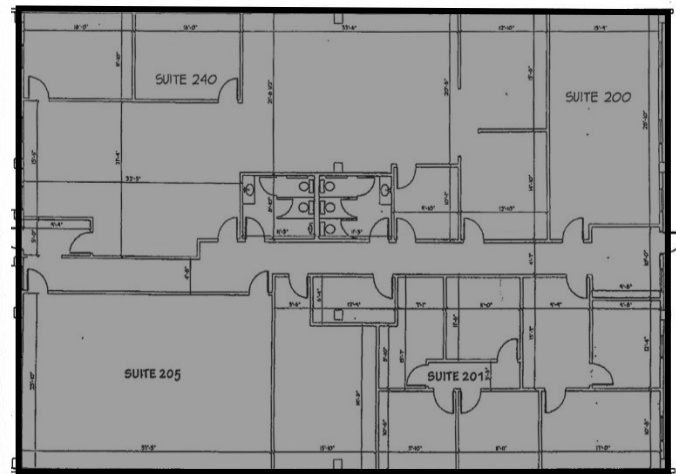
[ALL PROPERTIES](#)

PROPERTY SUMMARY

BUILDING M | 4,689 SF AVAILABLE



FIRST FLOOR



SECOND FLOOR

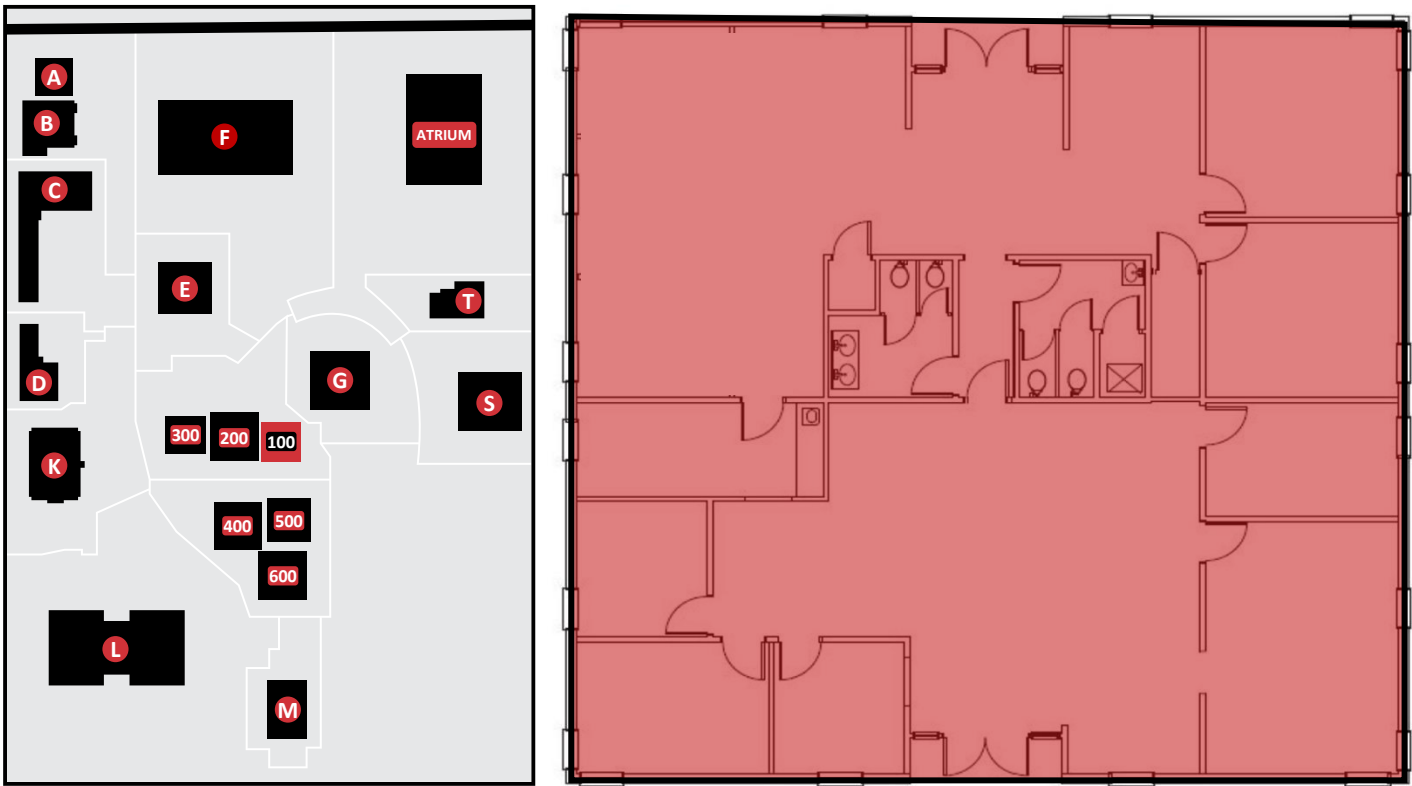
SUITE	SIZE	RATE
1 st FLOOR	4,689 SF	\$15.50 SF/YR
2 nd FLOOR - 100% OCCUPIED		

 = LEASED
 = AVAILABLE SPACE

[ALL PROPERTIES](#)

PROPERTY SUMMARY

BUILDING 100 | 3,500 SF AVAILABLE

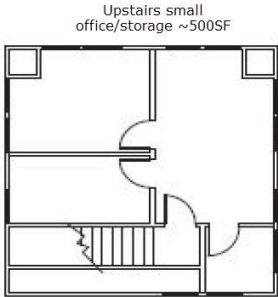
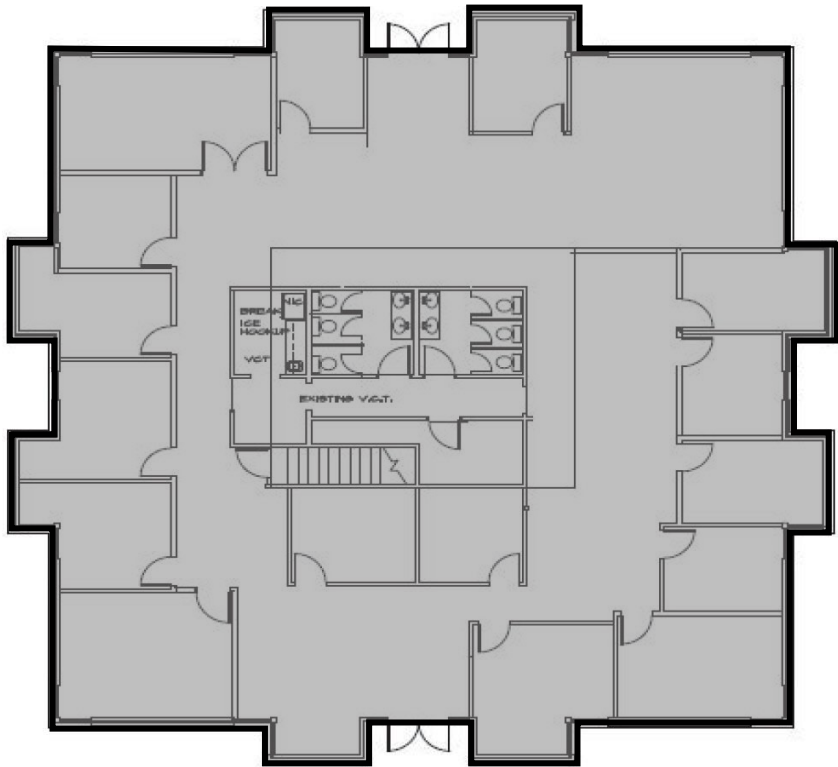
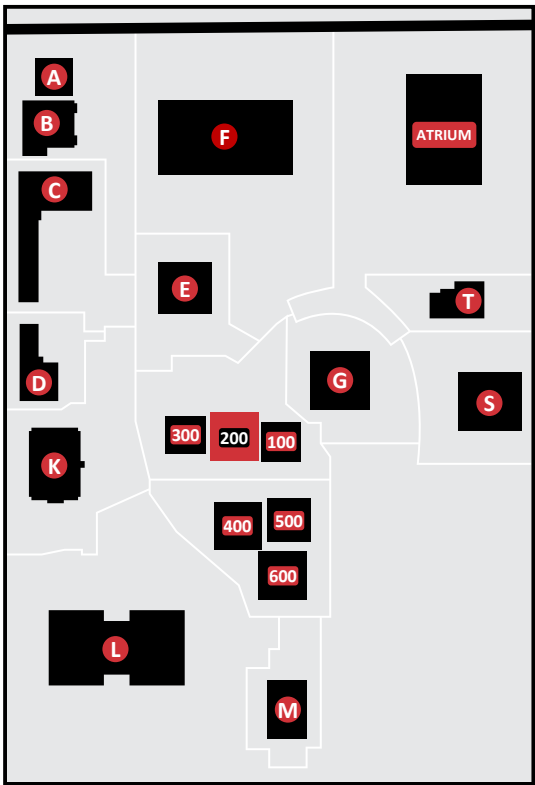


SUITE	SIZE	RATE	
100	3,500 SF	\$17.00 SF/YR	<div></div> = LEASED <div></div> = AVAILABLE SPACE

[ALL PROPERTIES](#)

PROPERTY SUMMARY

BUILDING 200 | 5,800 SF LEASED



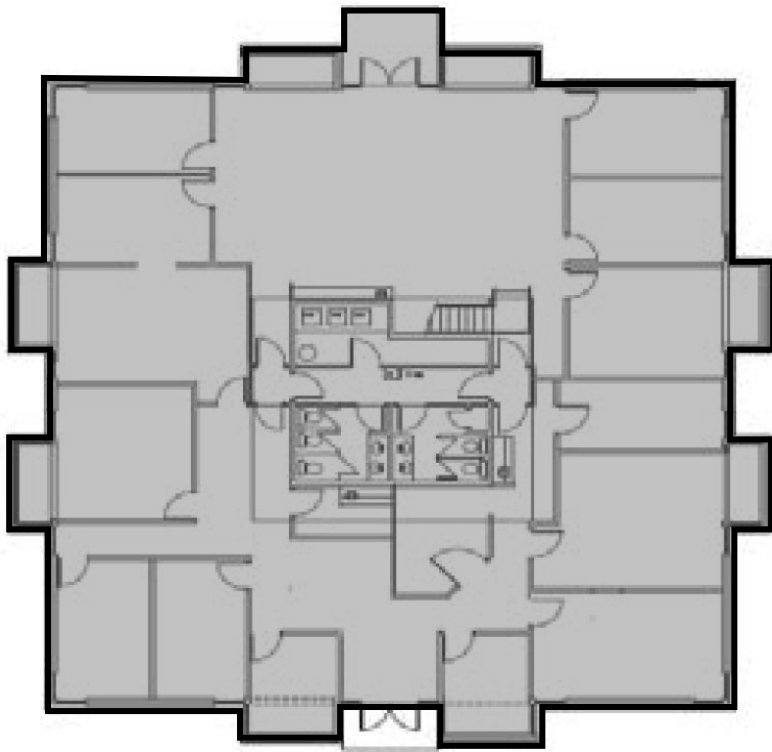
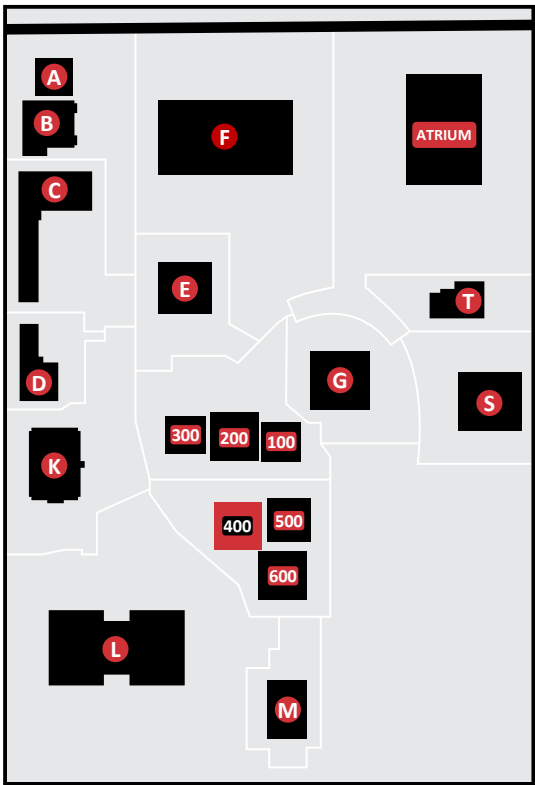
SUITE	SIZE	RATE
100% Occupied		

■ = LEASED
■ = AVAILABLE SPACE

[ALL PROPERTIES](#)

PROPERTY SUMMARY

BUILDING 400 | LEASED



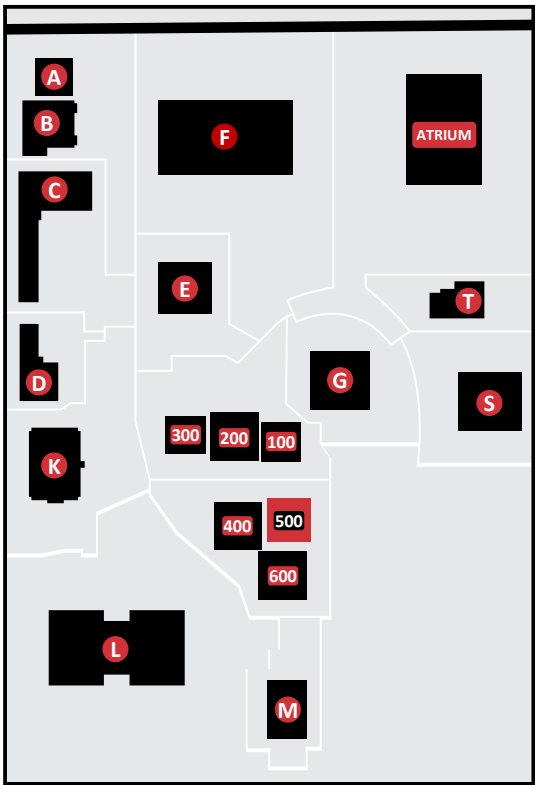
SUITE	SIZE	RATE
100% OCCUPIED		

■ = LEASED
■ = AVAILABLE SPACE

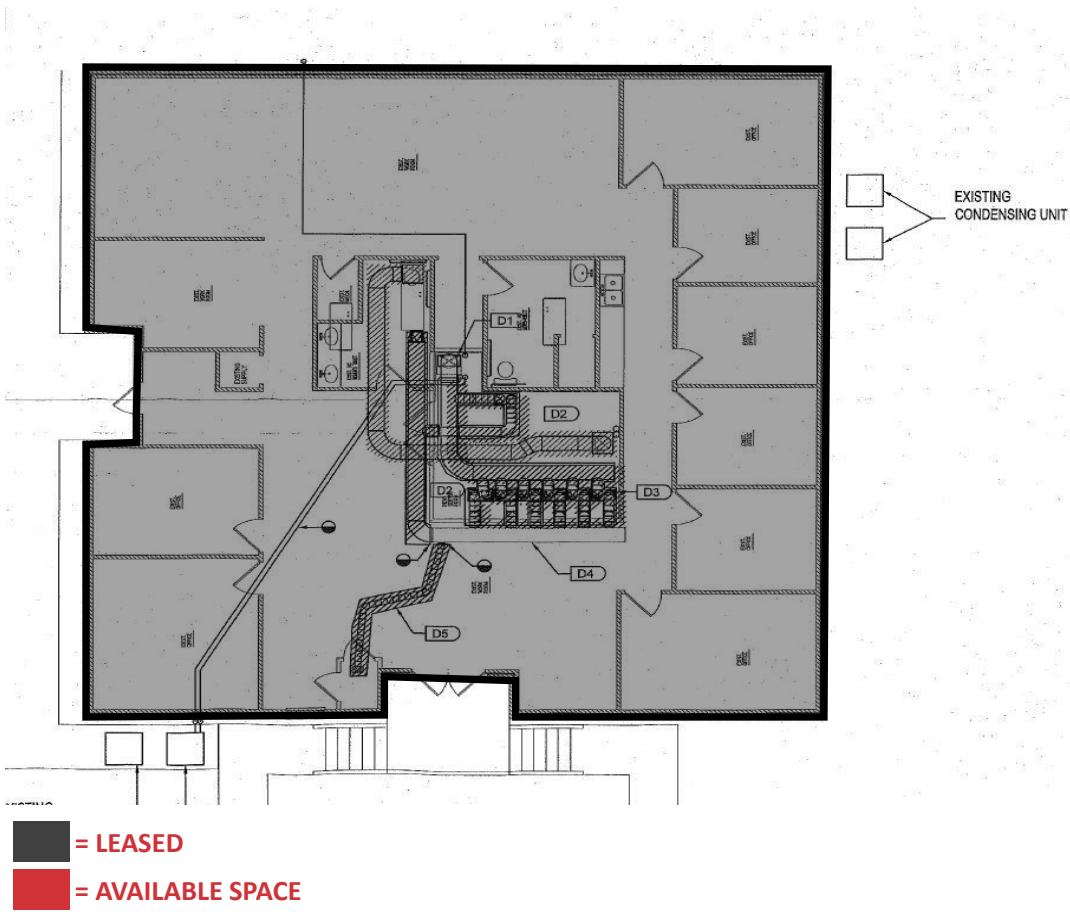
ALL PROPERTIES

PROPERTY SUMMARY

BUILDING 500 | LEASED



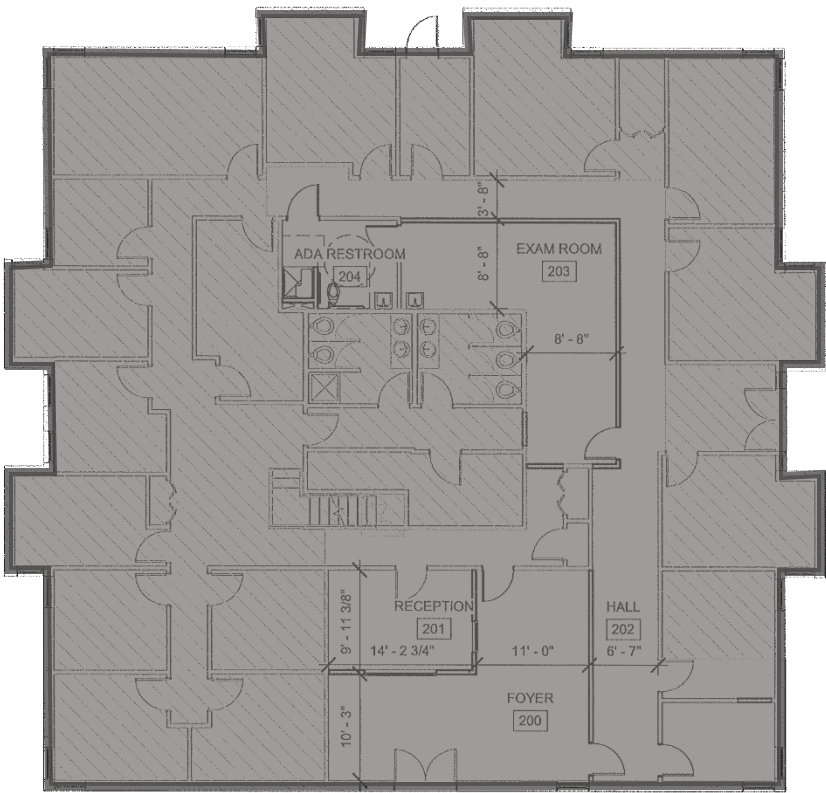
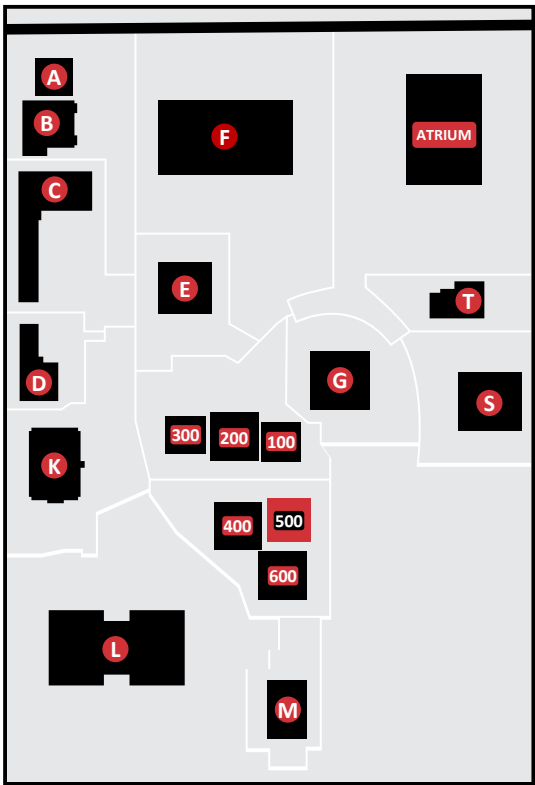
SUITE	SIZE	RATE
100% OCCUPIED		



[ALL PROPERTIES](#)

PROPERTY SUMMARY

BUILDING 600 | LEASED



SUITE	SIZE	RATE
100% OCCUPIED		

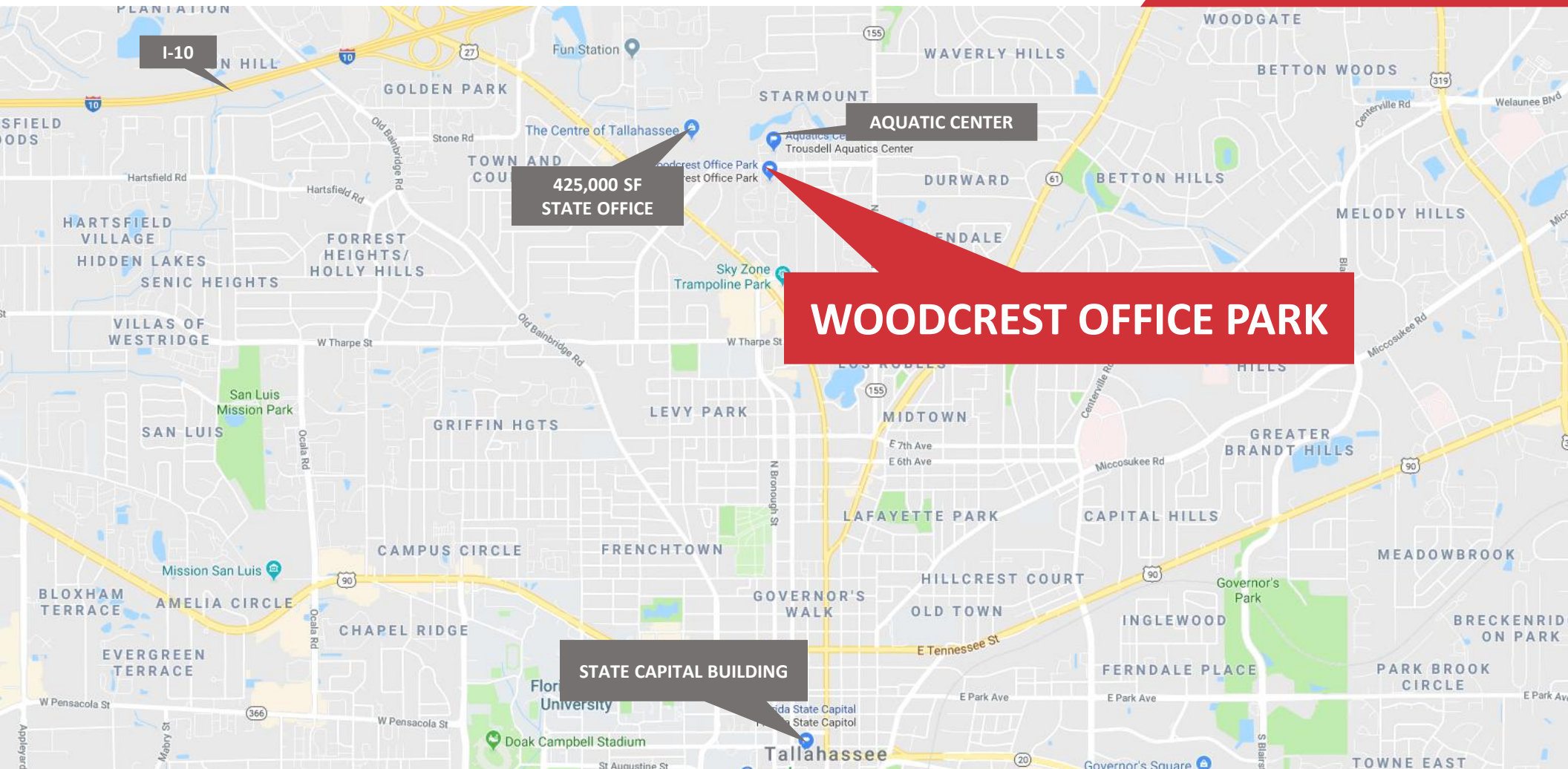
 = LEASED
 = AVAILABLE SPACE

[ALL PROPERTIES](#)

SECTION 2

MARKET OVERVIEW

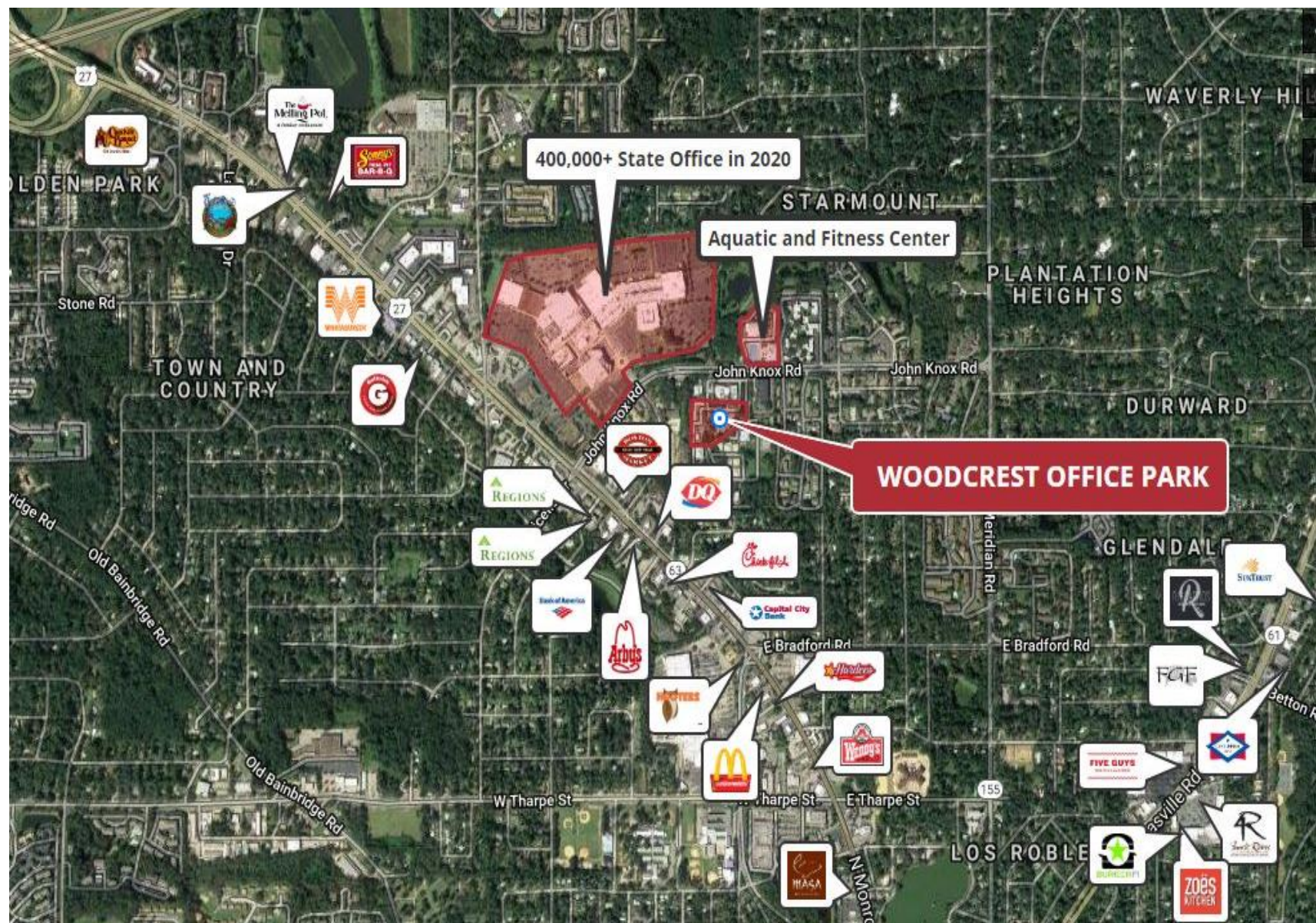
02



www.TALCOR.com

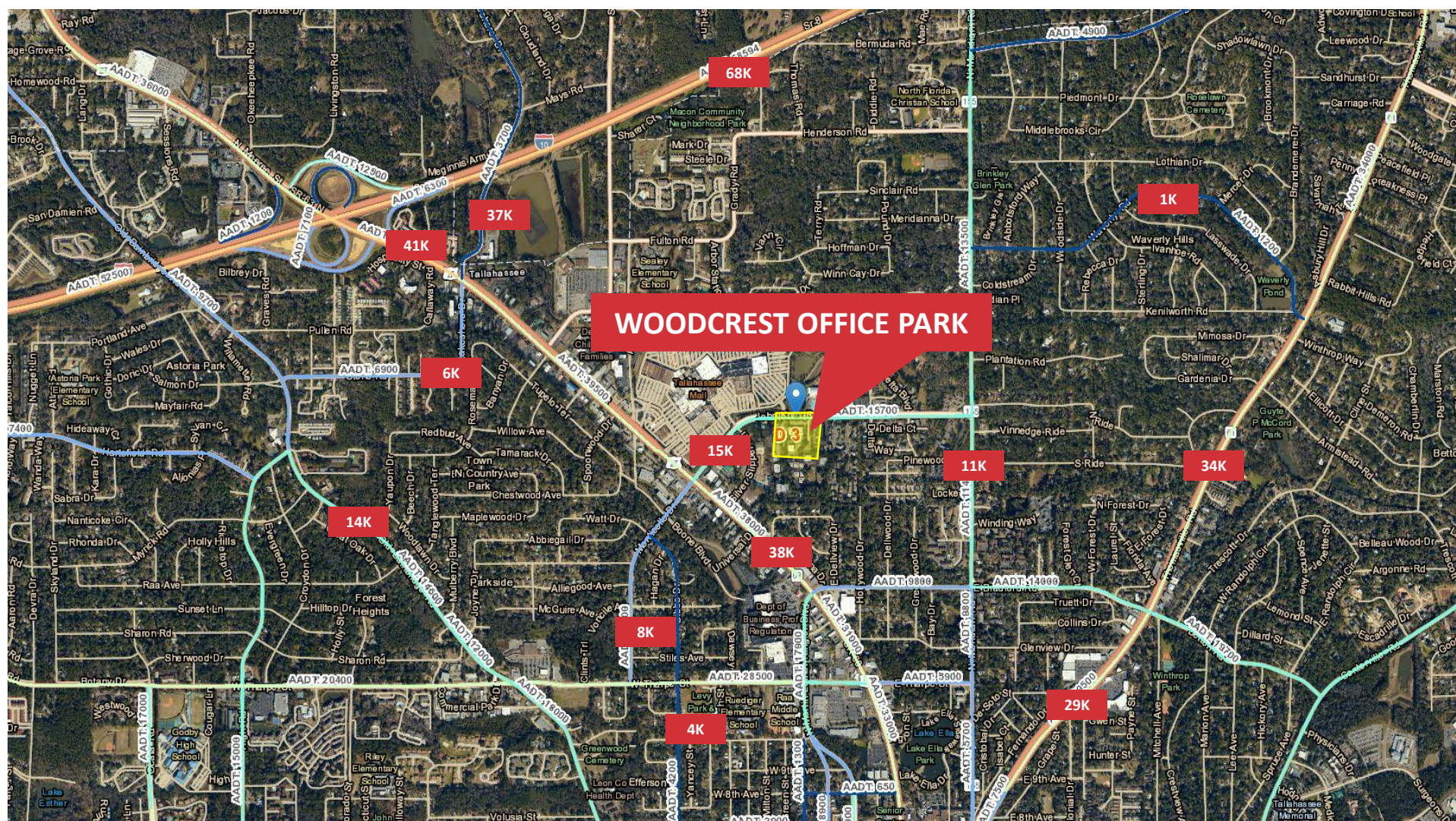
MARKET OVERVIEW

AREA RETAIL & OFFICE



MARKET OVERVIEW

TRAFFIC COUNTS



Traffic Counts Are Averages Per Day According to <https://tdaappsprod.dot.state.fl.us>

MARKET OVERVIEW

DEMOGRAPHICS

2010 Census Profile	1 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION			
Total Population	8,100	78,596	171,716
Median Age	29.3	29.5	29.5
Median Age (Male)	28.9	29.9	29.1
Median Age (Female)	30.0	29.2	30.0
AVERAGE HOUSEHOLD INCOME			
Total Household	3,589	31,561	71,433
# of Persons Per Household	2.3	2.5	2.4
Average Household Income	\$59,941	\$52,335	\$50,556
Average House Values	\$207,015	\$261,327	\$229,853


49%

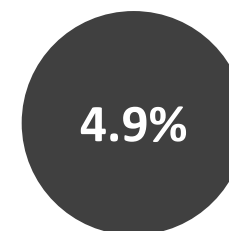
 Bachelors/Grad/Prof
Degree

\$23,664

Median Net Worth


76%

White Collar Workers


4.9%
4.9%

Unemployment Rate



NAI TALCOR CONTACTS

Jimmy Nystom

Commercial Real Estate Advisor

nystrom@talcor.com

Office +1 850 224 2300

NAI TALCOR

1018 Thomasville Road, Suite 200A

Tallahassee, Florida 32303

+1 850 224 2300

TALCOR.COM

©2018 NAI TALCOR

The contents of this proposal are intended for the individuals to whom it is presented or delivered and their company associates. Any dissemination or replication, without the express authorization of NAI TALCOR, is strictly prohibited.