



STRUCTURE
COMMERCIAL REAL ESTATE
&
PROPERTY MANAGEMENT

TALLAHASSEE MEDICAL QUARTERS

PROFESSIONAL MEDICAL/ OFFICE LEASE

2510 MICCOSUKEE RD, TALLAHASSEE, FL 32308

WHITNEY EUBANKS

Consultant
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OFFERING SUMMARY

Lease Rate:	\$20.00 SF/month (NNN)
Building Size:	24,000 SF
Available SF:	2,538 SF
Lot Size:	4.5 Acres
Year Built:	2018
Zoning:	OR-2

PROPERTY OVERVIEW

Professional Class A Office Building located on Miccosukee Rd and Riggins Rd, the center of Tallahassee's Medical Corridor! Great access and abundant parking with roadside Monument Signage available. Office space is ready for tenant build allowing for a layout to best fit your needs. Current building tenants include radiology, engineering, and home health admin.

PROPERTY HIGHLIGHTS

- Highly visible, well-positioned office space for lease off Miccosukee Road near Tallahassee Memorial Hospital and HCA Florida Capital Hospital.
- Professional Setting with Professional / Medical Tenants
- Monument Signage available on office park sign.
- Available Space runs entire length of 2nd floor overlooking parking lot.



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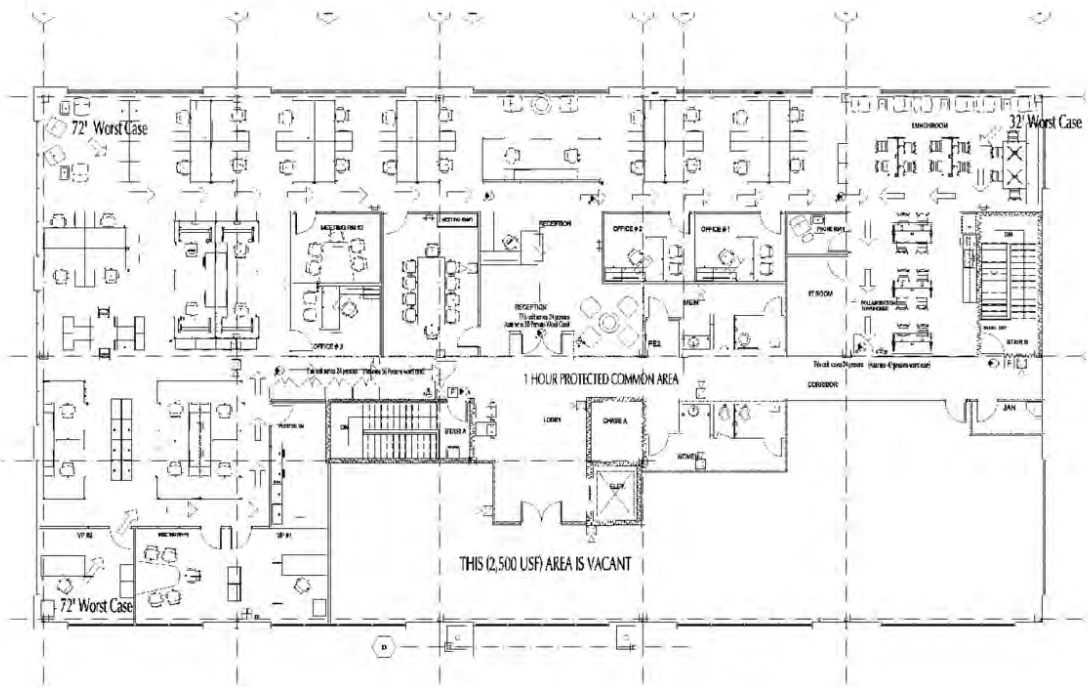
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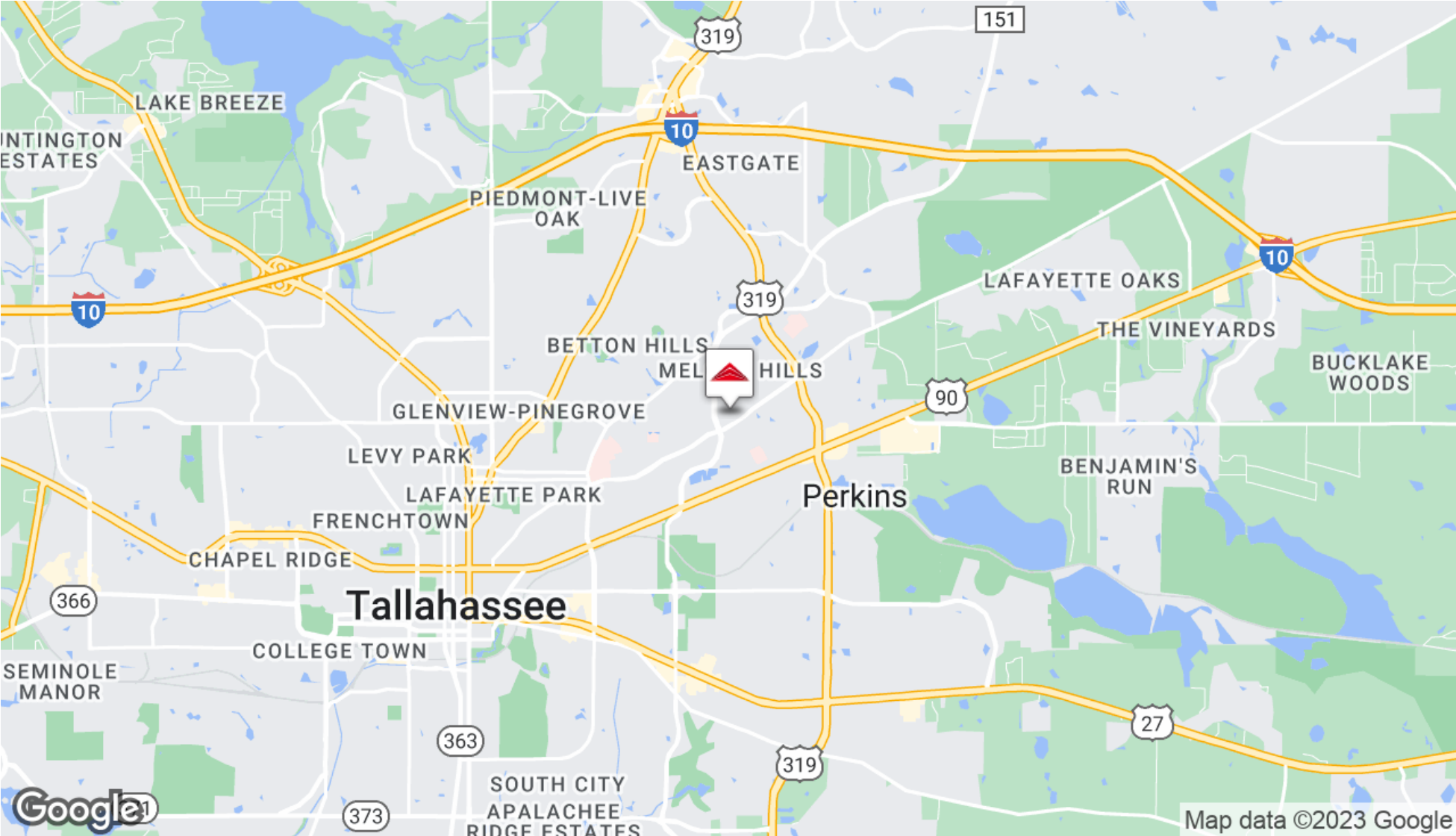
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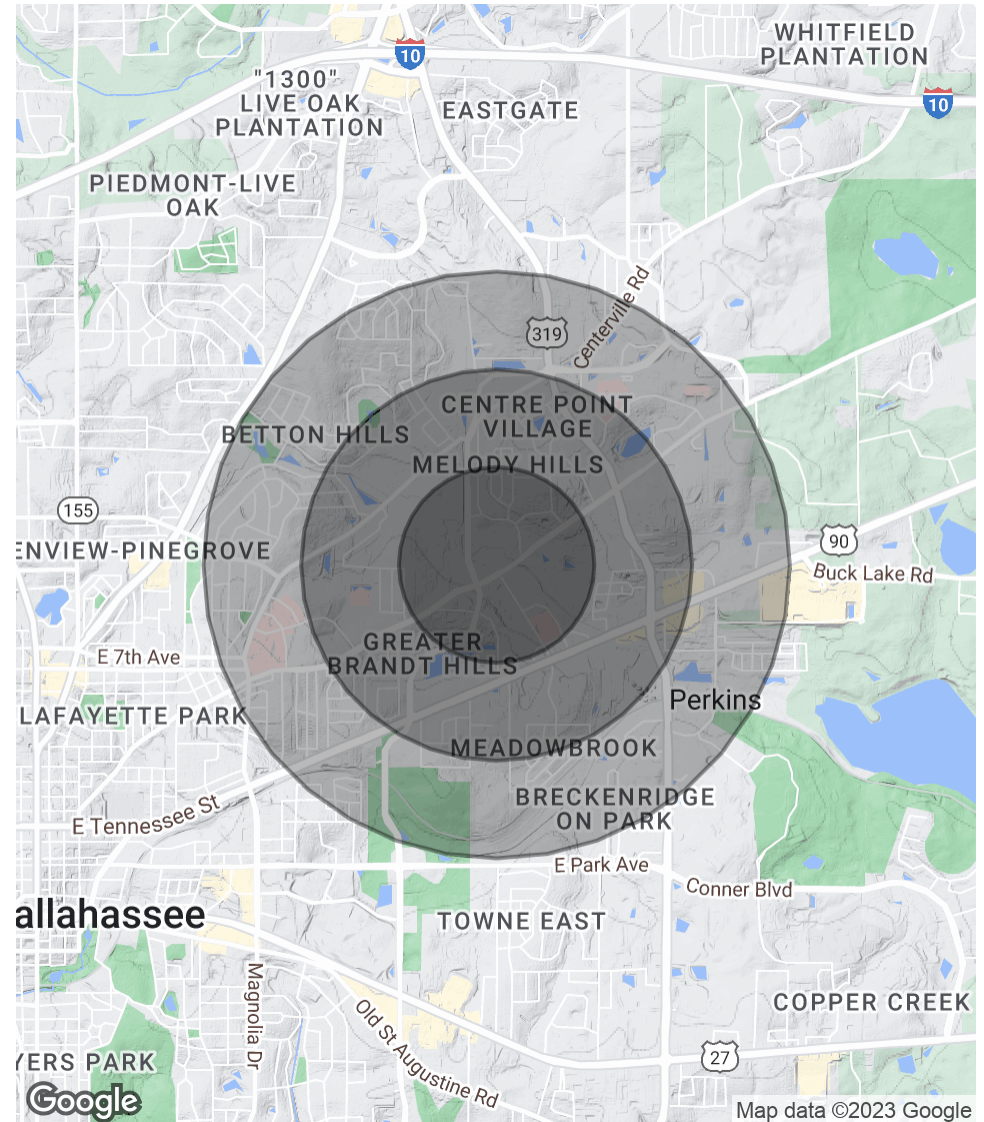
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,869	7,363	15,277
Average Age	36.3	39.7	40.6
Average Age (Male)	35.3	36.4	37.0
Average Age (Female)	37.9	42.0	43.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	886	3,761	7,931
# of Persons per HH	2.1	2.0	1.9
Average HH Income	\$61,064	\$71,890	\$76,935
Average House Value	\$227,936	\$221,294	\$212,572

* Demographic data derived from 2020 ACS - US Census



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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

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