

# ***NE Tallahassee Office Building For Sale/Lease***

***2477 Tim Gamble Place  
Tallahassee, Florida 32308***



***Exclusively Offered By***  
**Jeff Billingsley**  
**Broker-Associate**  
**850 668-3333 or 850 556-2147**  
**[jbillingsley@johnnybluerealty.com](mailto:jbillingsley@johnnybluerealty.com)**

While this information is deemed to be correct, no guarantee is given as to its accuracy. Buyer should independently verify all information.

All Photos are the Property of Craig Commercial Realty and shall not be used or reproduced without permission.



# Executive Summary

## 2477 Tim Gamble Place Tallahassee, Florida



2477 Tim Gamble Place is a 2 Story Northeast Tallahassee office building located in the highly desirable Centre Pointe development. Positioned strategically between Tallahassee's two major hospitals and close to the rapidly growing East Mahan corridor, it provides convenience to popular restaurants, financial institutions, other professional offices, and sought after residential neighborhoods. The first floor (6,438 sq. ft.) is leased to LabCorp with the remaining (4,000 sq. ft.) available for lease or owner/user occupancy in January 2026. The second floor (10,998 sq. ft.) is leased to a large international company. The second floor office space features a combination of executive offices, conference/training rooms, built in workstations, break room, and much more. This property is ideal for an investor or an owner/user that desires supplemental rental income.

- **Built in 1999**
- **21,988 sq. ft. +/-**
- **1st Floor:**
  - Suite 101-(4,000 sq. ft.) Available
  - Suite 102-Leased (6,438 sq. ft. )
- **2nd Floor:**
  - Suite 200-Leased (10,998 sq. ft. )
- **New Roof 2016**
- **107 Parking Spaces**
- **Elevator**
- **Monument Signage**
- **Direct Access to Capital Circle NE, Centerville Road and Miccosukee Roads**
- **Located Between Two Major Regional Hospitals (TMH and CRMC)**
- **Fiber Optic Service**



**Sale Price: \$3,500,000.00 & Space For Lease @ \$19.50 Per Sq. Ft. Modified Gross**

Craig Commercial Realty 3360 Capital Circle Northeast, Suite A, Tallahassee, Florida 32308

Phone: (850) 668-3333 Fax: (850) 668-4756

\*\*While this information is deemed correct, no guarantee is given as to its accuracy. Buyer should verify information.\*\*



Exterior View Showing Covered Entry





Exterior View (North Side)





Exterior View Rear (Showing Covered Porches)





Exterior View (South Side)





2nd Floor Lobby





2nd Floor Reception Area





2nd Floor Conference Room





2nd Floor Training Room





2nd Floor Corner Office



2nd Floor Typical Office



2nd Floor Typical Office



Built-In Workstation Bull Pen (1 of 2)





2nd Floor Kitchen/Break Area



2nd Floor Restrooms (1 of 4 Plus Shower)



Elevator Lobby



Elevator Lobby





1st Floor (Home Instead Reception)



1st Floor (Home Instead Training Room)



1st Floor (Home Instead Typical Office)

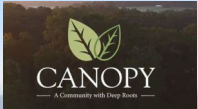


1st Floor (Home Instead Hallway View)





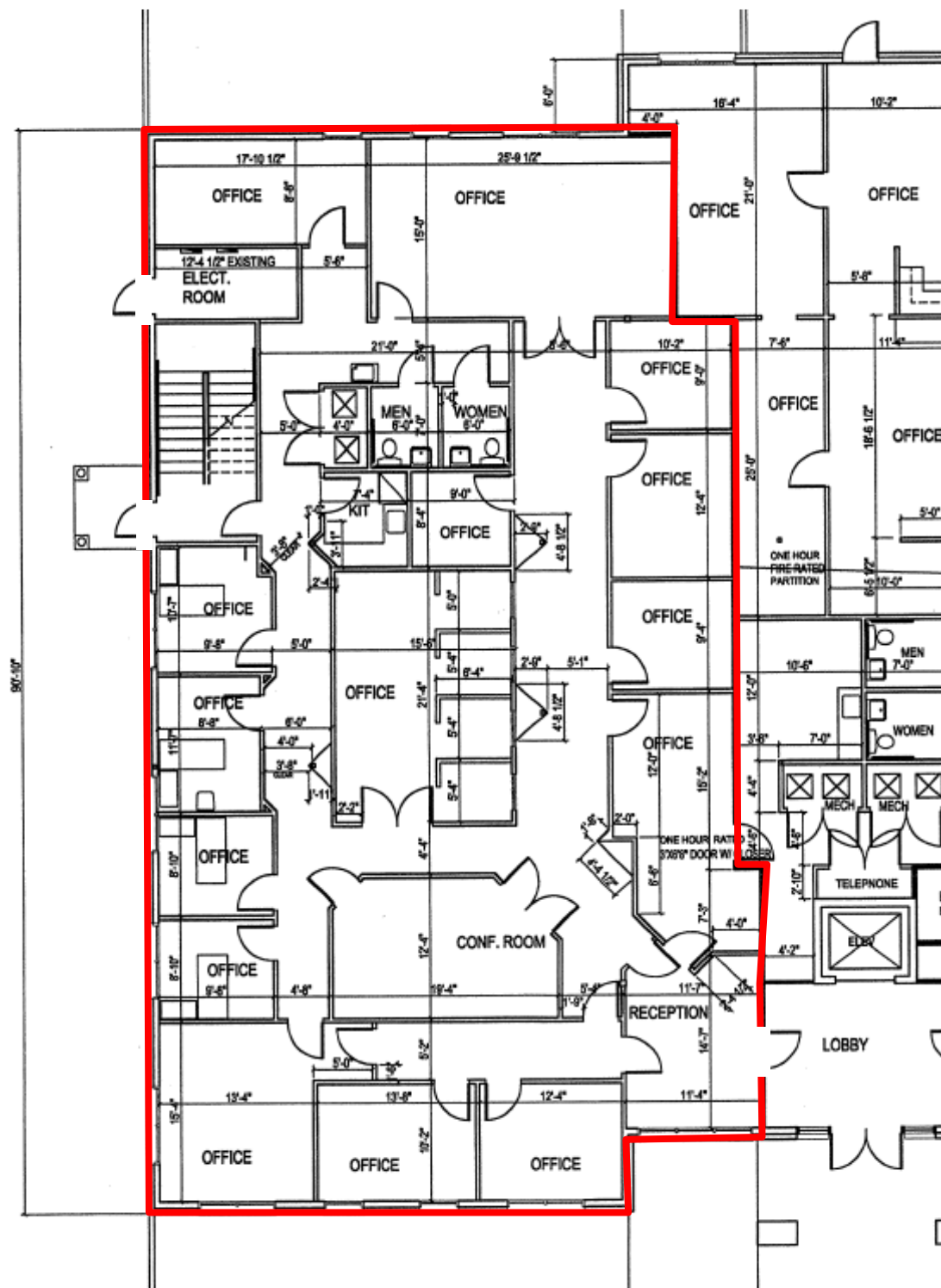
Aerial View Looking East



2477 Tim Gamble  
Place

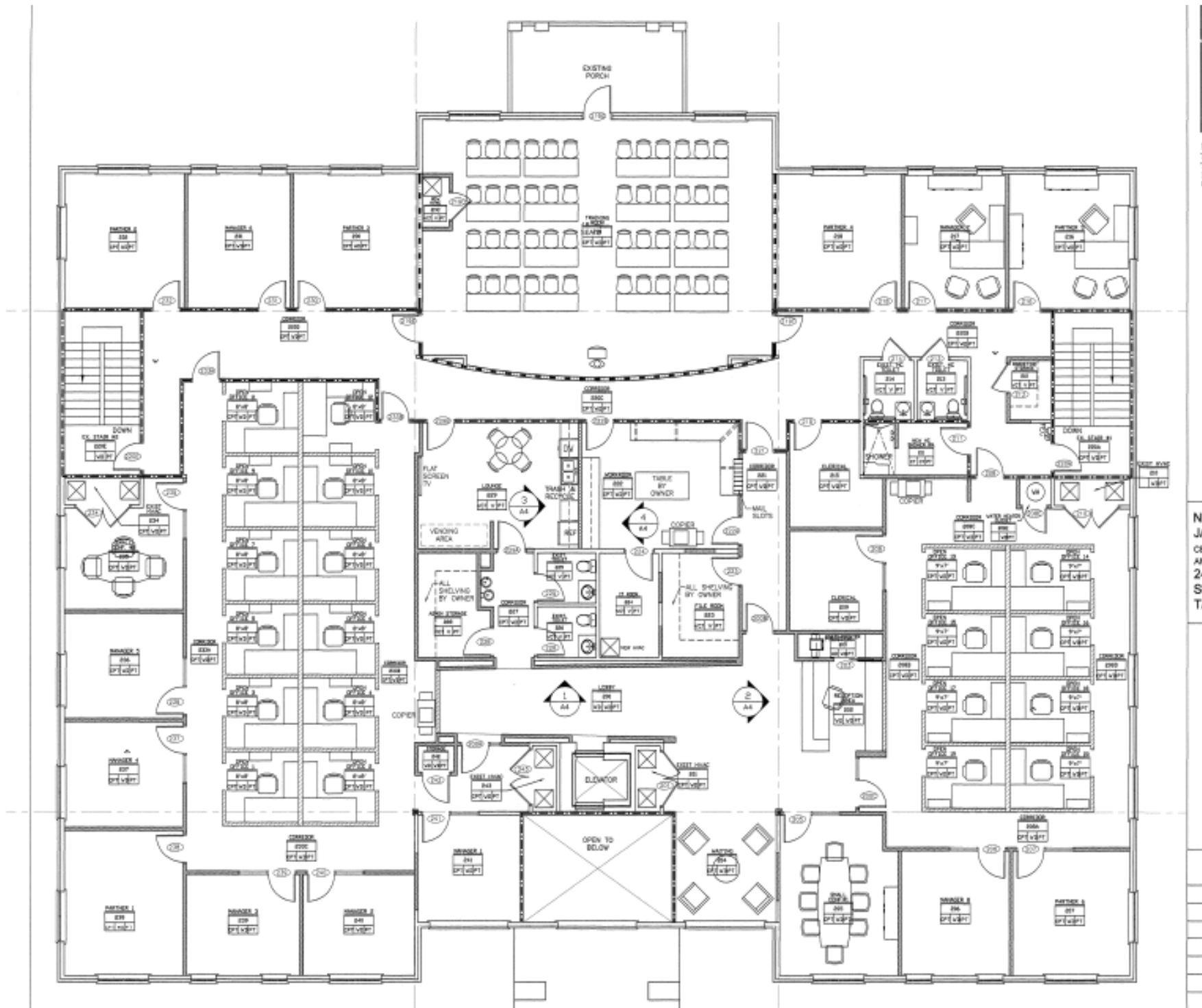


# Floor Plan 1st Floor (Available 4,000 sq. ft. suite)





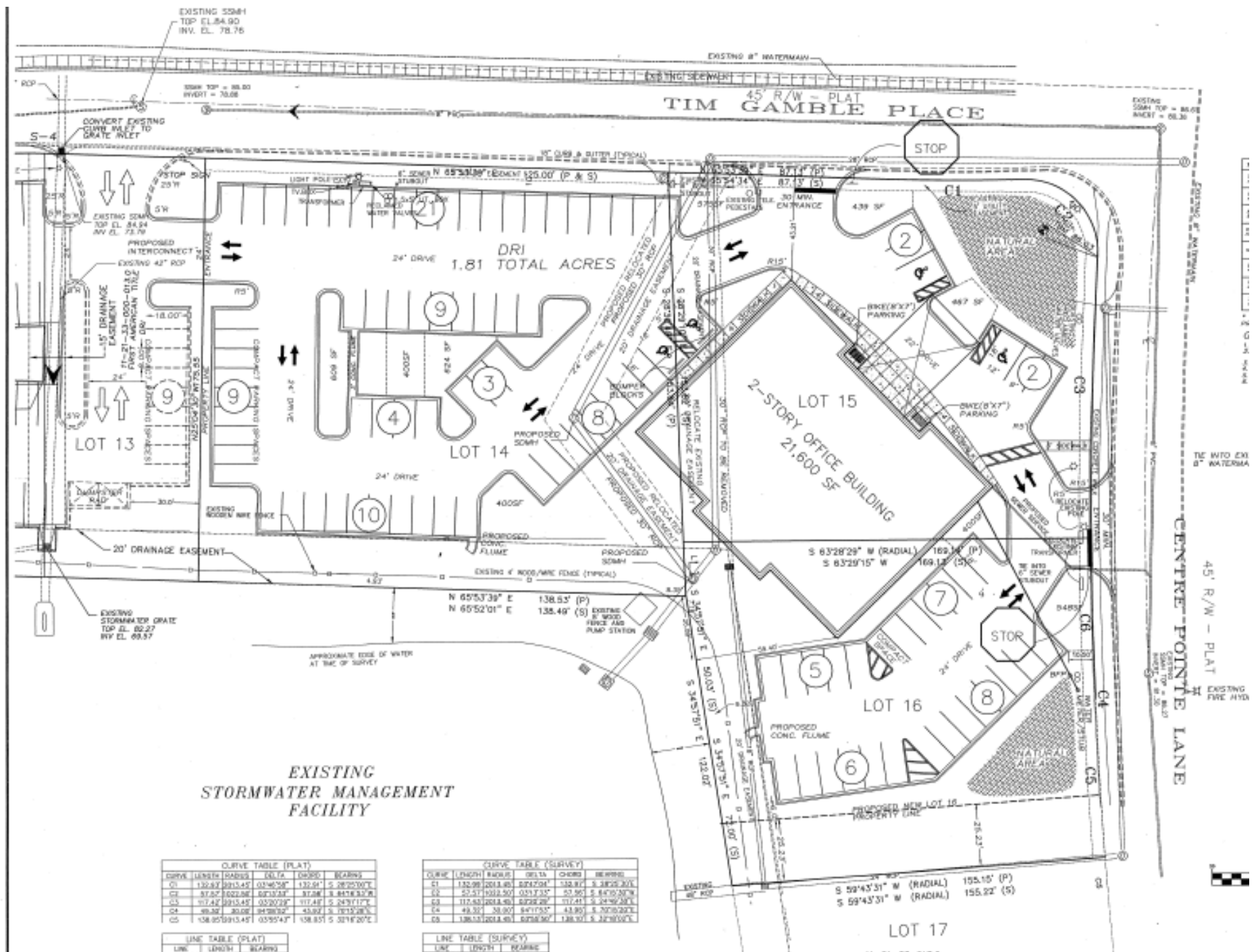
Floor Plan 2nd Floor (10,998 sq. ft)-LEASED



NI  
JA  
CE  
AN  
24  
SI  
TJ

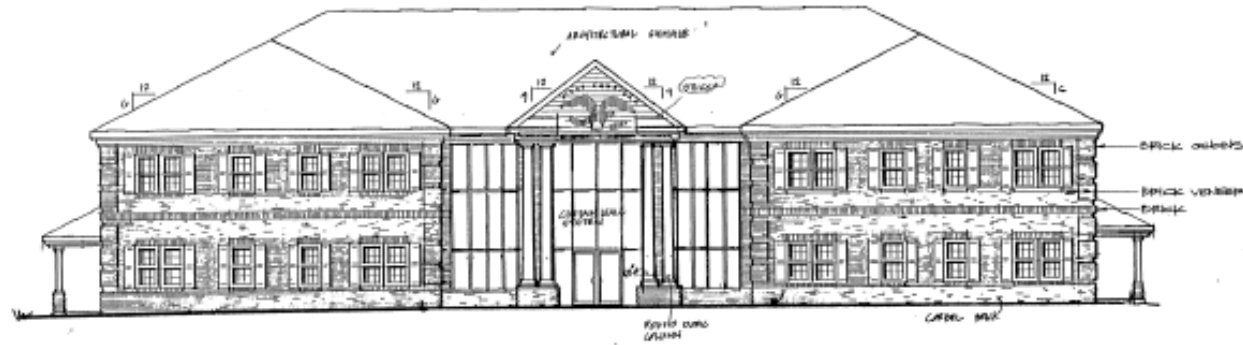


### Site Plan (Lots 13 (east half), 14, 15, and 16)





# Exterior Elevations



WEST ELEVATION  $\frac{1}{8}" = 1'-0"$



NORTH ELEVATION  $\frac{1}{8}" = 1'-0"$   
 SOUTH ELEVATION SIMILAR



EAST ELEVATION  $\frac{1}{8}" = 1'-0"$

RENAME ALL OUTLETS (SUM)

TUCK CHAZAMA ARCHITECT		EXTERIOR ELEVATIONS	
1111	DATE: 8/2/17	APPROVED BY:	
1112			
1113			
1114			
1115			
1116			
1117			
1118			
1119			
1120			
1121			
1122			
1123			
1124			
1125			
1126			
1127			
1128			
1129			
1130			
1131			
1132			
1133			
1134			
1135			
1136			
1137			
1138			
1139			
1140			
1141			
1142			
1143			
1144			
1145			
1146			
1147			
1148			
1149			
1150			
1151			
1152			
1153			
1154			
1155			
1156			
1157			
1158			
1159			
1160			
1161			
1162			
1163			
1164			
1165			
1166			
1167			
1168			
1169			
1170			
1171			
1172			
1173			
1174			
1175			
1176			
1177			
1178			
1179			
1180			
1181			
1182			
1183			
1184			
1185			
1186			
1187			
1188			
1189			
1190			
1191			
1192			
1193			
1194			
1195			
1196			
1197			
1198			
1199			
1200			
1201			
1202			
1203			
1204			
1205			
1206			
1207			
1208			
1209			
1210			
1211			
1212			
1213			
1214			
1215			
1216			
1217			
1218			
1219			
1220			
1221			
1222			
1223			
1224			
1225			
1226			
1227			
1228			
1229			
1230			
1231			
1232			
1233			
1234			
1235			
1236			
1237			
1238			
1239			
1240			
1241			
1242			
1243			
1244			
1245			
1246			
1247			
1248			
1249			
1250			
1251			
1252			
1253			
1254			
1255			
1256			
1257			
1258			
1259			
1260			
1261			
1262			
1263			
1264			
1265			
1266			
1267			
1268			
1269			
1270			
1271			
1272			
1273			
1274			
1275			
1276			
1277			
1278			
1279			
1280			
1281			
1282			
1283			
1284			
1285			
1286			
1287			
1288			
1289			
1290			
1291			
1292			
1293			
1294			
1295			
1296			
1297			
1298			
1299			
1300			