

NE Tallahassee Office Building For Sale/Lease

2477 Tim Gamble Place
Tallahassee, Florida 32308



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

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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

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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)



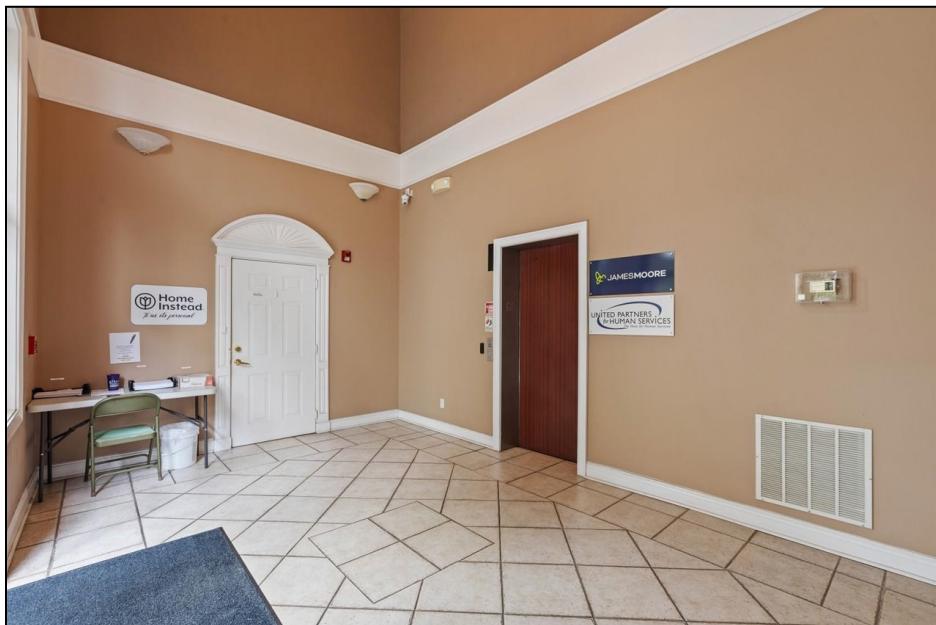
2nd Floor Kitchen/Break Area



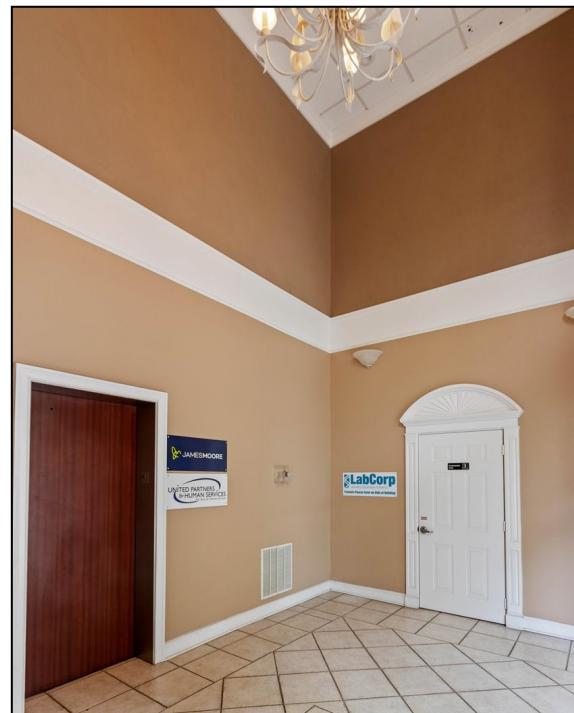
2nd Floor Restrooms (1 of 4 Plus Shower)



Elevator Lobby



Elevator Lobby



1st Floor (Home Instead Reception)



1st Floor (Home Instead Training Room)

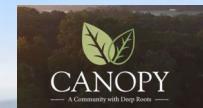


1st Floor (Home Instead Typical Office)



1st Floor (Home Instead Hallway View)





Publix



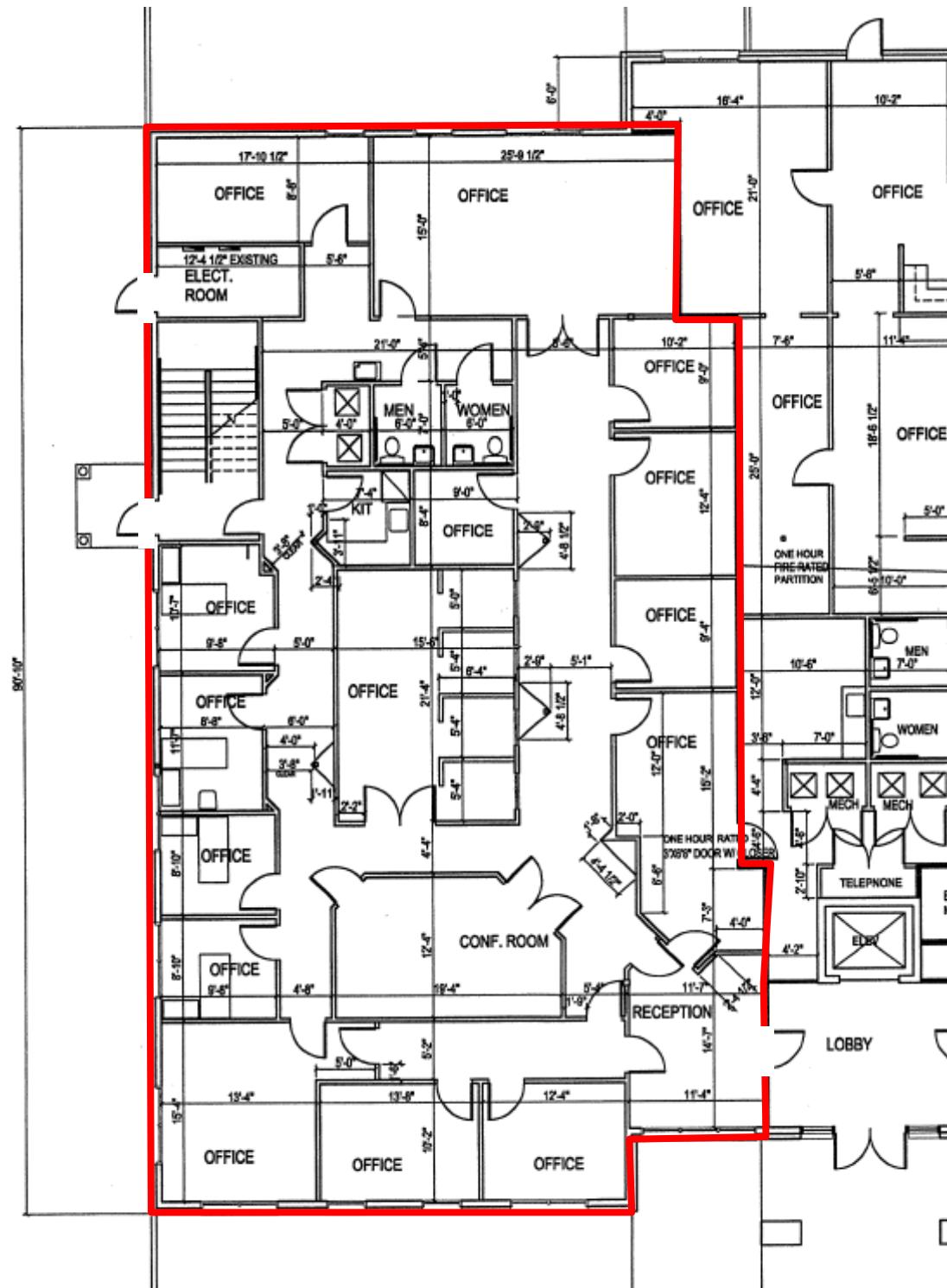
Glory Days
GRILL



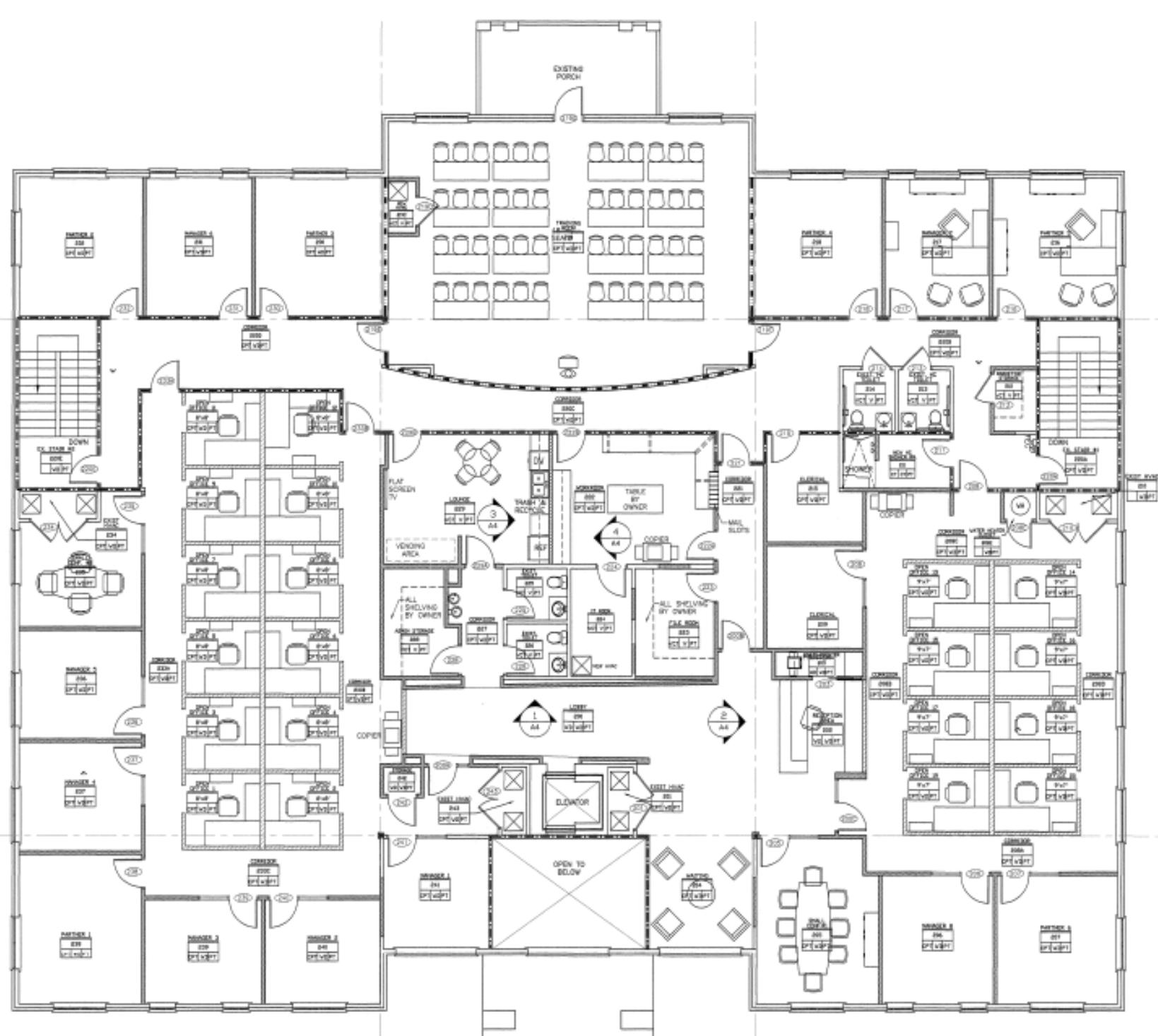
2477 Tim Gamble
Place

Ruby
Tuesday

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

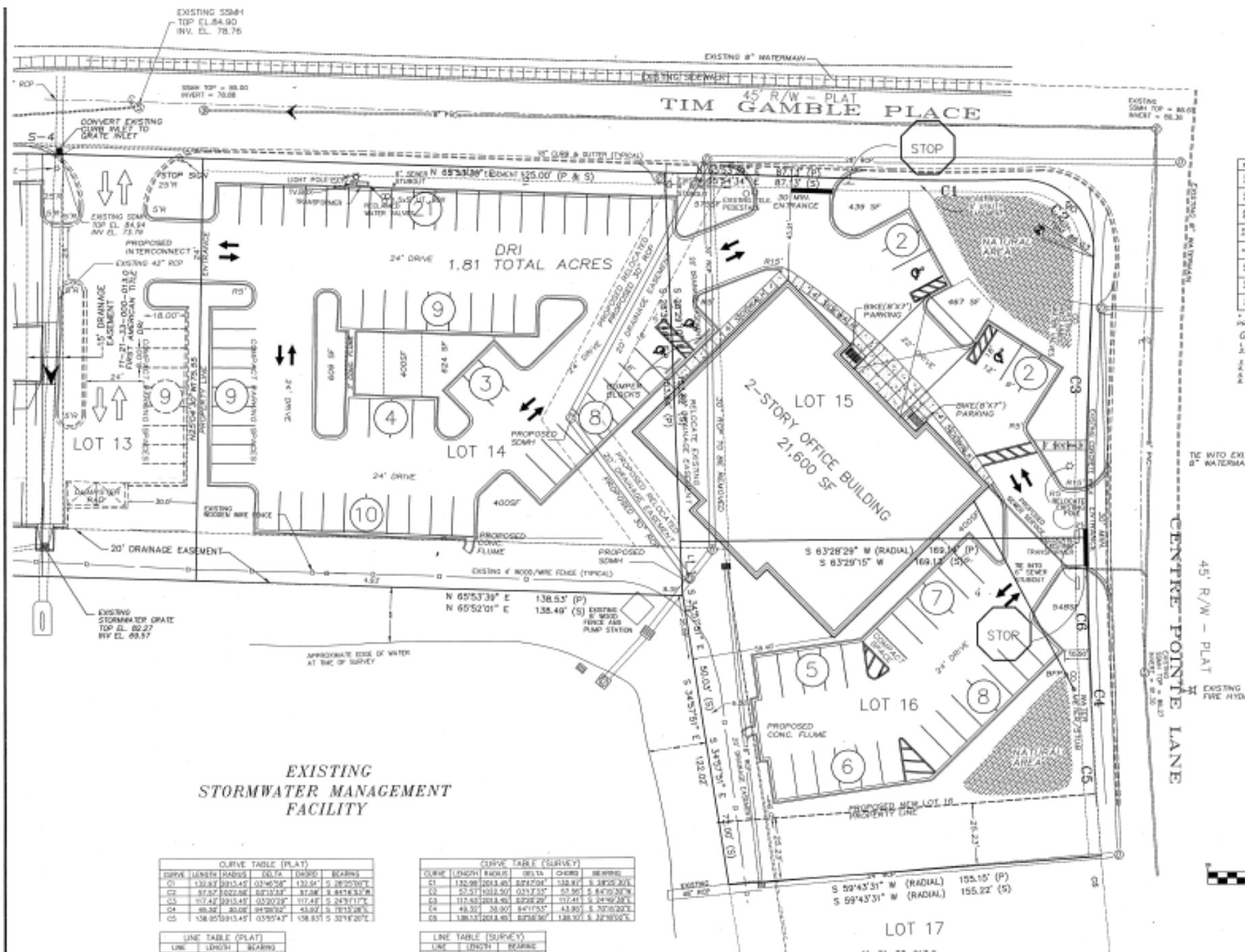


Floor Plan 2nd Floor (10,998 sq. ft)-LEASED

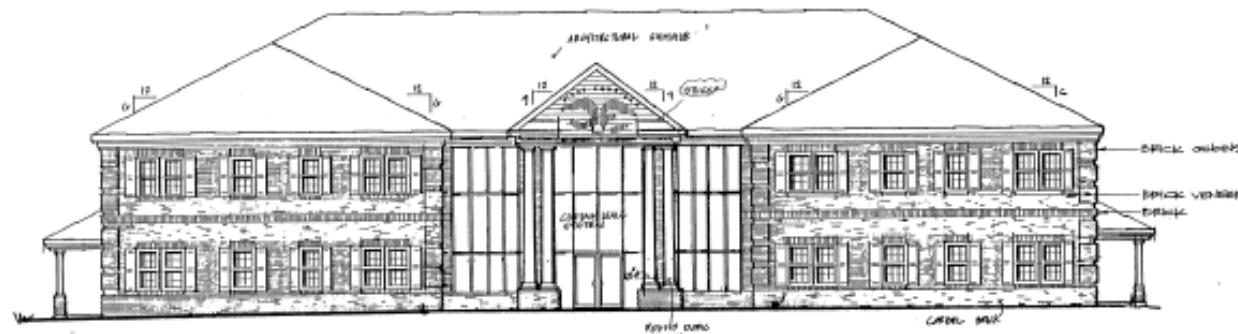


NI
JP
CE
AN
24
SI
TJ

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



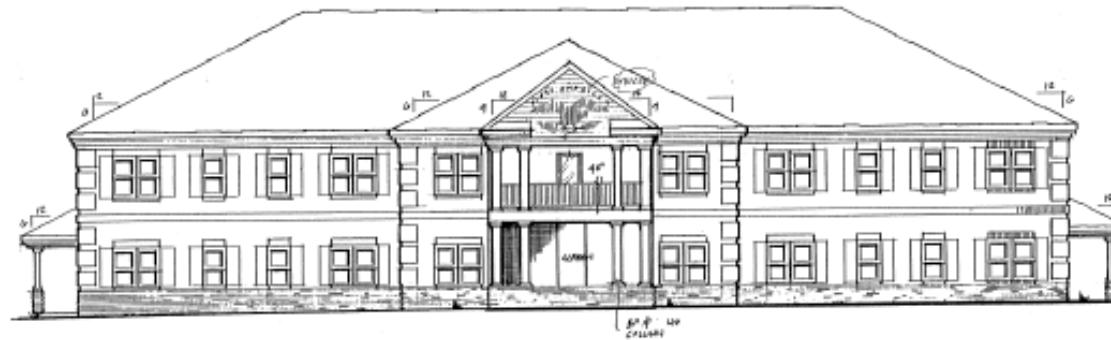
Exterior Elevations



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



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



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

NOTE: REMOVE ALL SHUTTERS, GABLES

EXTERIOR ELEVATIONS	
DATE:	APPROVED BY:
2/1/97	HP (B-50)
CENTRE POINTE BUILDING	
LOTS 14,15,16, CENTRE POIN	