

Tallahassee Medical Office For Lease

**1981 Capital Circle NE
Tallahassee, Florida 32308**



Exclusively Offered By

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Broker-Associate

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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

1981 Capital Circle NE Tallahassee, Florida



1981 Capital Circle NE is medical office building located on one of Tallahassee's most heavily traveled corridors. Positioned strategically between both regional Hospitals, the property offers an exceptional location and high visibility for a medical officer user. The Property consists of approximately 9,650 sq. ft. of clinical and administrative office space. The building features a large reception/waiting area for high volume operations, as well as spacious exam rooms, private offices for physicians, staff break area, and multiple bathrooms. The building features a flexible layout with multiple entrances to the building. The property is located close to restaurants, retailers, financial institutions, other professional and medical offices, and sought after residential neighborhoods.

- **9,650 Sq. Ft. +/-**
 - 7,850 sq. ft Lower Level
 - 1,800 sq. ft. Upper Level
- **Traffic Count: 47,569 Cars Per Day**
- **Excellent Visibility on Capital Circle**
- **Zoning: CP (Commercial Parkway)**
- **Ingress/Egress on Welby Way and Capital Circle**
- **32 Parking Spaces with over-flow parking on Welby Way**
- **20 Exam Rooms**
- **6 Bathrooms**
- **X-Ray Room**
- **Kitchen with Staff Break Area**
- **Large Reception/Waiting Area**
- **Close to TMH and CRMC**
- **Proximity to rapidly growing East Side of Tallahassee.**



Lease Rate: \$18.00 per square foot (*with Tenant paying Utilities, Janitorial, and Sales Tax)

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

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Reception



Hallway



Nurses Station



Representative Exam Room



Check-In/Check-Out Counter



Private Physician's Office



Procedure Room



Radiology/X-Ray Room



Kitchen/Break Area



Hallway



Aerial View



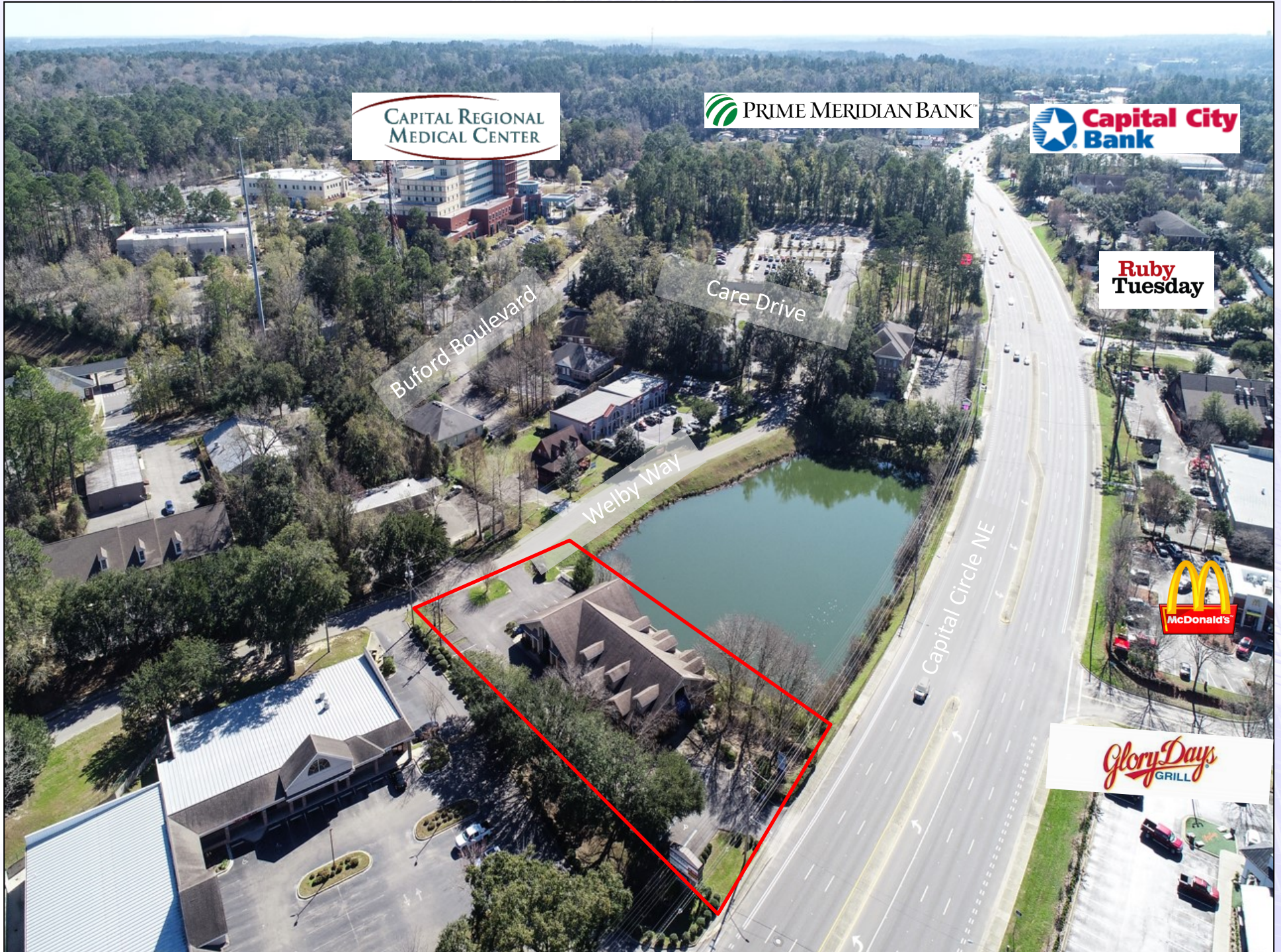
Storage



Rear Entrance and Parking Lot



Aerial View Looking SouthEast



Aerial View Looking North



Floor Plan-First Floor

