



OFFICE LEASE OPPORTUNITY

EDGEWATER EXECUTIVE SUITES

2639 N MONROE ST, TALLAHASSEE, FL 32303

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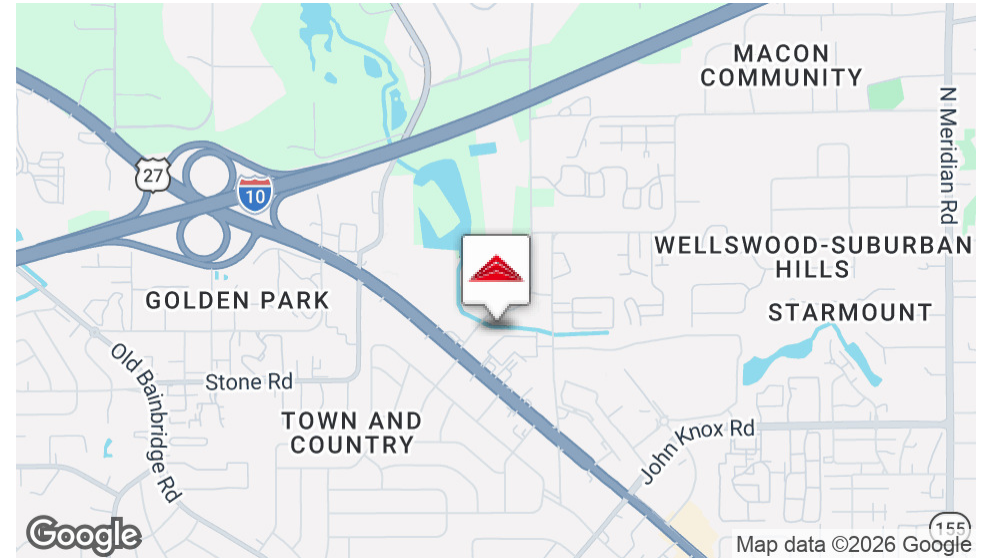
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EDGEWATER EXECUTIVE SUITES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

From Executive offices spaces up to single floor layouts of up to 20,000 SF, Edgewater Corporate Center can be the path from start-up to an established company without changing your address. Whether you're changing your size, structure, or business platform, Edgewater has professional office suites in a diverse group of sizes ready to lease with flexible floor plans and designs.

LOCATION DESCRIPTION

Edgewater Corporate Center is positioned in the path of remarkable growth in Tallahassee. With direct access to both US 27 that connects to Downtown Tallahassee of US Interstate 10 connecting east and west Tallahassee, Edgewater is the only office park in the region that provides a central point of business operations in an area located less than 3 miles from the Capitol.

PROPERTY HIGHLIGHTS

- PROPERTY VIDEO TOUR: https://youtu.be/Mb31b8_1vjQ?t=81
- EXECUTIVE SUITES RENTAL FEATURES:
- Full Service \$425 - \$1,295 /Month
- Brand New Construction
- Flexible Floor Plans of Window and Interior Offices
- Plenty of Convenient, Free Parking
- 24/7 Building Access Security
- Shared Large Conference/Meeting Room
- Shared Break Room with Refrigerator and Microwave
- Free Shared WiFi
- Ability to separate off large suites of 5+ offices
- Central Mailbox
- Outdoor Courtyard Plaza

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ADDITIONAL PHOTOS



EDGEWATER EXECUTIVE SUITES

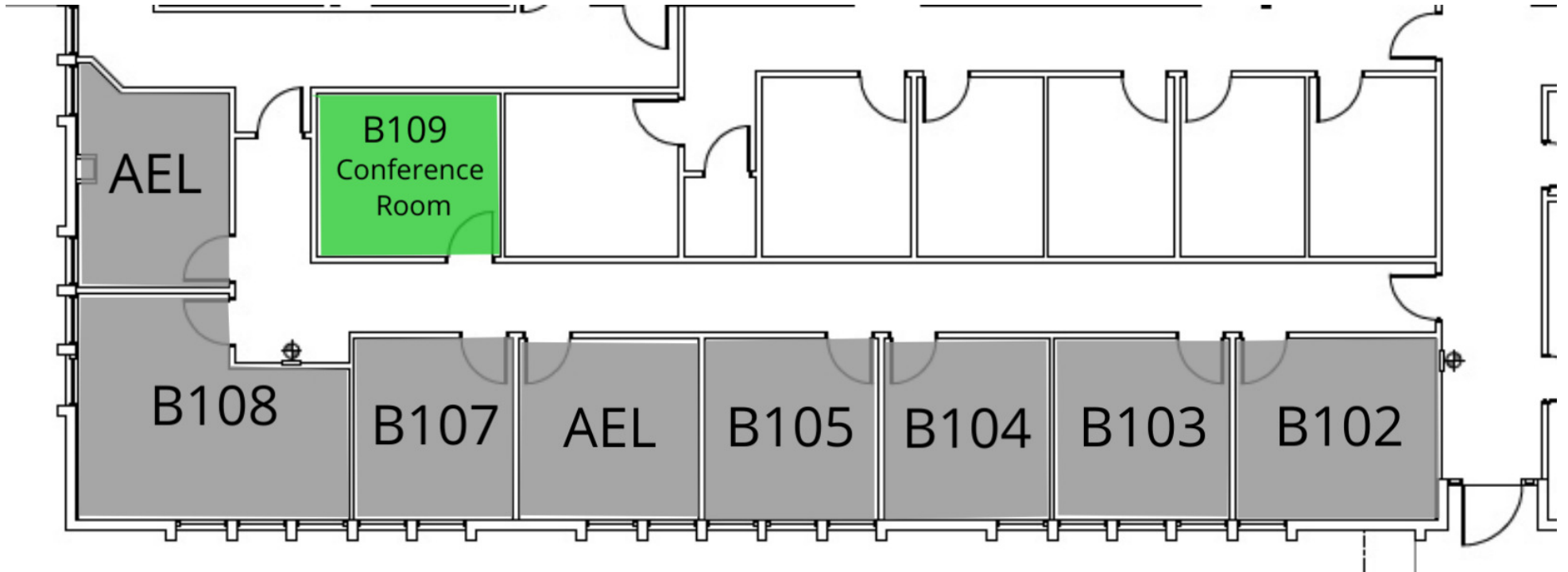
PLANS



EDGEWATER EXECUTIVE SUITES

PLANS

(Not to Scale)



LEGEND

Available

Leased

EDGEWATER EXECUTIVE SUITES

PLANS



(Not to Scale)

LEGEND

Available

Leased

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LEASE SPACES

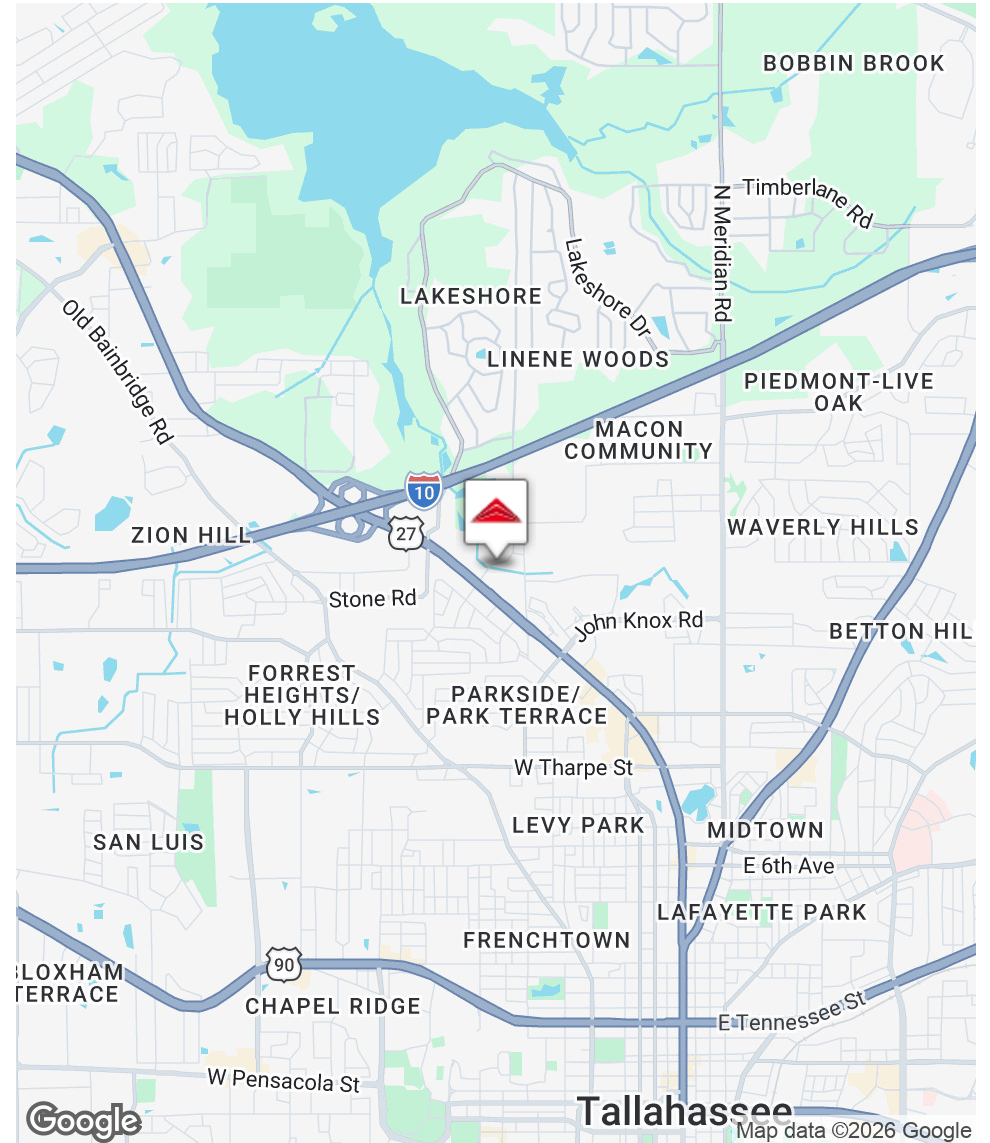
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A102	240 SF	Full Service	\$620 per month	Window Office
A104	155 SF	Full Service	\$495 per month	Window Office
A105	155 SF	Full Service	\$495 per month	Window Office
A107	155 SF	Full Service	\$455 per month	Interior office
A108	186 SF	Full Service	\$575 per month	Interior Office
A111	256 SF	Full Service	\$625 per month	Interior Office
A112	217 SF	Full Service	\$545 per month	Interior Office
A114	186 SF	Full Service	\$525 per month	Interior Office
A115	217 SF	Full Service	\$545 per month	Interior Office
B114	145 SF	Full Service	\$333.00 SF/yr	-
B115	140 SF	Full Service	\$500 per month	Connects to office 117 on the interior.
B116	140 SF	Full Service	\$333.00 SF/yr	-
B117	140 SF	Full Service	\$500 per month	Connects to office 115 on the interior.
B120	142 SF	Full Service	\$650 per month	-
B122	113 SF	Full Service	\$525 per month	-
B123	113 SF	Full Service	\$525 per month	-
B126	117 SF	Full Service	\$500 per month	-

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LOCATION MAPS



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ADVISOR BIO 2



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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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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,363	81,843	164,742
Average age	27.3	28.0	29.2
Average age (Male)	26.9	28.4	28.8
Average age (Female)	27.8	27.7	29.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,427	32,362	67,242
# of persons per HH	2.4	2.5	2.4
Average HH income	\$57,299	\$48,069	\$50,156
Average house value	\$176,914	\$239,959	\$231,333

* Demographic data derived from 2020 ACS - US Census

