



STRUCTURE
COMMERCIAL REAL ESTATE
&
PROPERTY MANAGEMENT

OFFICE LEASE OPPORTUNITY

2777 MICCOSUKEE RD

TALLAHASSEE, FL 32308

WHITNEY EUBANKS

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OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Building Size:	8,800 SF
Available SF:	4400 SF
Year Built:	2001
Zoning:	OR3

PROPERTY OVERVIEW

Large end of building office space which includes 4 large offices, Conference room with glass doors, 3 restrooms, large warehouse area with 6' wide roll up door, kitchen and break area. Large file room with lateral filing system can easily convert to additional offices, clinic rooms, or conference rooms as needed for tenant. Property has ample parking and Miccosukee Rd monument signage.

PROPERTY HIGHLIGHTS

- Front Door Parking
- Great Road Frontage on Miccosukee Rd
- Includes Warehouse Space with 6' Wide Roll Up Door

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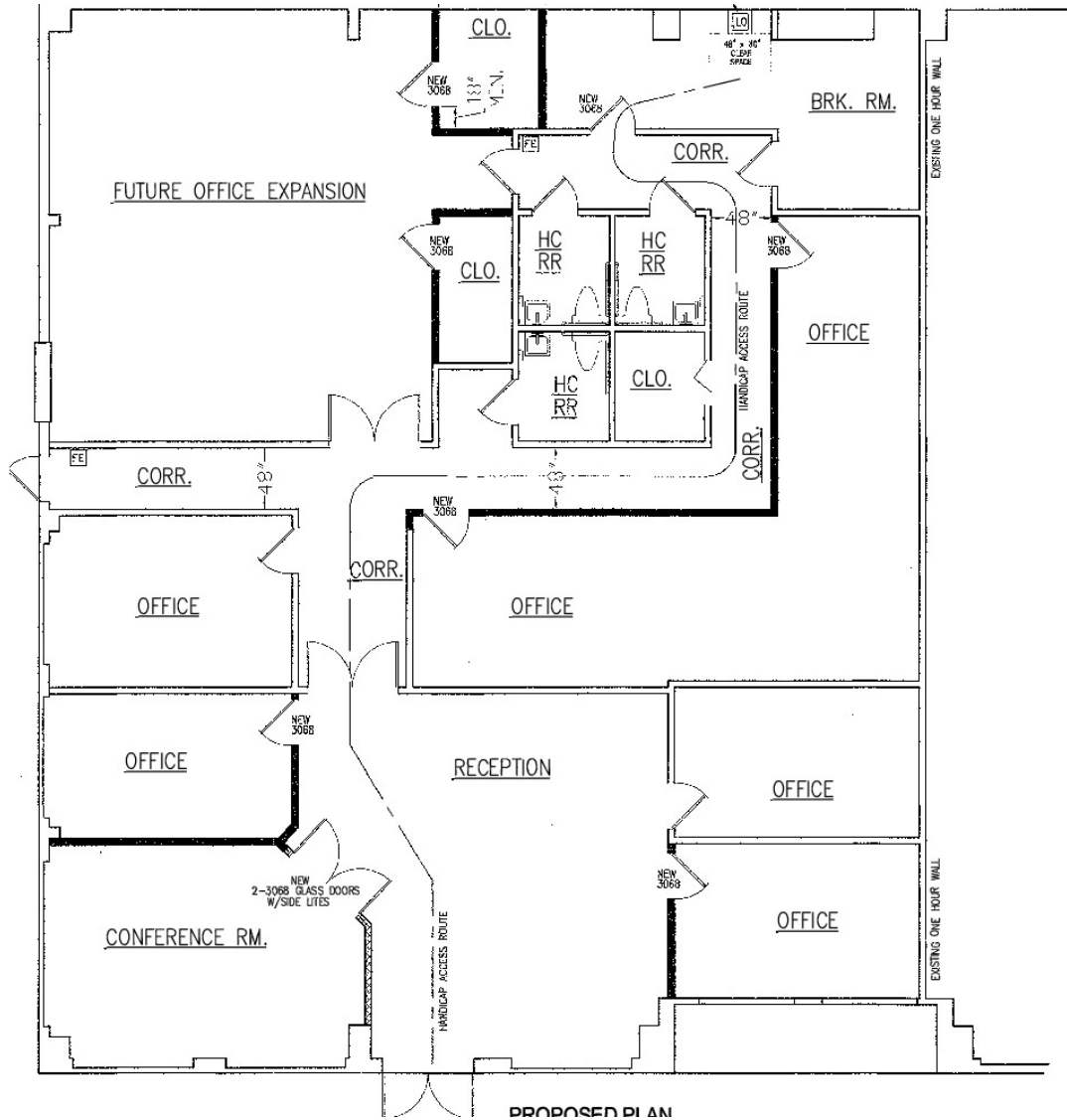
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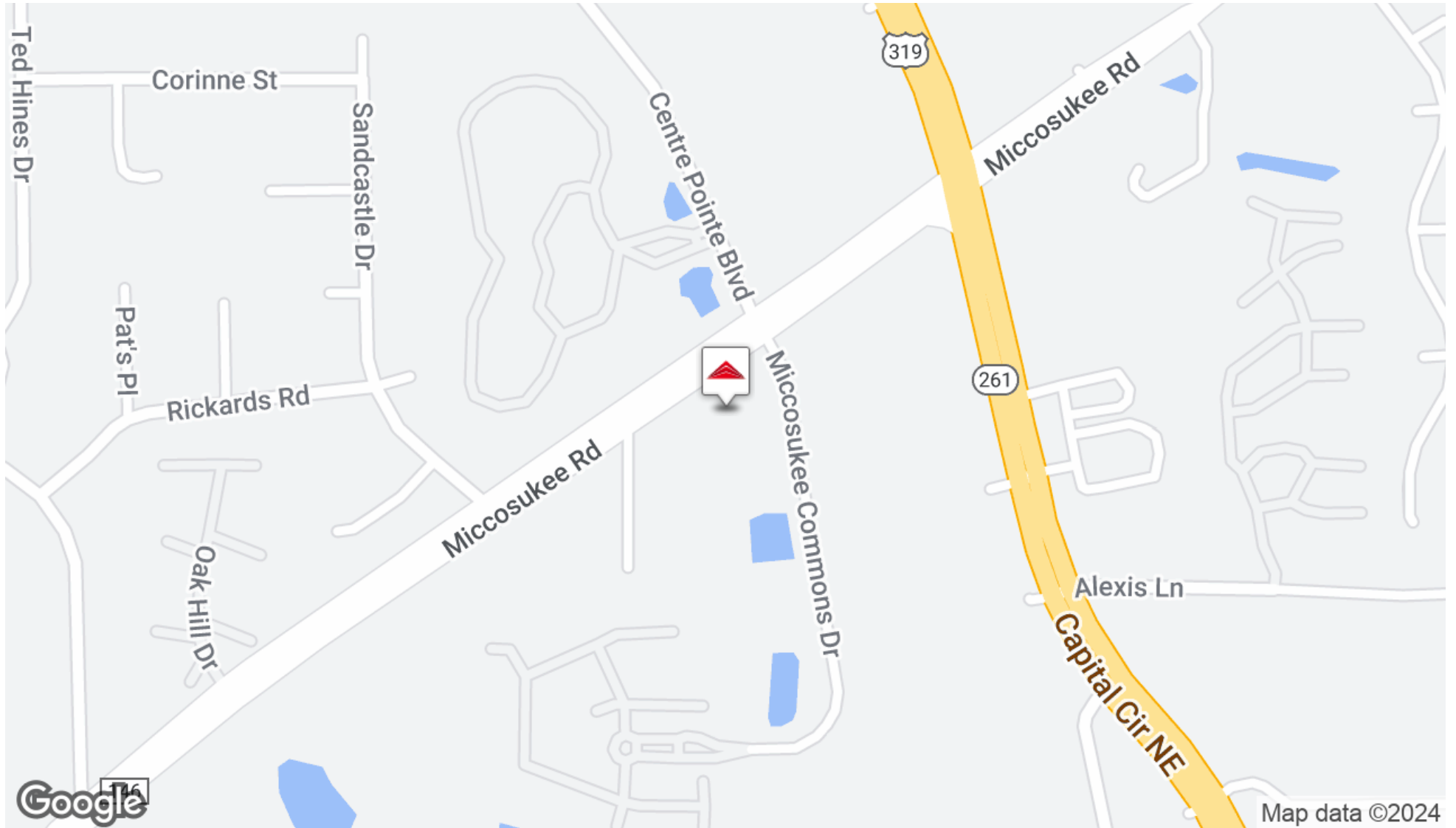
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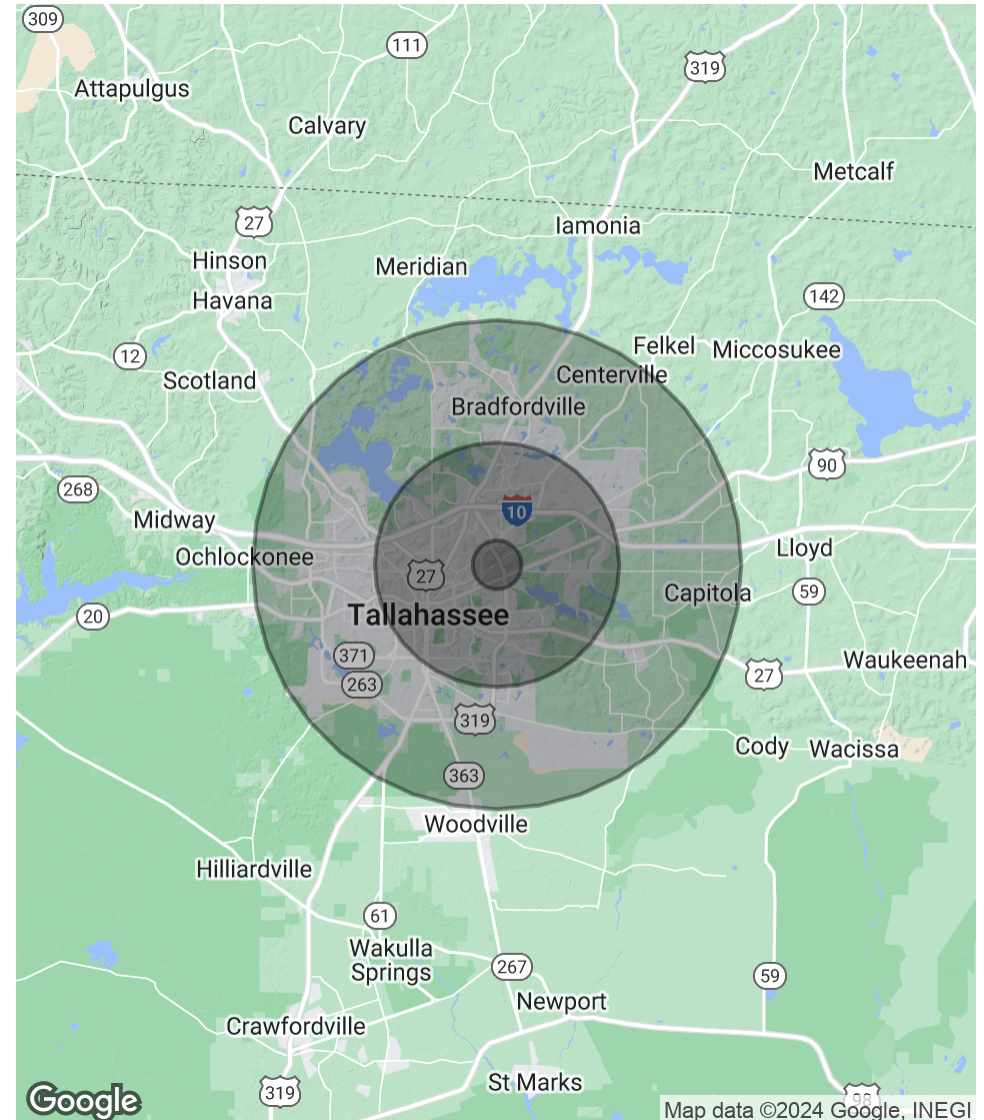
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,987	139,803	267,924
Average Age	42.0	35.0	35.1
Average Age (Male)	36.3	33.2	33.8
Average Age (Female)	44.7	36.7	36.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,430	64,353	121,128
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$66,535	\$68,421	\$67,892
Average House Value	\$198,187	\$204,708	\$186,037

* 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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