



COMMERCIAL REAL ESTATE

OFFICE SPACE FOR SALE



Alliance Center - 3rd, 4th & 5th Floors

119 S Monroe Street
Tallahassee, FL 32301

BEN WILKINSON

Partner/Broker
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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

ALLIANCE CENTER - 3RD, 4TH & 5TH FLOORS

119 S MONROE STREET, TALLAHASSEE, FL 32301



OFFERING SUMMARY

Sale Price:	\$10,950,000.00 (Includes 3rd, 4th & 5th floors)
Sale Price 3rd & 4th:	Sold individually \$3,300,000 per floor (Excluding 5th floor)
Lot Size:	0.43 Acres
Year Built:	2009
Building Size:	76,000 + sf
Zoning:	CC (Central Core)
APN:	21-36-81-0000

PROPERTY HIGHLIGHTS

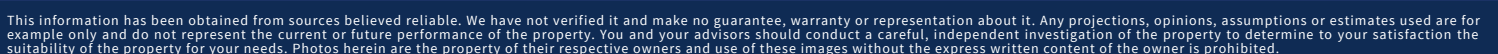
- 13,075 SF per floor (3rd, 4th, & 5th)
- Mixed-Use, 5-story structure including retail, office & condo space
- Beautiful first floor corporate lobby/reception area
- High-quality finishes on every floor
- Parking garage
- High traffic count with over 27,500 ADT
- Multiple meeting/conference spaces
- 5th floor NOT sold separately. Currently leased to Holtzman Vogel Baran & Josefiak PLLC

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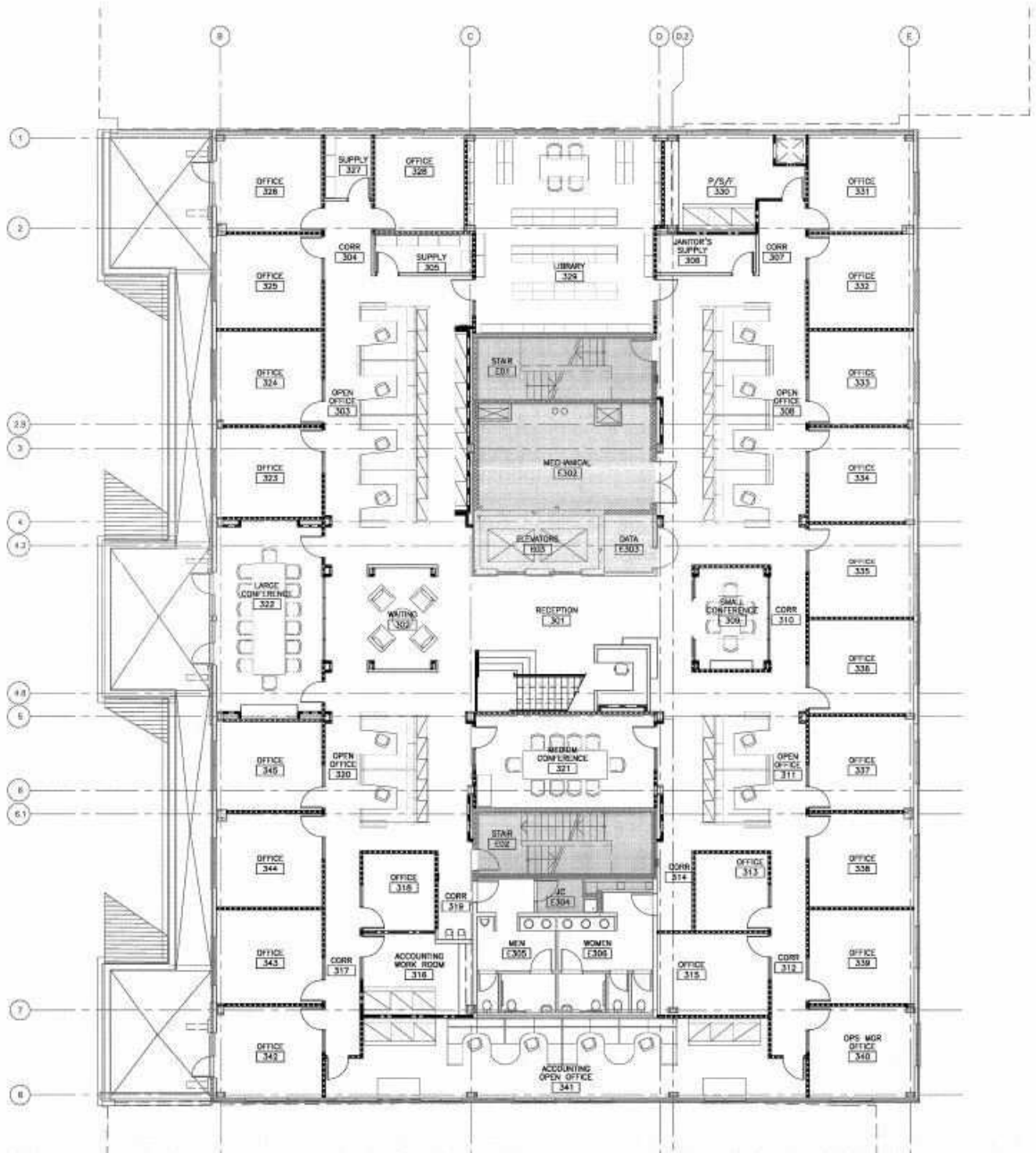




3RD FLOOR PLANS (13,075 SF)

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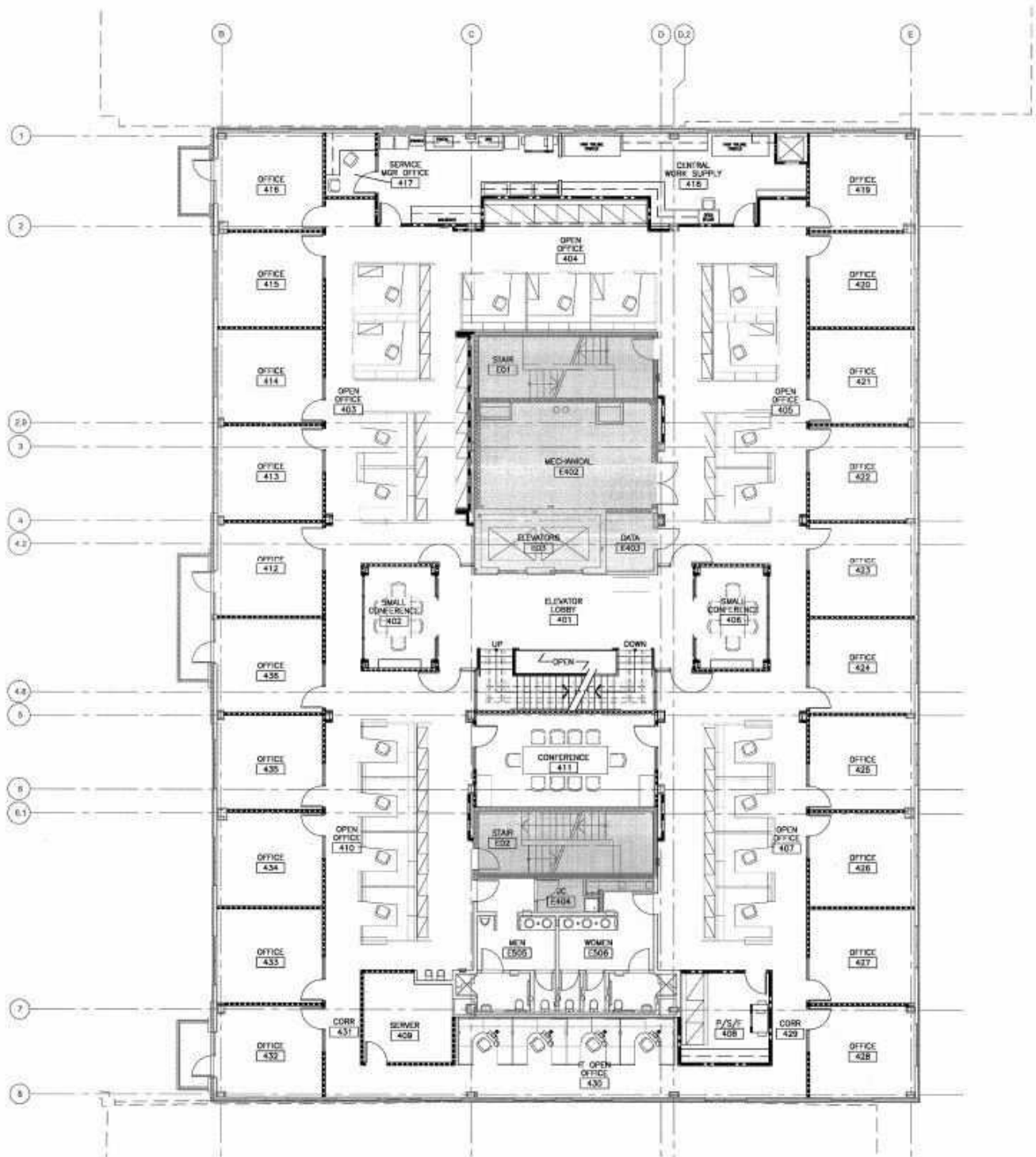




4TH FLOOR PLANS (13,075 SF)

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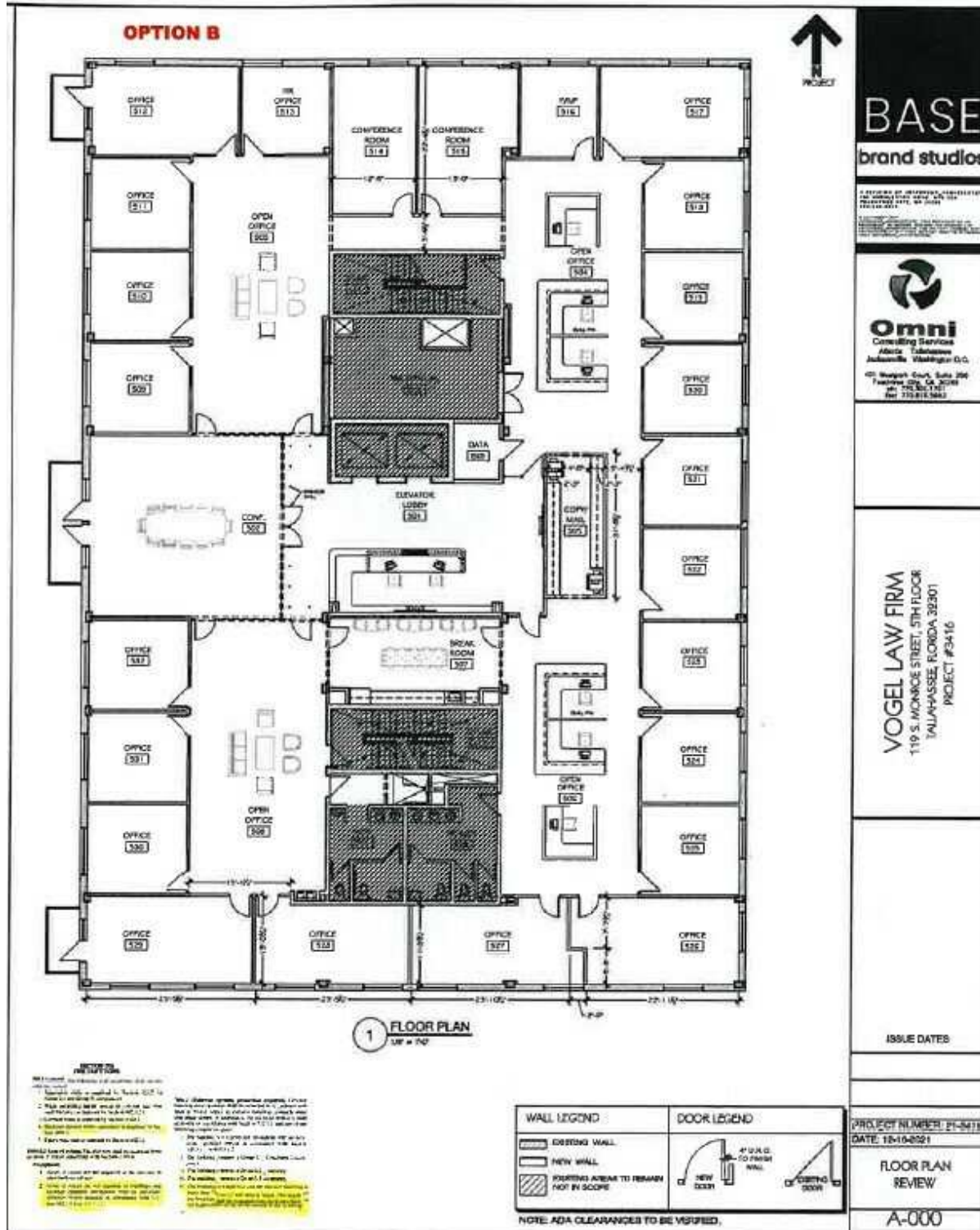




5TH FLOOR PLANS (13,075 SF)

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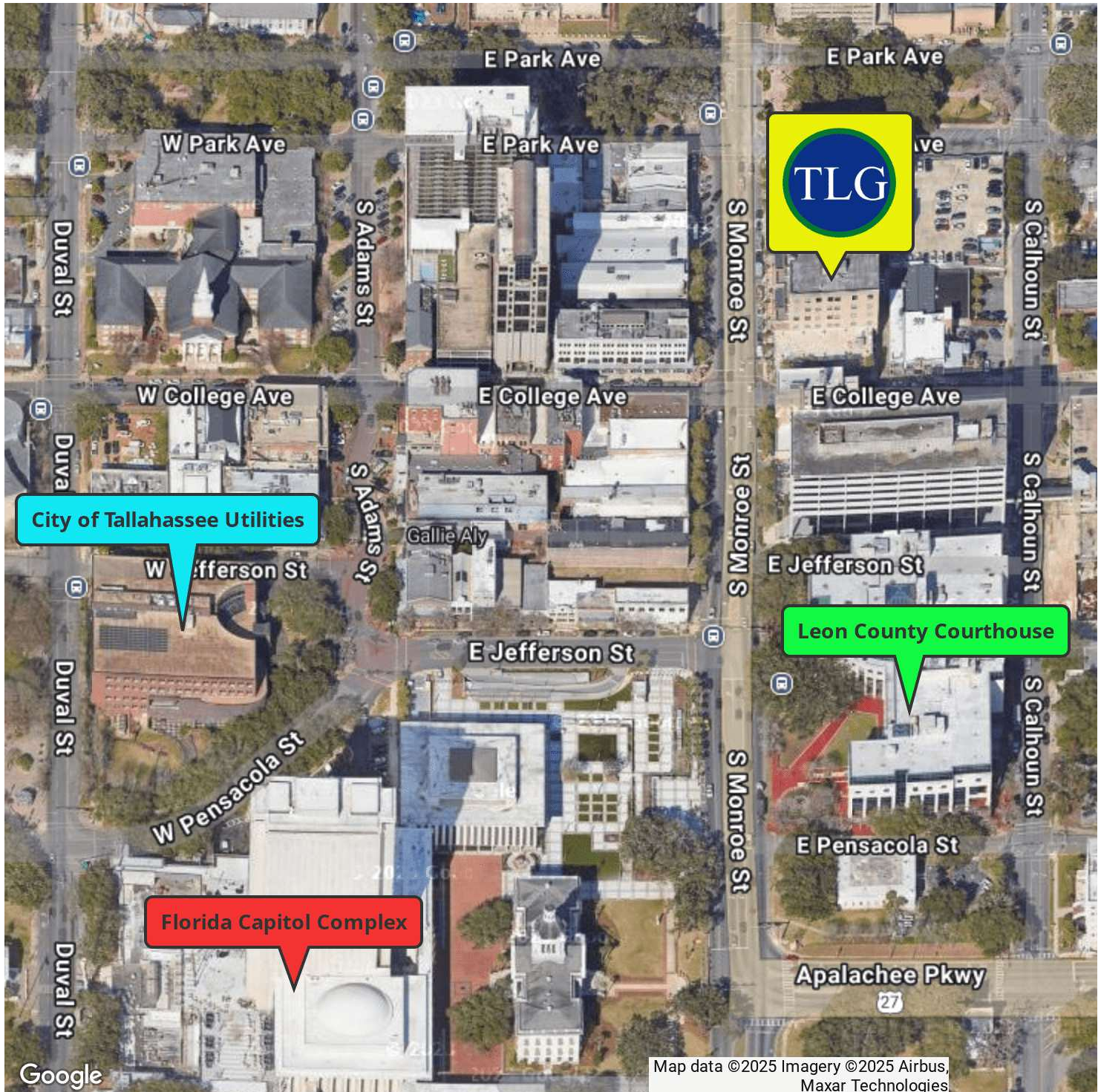




DOWNTOWN MAP

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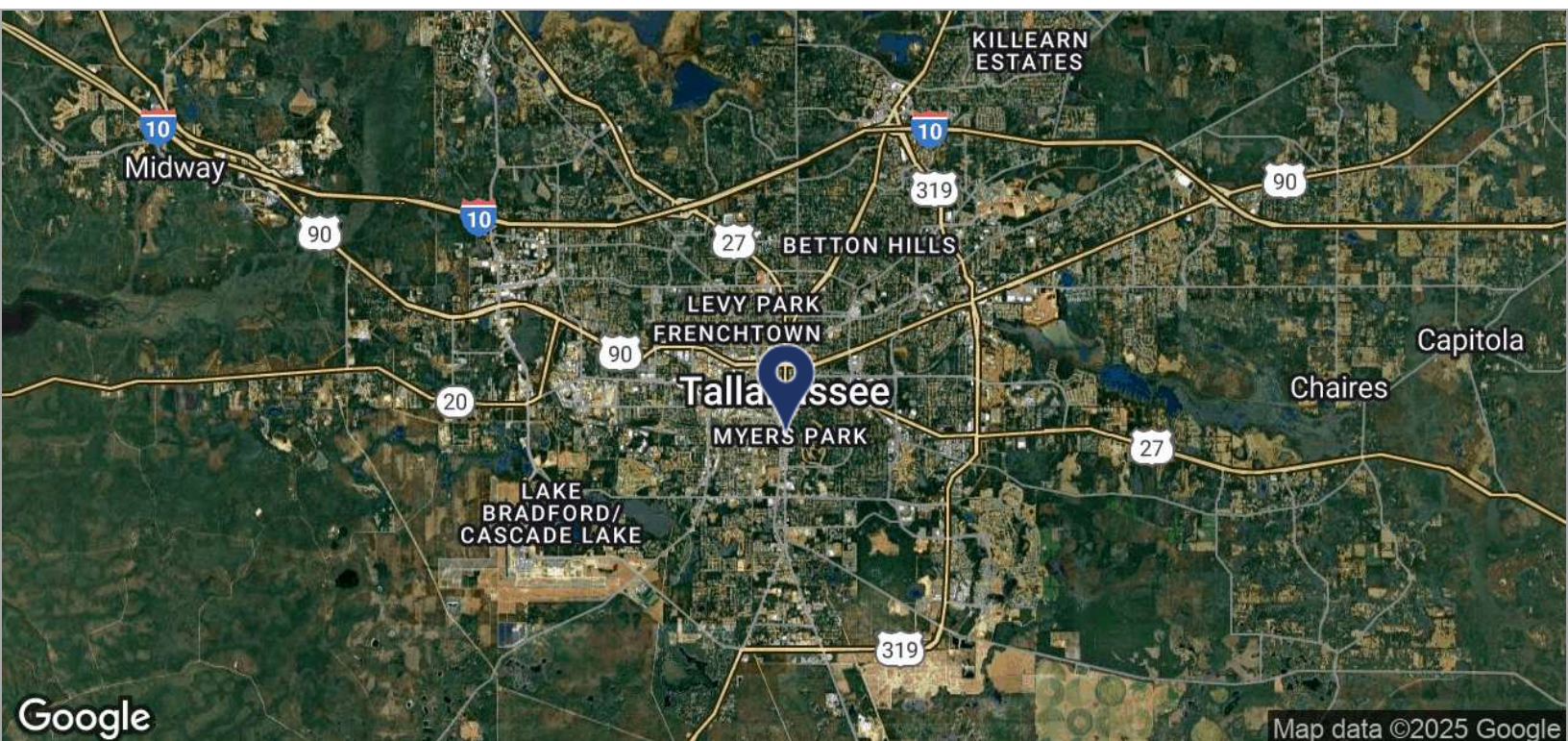
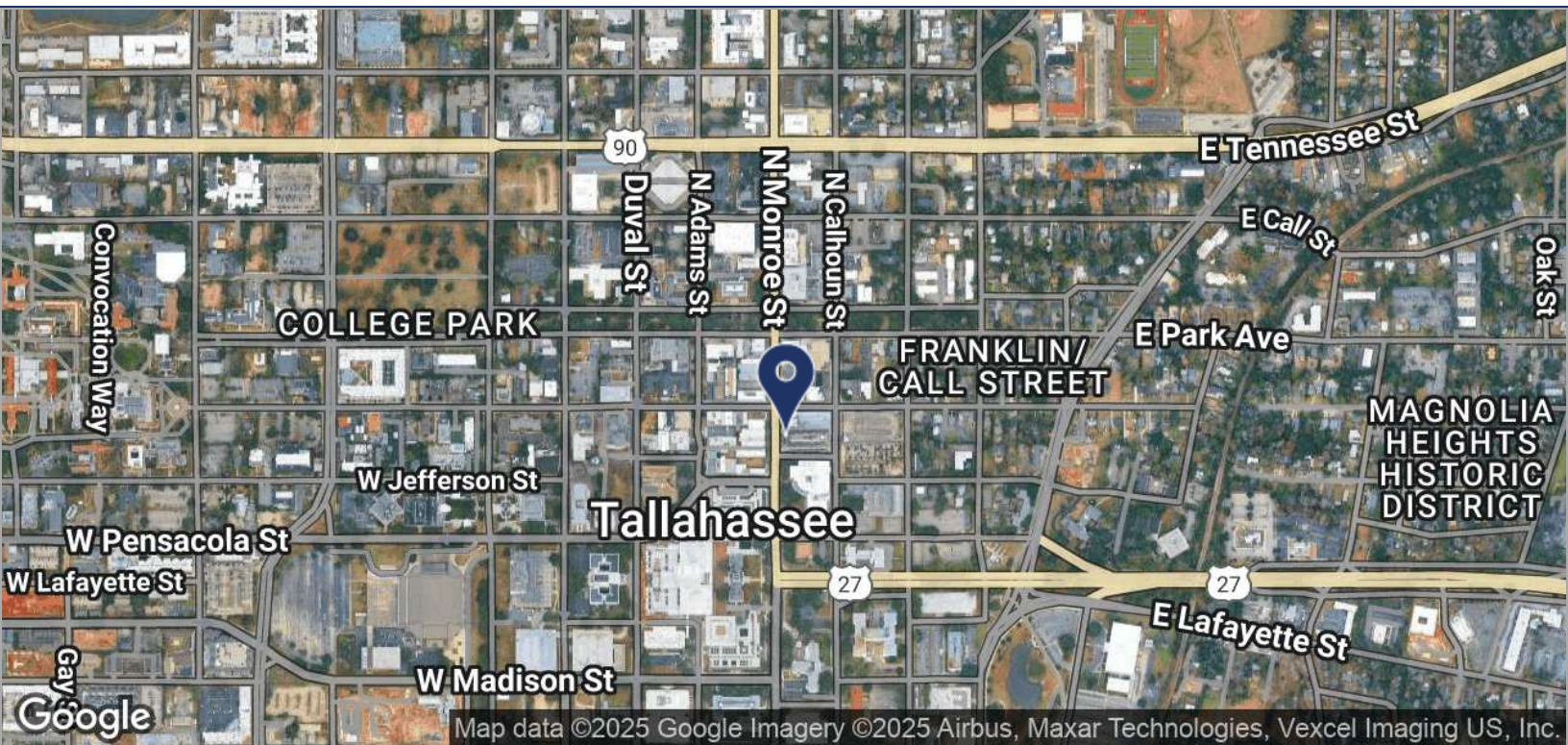




LOCATION MAPS

ALLIANCE CENTER

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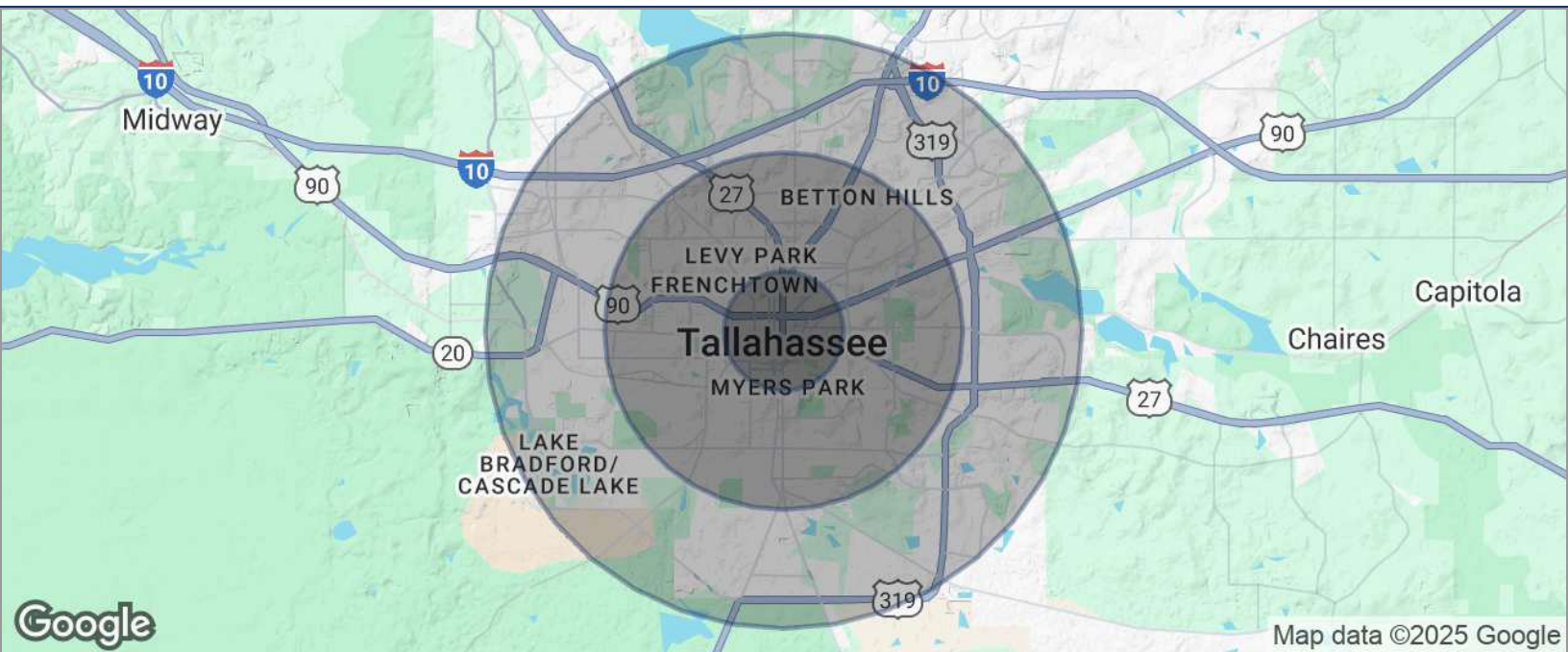




DEMOGRAPHICS MAP

ALLIANCE CENTER

119 S MONROE STREET, TALLAHASSEE, FL 32301



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,326	94,651	170,176
MEDIAN AGE	29.5	28.0	29.0
MEDIAN AGE (MALE)	30.1	27.3	28.4
MEDIAN AGE (FEMALE)	29.1	28.5	29.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,120	38,929	71,088
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$35,700	\$40,901	\$46,782
AVERAGE HOUSE VALUE	\$260,335	\$209,579	\$207,948

* Demographic data derived from 2020 ACS - US Census

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