

# ***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 March 2025. The second floor (10,998 sq. ft.) is available for lease or owner/user occupancy (in June 2025). 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. +/-
  - 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
- 1st Floor:**
- Suite 101-(4,000 sq. ft.) Available March 2025
  - Suite 102-Leased (6,438 sq. ft. )
- 2nd Floor:**
- Suite 200-10,998 Sq. Ft. (Available June 2025)
- New Roof 2016



**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



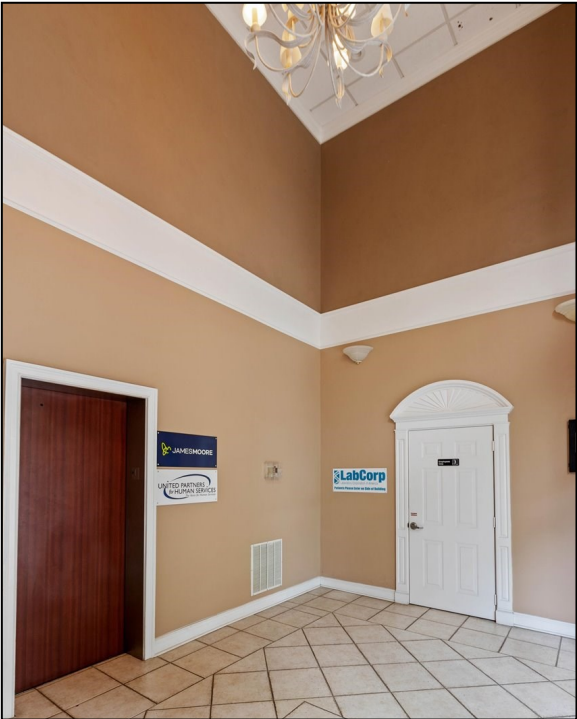
2nd Floor Restrooms (1 of 4 Plus Shower)



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)





Aerial View Looking East





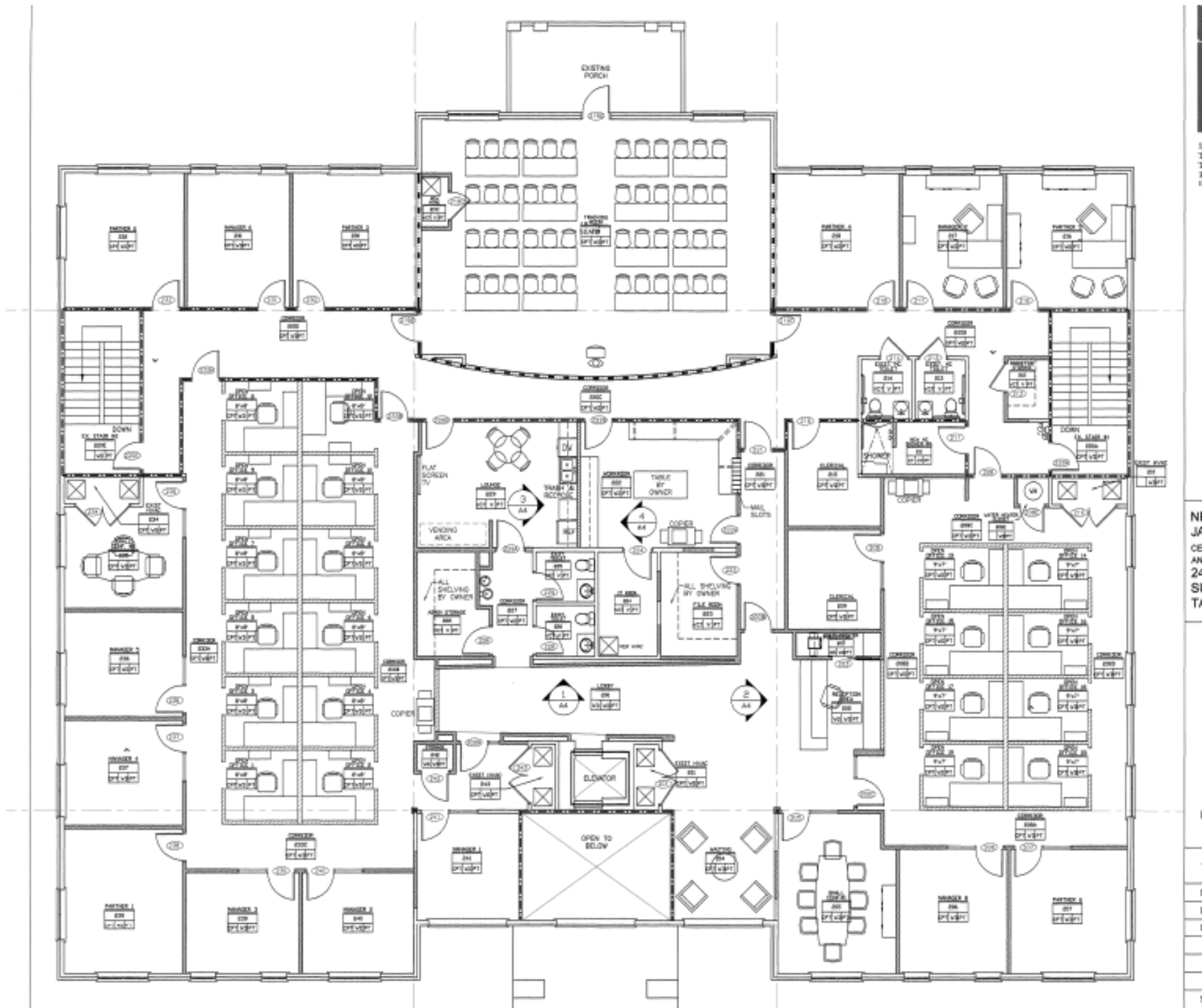
The floor plan shows the following rooms and dimensions:

- Offices:** Multiple offices of various sizes, including a large office at the top left (17'-10 1/2" x 8'-6") and another at the top right (25'-9 1/2" x 15'-0"). Other offices are scattered throughout the plan, with dimensions ranging from 8'-0" to 12'-4".
- Conference Room:** A large conference room at the bottom center (12'-4" x 12'-4").
- Reception:** A reception area at the bottom right (11'-7" x 14'-7").
- Lobby:** A lobby area at the bottom right (11'-4" x 14'-7").
- Restrooms:** Men's and women's restrooms are located in the center of the plan (8'-0" x 7'-0" and 8'-0" x 5'-0").
- Kitchen:** A kitchen area (KIT) is located near the restrooms (7'-4" x 8'-4").
- Staircase:** A staircase is located on the left side of the plan (11'-7" x 11'-7").
- Other Rooms:** A 12'-4 1/2" existing elect. room, a one-hour fire-rated partition, a one-hour rated 3'x8' door w/ lock, a telephone area, and a lobby area.

A red line highlights a specific path or boundary around the perimeter of the main office area, starting from the top left, going around the top and right sides, and ending at the bottom right.

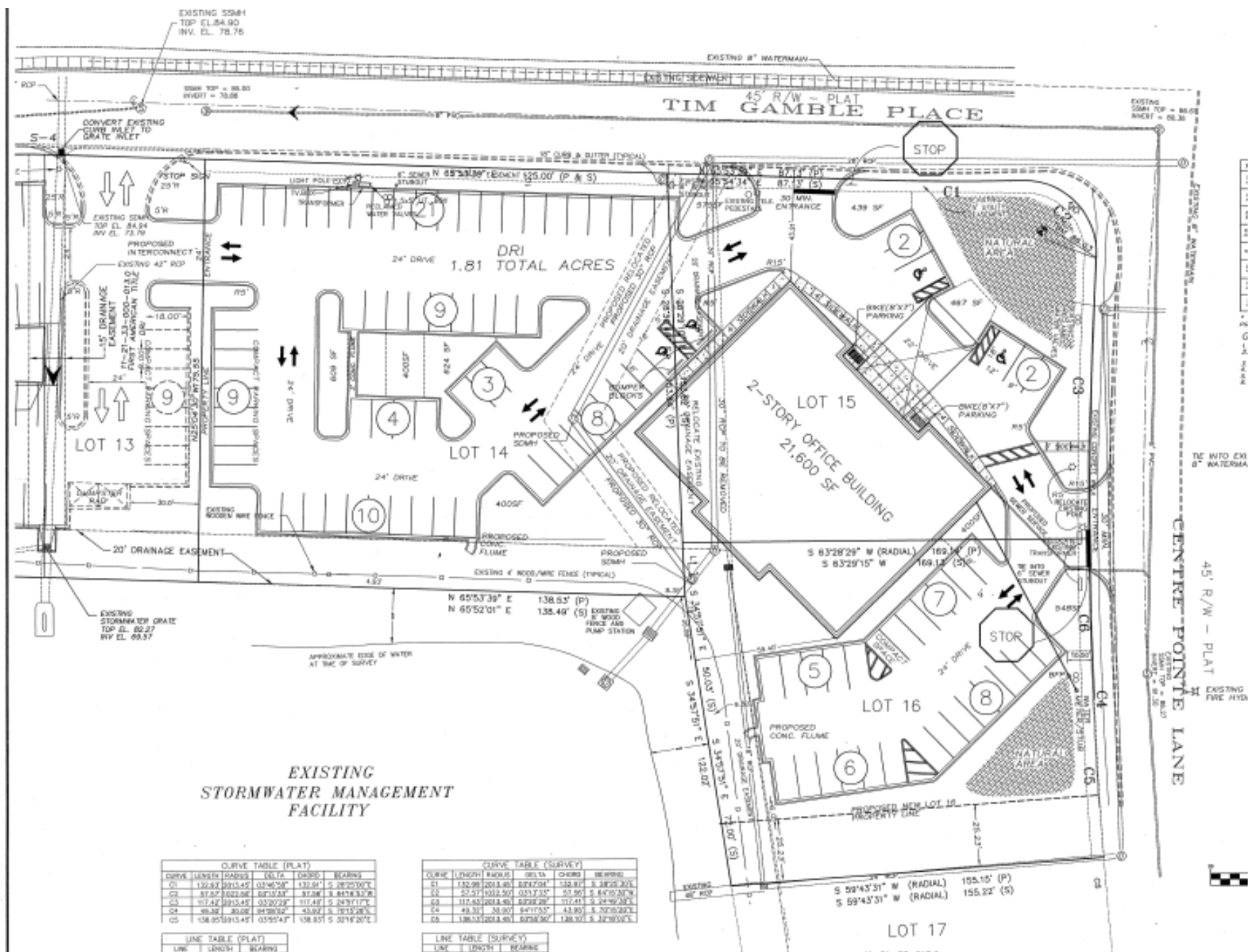


Floor Plan 2nd Floor (10,998 sq. ft available suite)



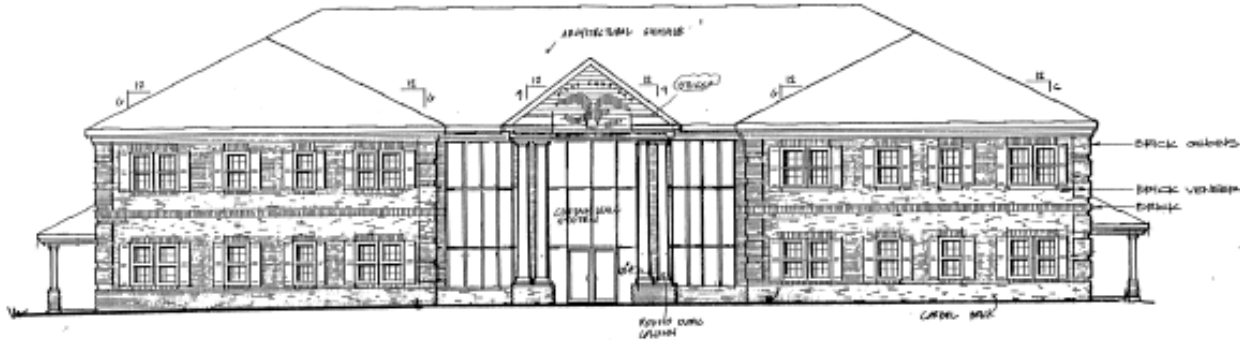


### Site Plan (Lots 13 (east half), 14, 15, and 16)





## 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: REPAIR ALL CRACKS (5/14/11)

TOCK  
CHAZAMA  
ARCHITECT

[illegible]

### EXTERIOR ELEVATIONS

DATE: 2/14/97	APPROVED BY: [Signature]
CENTRE POINTE BUIL.	
LOTS 14,15,16, CENTRE POIN	