

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-LabCorp (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

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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



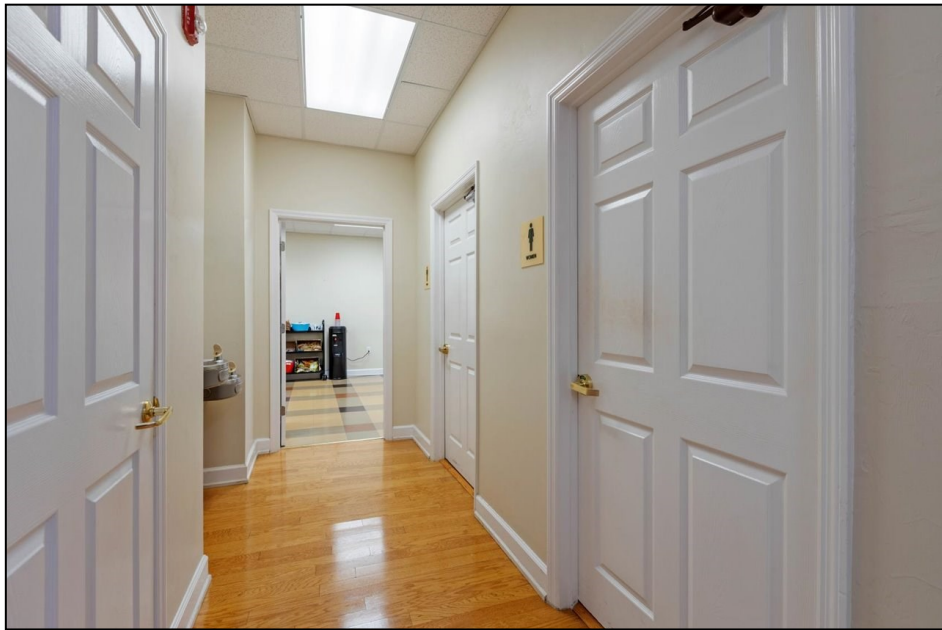
Built-In Workstation Bull Pen (1 of 2)



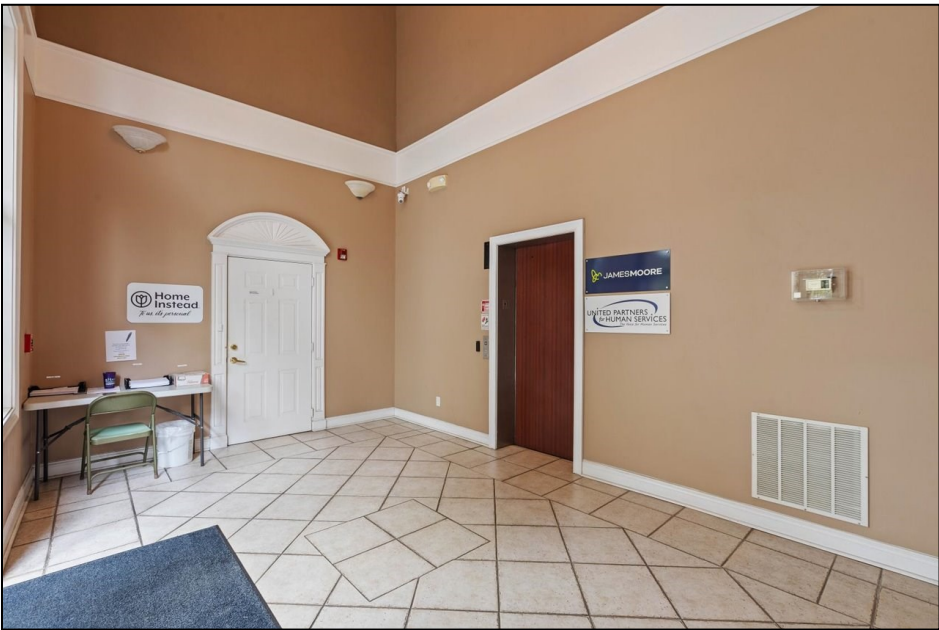
2nd Floor Kitchen/Break Area



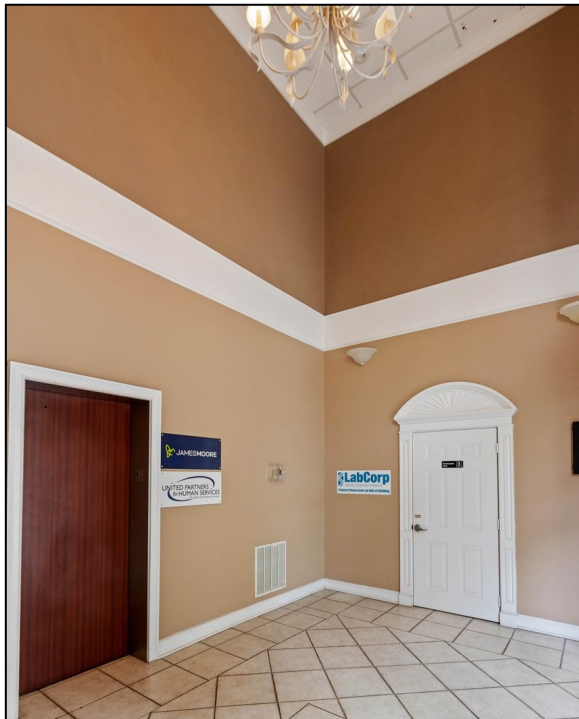
2nd Floor Restrooms (1 of 4 Plus Shower)



Elevator Lobby



Elevator Lobby



1st Floor (LabCorp Lobby)



1st Floor (LabCorp Hallway)



1st Floor (LabCorp Reception)



1st Floor (LabCorp Operations)



1st Floor (Home Instead Reception)



1st Floor (Home Instead Training Room)



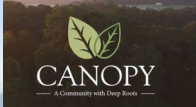
1st Floor (Home Instead Typical Office)



1st Floor (Home Instead Hallway View)



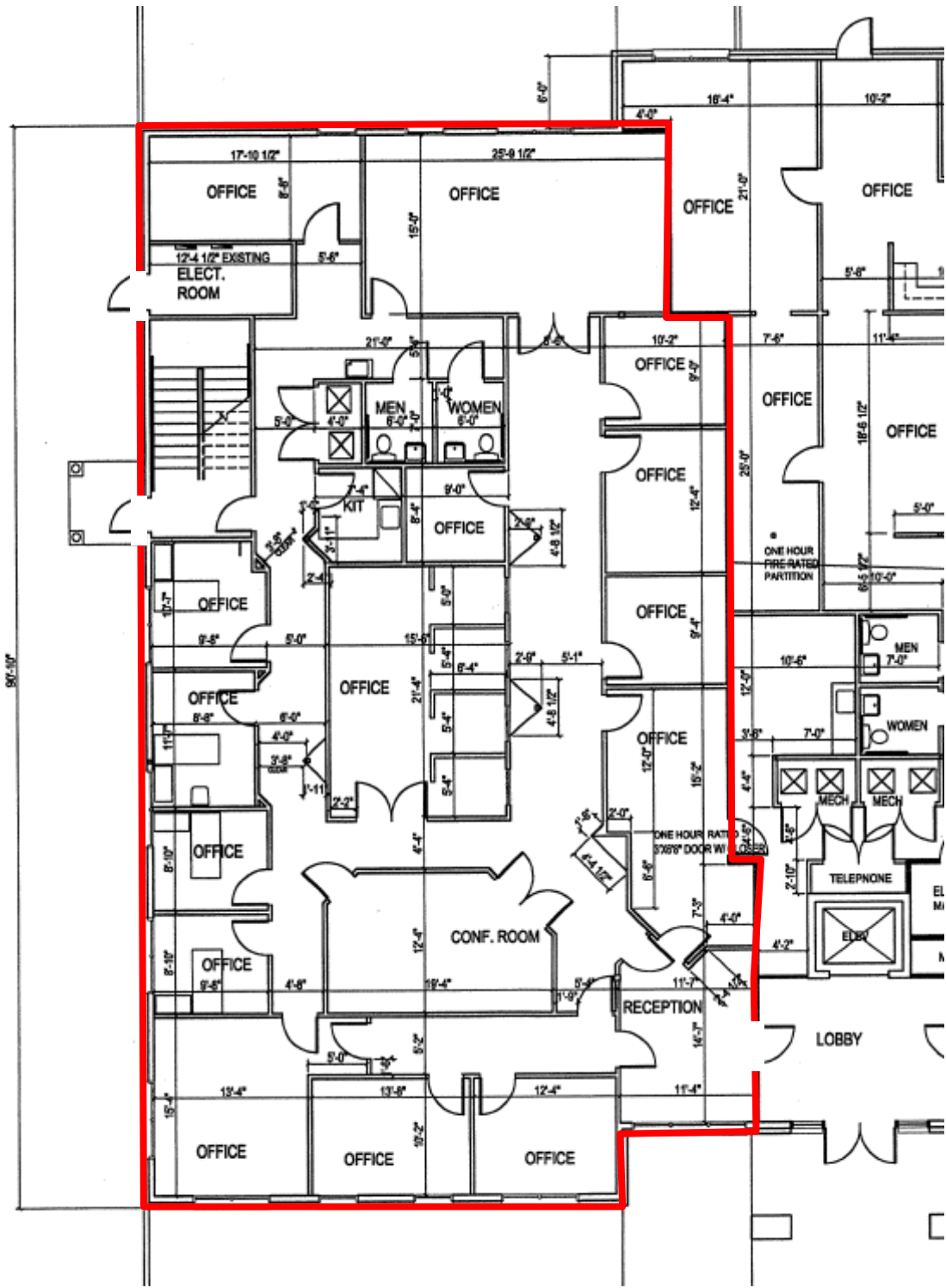
Aerial View Looking East



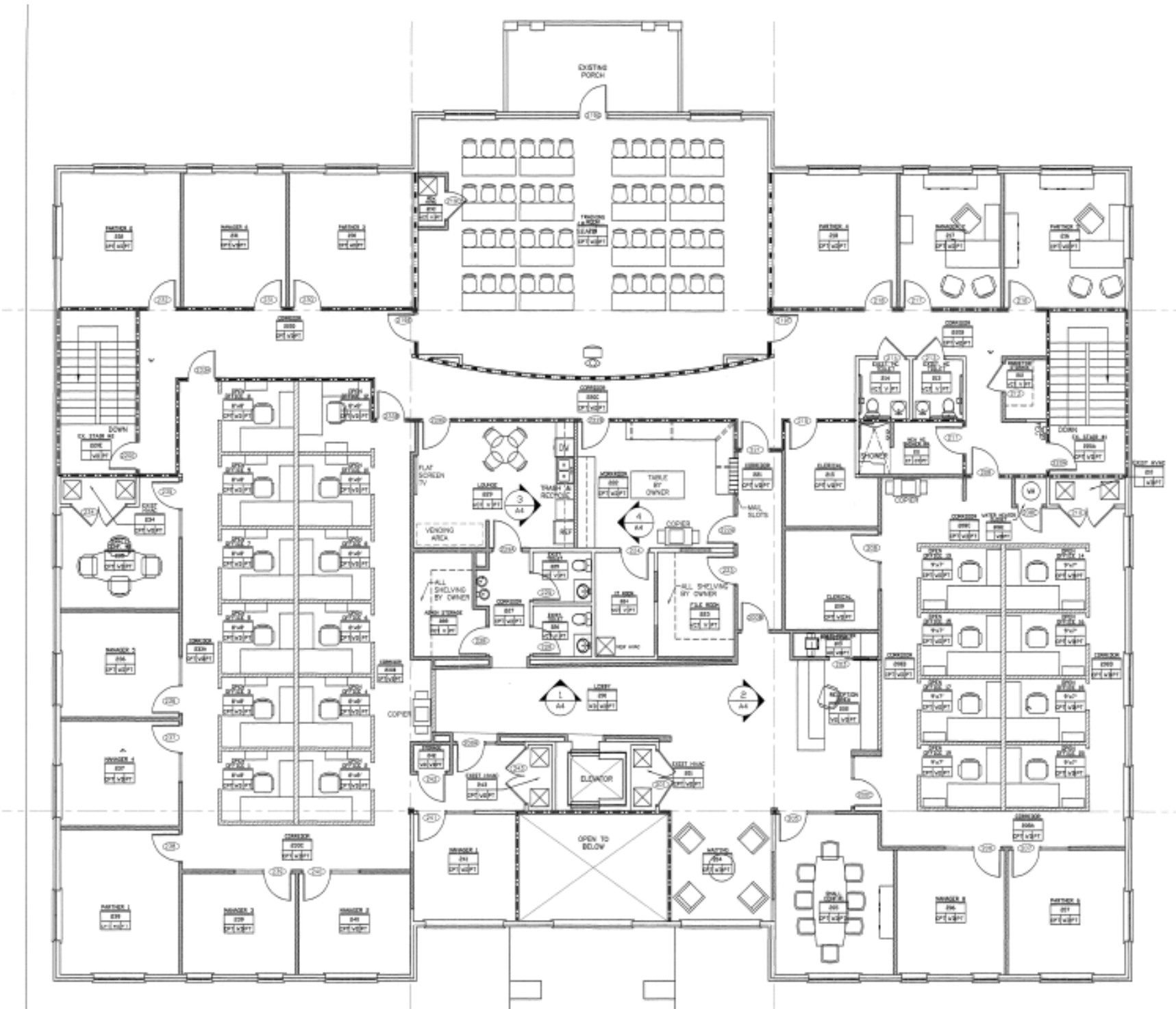
2477 Tim Gamble
Place



Floor Plan 1st Floor (Home Instead Suite)

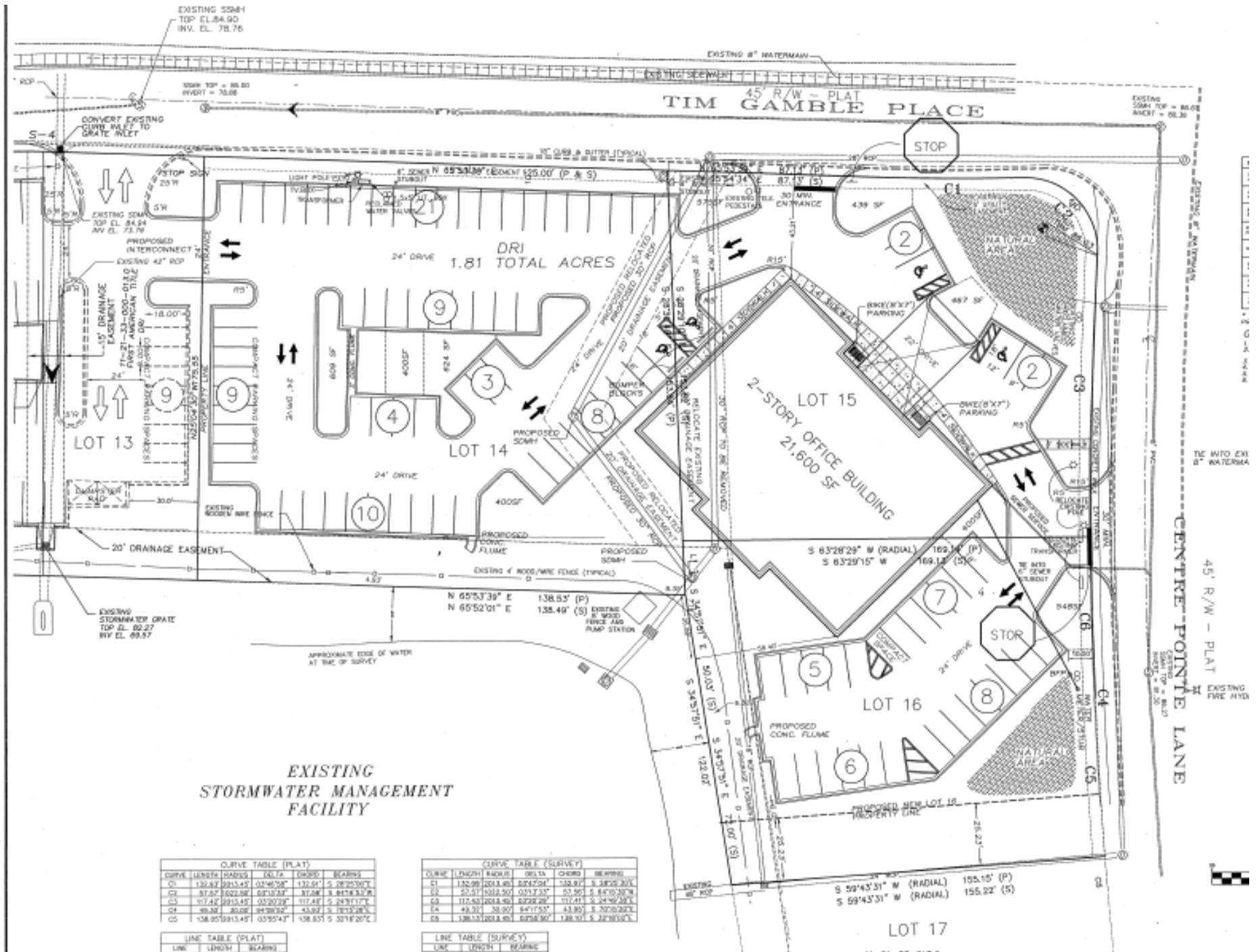


Floor Plan 2nd Floor



N I J
C E A N
2 4
S I
T J

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



**EXISTING
STORMWATER MANAGEMENT
FACILITY**

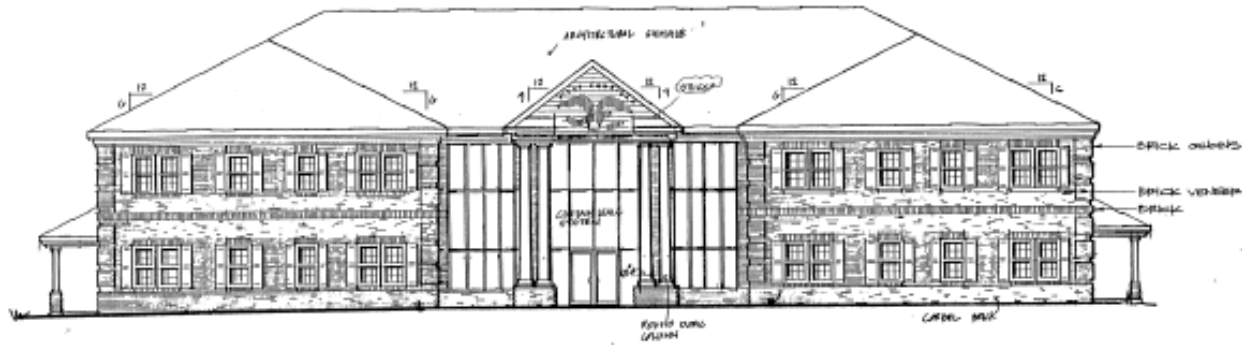
CURVE TABLE (PLAT)				
CHORD	LENGTH	RADIUS	DELTA	BEARINGS
C1	130.43	2015.45	03°46'54"	170.00° S 28°20'00" W
C2	37.57	1002.98	02°10'31"	37.28° S 84°18'30" W
C3	107.42	9915.48	02°20'29"	107.48° S 24°17'17" W
C4	46.42	30.08	84°08'32"	43.82° S 70°12'28" W
C5	138.95	9915.48	03°59'43"	138.95° S 20°14'20" W

LINE TABLE (PLAT)		
LINE	LENGTH	BEARING
L1	130.43	170.00° S 28°20'00" W
L2	37.57	37.28° S 84°18'30" W
L3	107.42	107.48° S 24°17'17" W
L4	46.42	43.82° S 70°12'28" W
L5	138.95	138.95° S 20°14'20" W

CURVE TABLE (SURVEY)				
CHORD	LENGTH	RADIUS	DELTA	BEARINGS
C1	132.98	2013.40	03°47'01"	132.98° S 28°20'00" W
C2	37.57	1012.50	02°10'31"	37.57° S 84°18'30" W
C3	107.42	9914.40	02°20'29"	107.42° S 24°17'17" W
C4	46.42	30.08	84°08'32"	43.82° S 70°12'28" W
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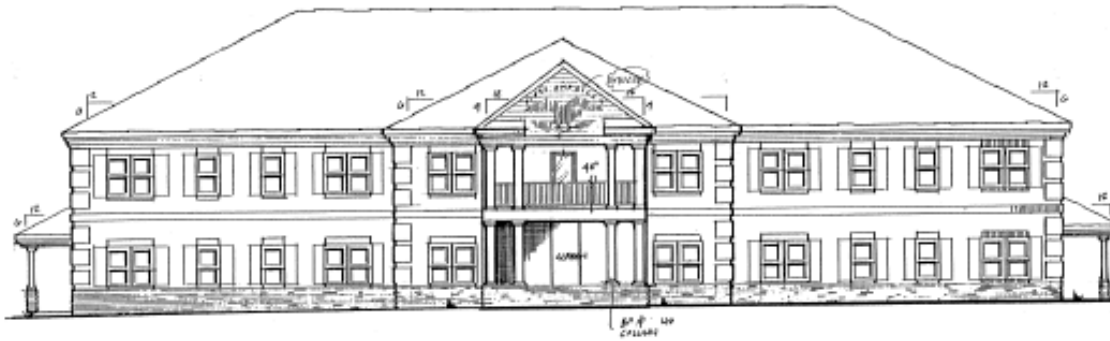
Exterior Elevations



WEST ELEVATION 1/8" = 1'-0"



NORTH ELEVATION 1/8" = 1'-0"
SOUTH ELEVATION SIMILAR



EAST ELEVATION 1/8" = 1'-0"

NOTE:
REMOVE ALL SHUTTERS (5/20/11)

TOCK
CHAZAMA
ARCHITECT
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EXTERIOR ELEVATIONS	
DATE: 8/2/11	PROJECT: 1111
CENTRE POINTE BUIL	
LOTS 14, 15, 16, CENTRE POW	