

Office Property
FOR LEASE



1882 CAPITAL CIR NE

Tallahassee, FL 32308

LOGAN SHORT
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PREMIER COMMERCIAL GROUP
Tallahassee, FL 32303
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PROPERTY DESCRIPTION

Premier Commercial Group is pleased to present a ±1,260 SF office condo available for lease at Centre Pointe Professional Center, ideally located along Capital Circle NE—one of Tallahassee's most heavily traveled corridors. Positioned between the region's major hospitals, this property offers exceptional convenience and visibility, making it an ideal fit for professional or medical office users.

The suite features a functional and efficient layout, including a reception/waiting area, four private offices, a conference room, kitchenette, and private restroom. The space is well-suited for a variety of office users seeking a turnkey solution in a highly accessible location.

Centre Pointe Professional Center offers ample shared parking and excellent ingress and egress via Capital Circle NE, Care Drive, and Centre Pointe Boulevard. Surrounded by a strong mix of restaurants, retail, financial institutions, and established residential neighborhoods, this location provides both convenience for employees and accessibility for clients.

PROPERTY HIGHLIGHTS

- Efficient layout conference room, reception/waiting area, kitchenette, and private restroom
- Centrally positioned between Tallahassee's major hospitals
- Ample shared parking with easy access points
- Surrounded by retail, dining, and professional services
- Ideal for medical, professional, or service-based users

OFFERING SUMMARY

Lease Rate:	\$16.40 SF/yr (Gross)
Available SF:	1,260 SF
Lot Size:	1.23 Acres
Building Size:	15,120 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,133	24,338	60,461
Total Population	6,581	52,452	145,343
Average HH Income	\$82,420	\$112,103	\$94,880

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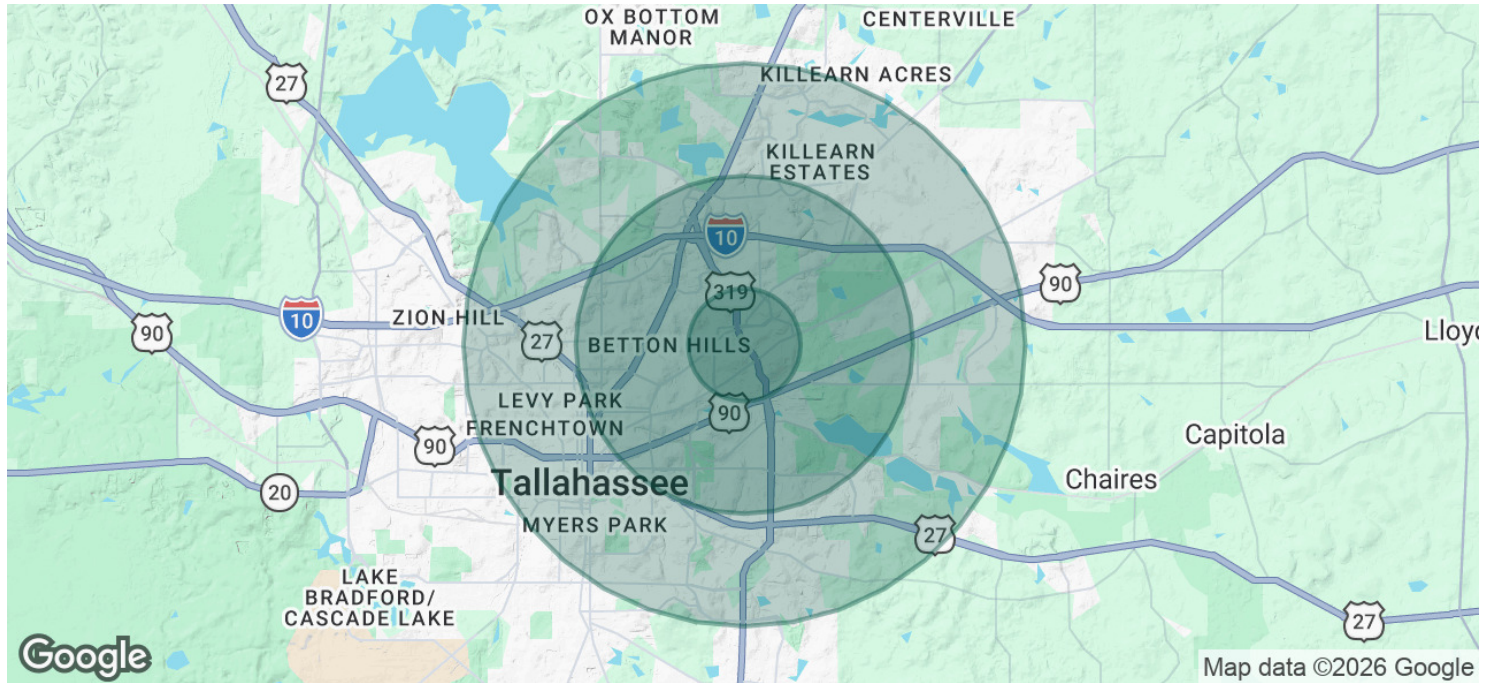


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,581	52,452	145,343
Average Age	44.5	40.0	35.3
Average Age (Male)	42.0	37.4	33.8
Average Age (Female)	47.5	42.4	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,133	24,338	60,461
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$82,420	\$112,103	\$94,880
Average House Value	\$280,556	\$323,568	\$318,727

2023 American Community Survey (ACS)

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