



# HIGHPOINT CENTER

106 EAST COLLEGE AVENUE



James L. Nystrom, SIOR  
+1 850 224 2300 | [nystrom@talcor.com](mailto:nystrom@talcor.com)

# HIGHPOINT CENTER

## PROPERTY

Highpoint Center, located at 106 East College Avenue, is one of Tallahassee's premier office buildings. This Class "A" office building has up to 83,376 SF of rentable office space. Highpoint Center has on-site property management and secure after-hour and weekend access card entrance. This building is conveniently located in the heart of downtown Tallahassee in close proximity to the Capitol and FSU.

## TALLAHASSEE AREA INFORMATION

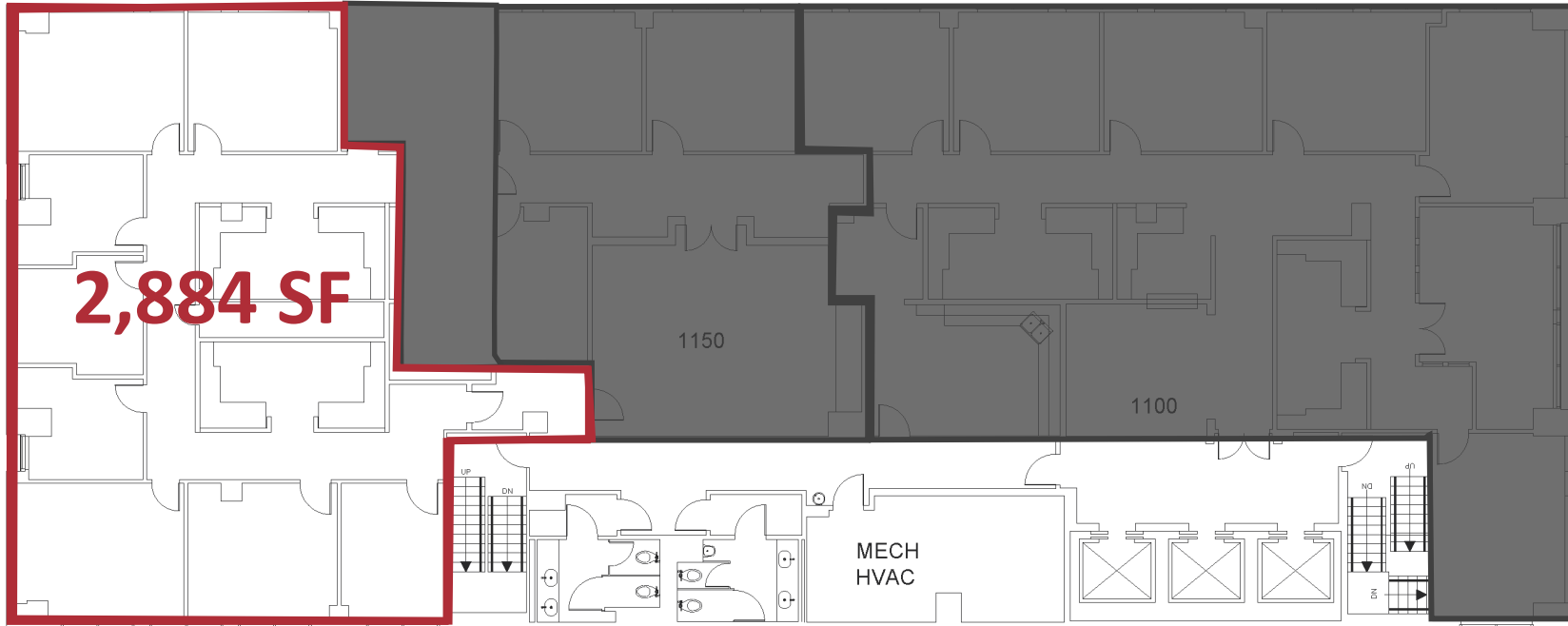
Tallahassee is known as Florida's Capital City and Downtown Tallahassee is the political epicenter drawing in visitors from around the state and nation to visit the Capitol. In addition, the city is known for its college population from Florida State University (42,000 student enrollment), Tallahassee Community College (18,000 students), and Florida A&M University (9,000 student enrollment). The heart of the Capital City is Downtown Tallahassee. Downtown Tallahassee is known for its beautiful parks, boutique hotels, unique and exciting dining, museums, arts, music and natural resources. So regardless of what brought you here, being here will guarantee you an experience vibrant with entertainment, culture and delight.

- 2,774 – 9,224 rentable SQFT available
- Steps from the capitol
- Full floor available from 7,787 SQFT
- On-site parking





# PROPERTY SUMMARY



**11th Floor +/- 2,884 SF Rentable Area**

- 8 Offices
- 4 Work-stations

American Building Calculations

23110 State Road 54  
Suite 252  
Lutz, FL 33549  
813-600-5472  
www.abcalc.biz



Client:  
106 E College Ave  
Suite M  
Tallahassee, FL 32301  
850.222.1642

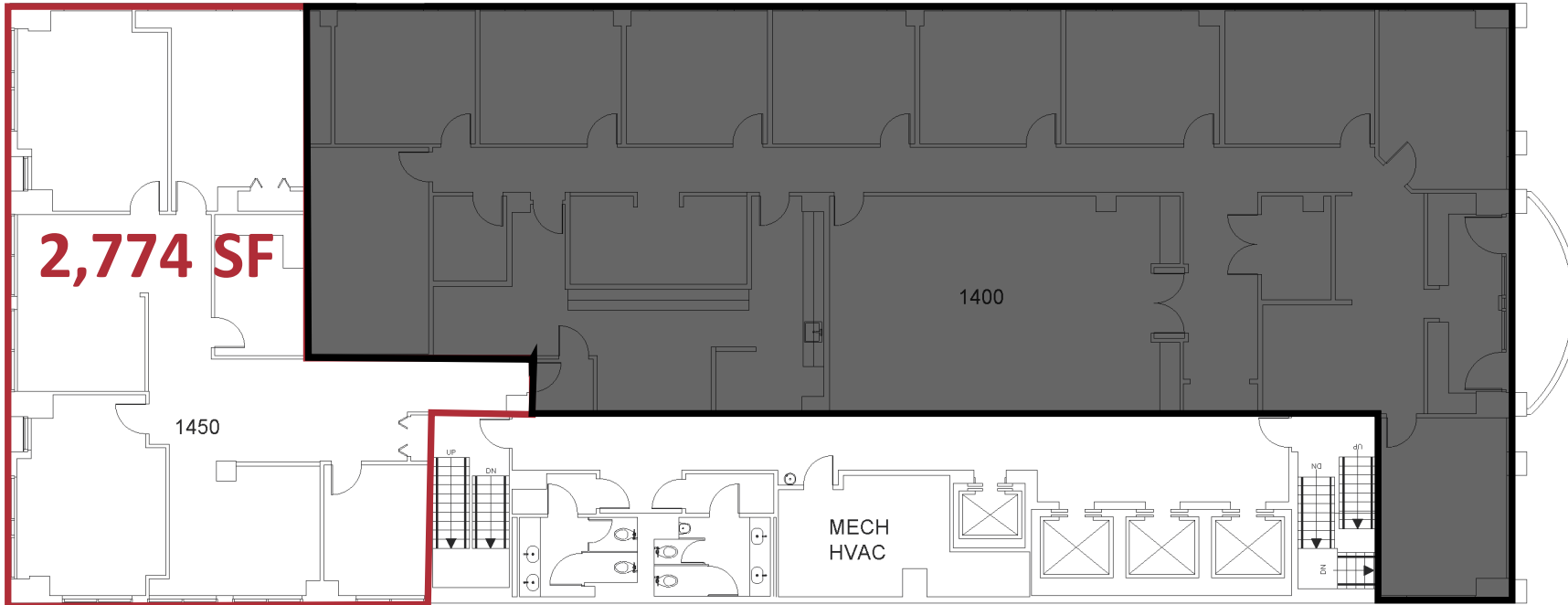
Property:  
Highpoint Center  
106 E College Ave  
Tallahassee, FL 32301

This is an unpublished existing condition measurement / as-built floor plan document created by American Building Calculations, Inc. Any site plans are outlines only and are not to be considered valid engineering drawings. This document has been created based on the contract for this project agreed upon between the owner and American Building Calculations, Inc. Any publication, copying, distribution or exhibiting of this document with attributes identifying American Building Calculations, Inc. is not permitted in any fashion without the written permission of American Building Calculations, Inc.

Field Drawn By:	JM
Drawn By:	JM
Published Date:	06/19/19
Revision Date:	N/A

Scale:

# PROPERTY SUMMARY



**14th Floor +/- 2,774 Rentable Area**

- 15 Perimeter Offices
- 1 Large Conference Room
- 1 Kitchen

American Building Calculations

23110 State Road 54  
Suite 252  
Lutz, FL 33549  
813-600-5472  
www.abcalc.biz



Client:  
106 E College Ave  
Suite M  
Tallahassee, FL 32301  
850.222.1642

Property:  
Highpoint Center  
106 E College Ave  
Tallahassee, FL 32301

This is an unpublished existing condition measurement / as-built floor plan document created by American Building Calculations, Inc. Any site plans are outlines only and are not to be considered valid engineering drawings. This document has been created based on the contract for this project agreed upon between the owner and American Building Calculations, Inc. Any publication, copying, distribution or exhibiting of this document with attributes identifying American Building Calculations, Inc. is not permitted in any fashion without the written permission of American Building Calculations, Inc.

Field Drawn By:	JM
Drawn By:	JM
Published Date:	06/19/19
Revision Date:	N/A

Scale:





**James (Jimmy) L. Nystrom, SIOR**

Commercial Advisor

**NAI TALCOR**

o: 850.224.2300

f: 850.425.1114

c: 850.570.5837

[nystom@talcor.com](mailto:nystom@talcor.com)

**NAI TALCOR**

1018 Thomasville Road, Suite 200A

Tallahassee, Florida 32303

+1 850 224 2300

**TALCOR.COM**

©2018 NAI TALCOR

The contents of this proposal are intended for the individuals to whom it is presented or delivered and their company associates. Any dissemination or replication, without the express authorization of NAI TALCOR, is strictly prohibited.