

NE Tallahassee Investment Office Building For Sale

***2477 Tim Gamble Place
Tallahassee, Florida 32308***



Exclusively Offered By
Jeff Billingsley
Broker-Associate
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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 investment 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. Anchored with long term leases with global credit tenants, the property represents a rare investment opportunity for a NE Tallahassee office property. The first floor (6,438 sq. ft.) is leased to LabCorp with the remaining (4,000 sq. ft.) available for lease. The second floor (10,998 sq. ft.) is leased to a Global Defense Contractor, Nammo. The second floor office space features a combination of executive offices, conference/training rooms, built in workstations, break room, and much more.

- Built in 1999
- 21,988 sq. ft. +/-

1st Floor:

-Suite 101-(4,000 sq. ft.)
Available

-Suite 102-Leased to Lab
Corp (6,438 sq. ft.) Thru
10/30/2031

2nd Floor:

Suite 200-Leased to Nammo
(10,998 sq. ft.) Thru 9/7/2030

- 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
- New Roof 2016



Sale Price: \$3,775,000.00 (Cap Rate: 7.5% Cap Rate)

Craig Commercial Realty 3360 Capital Circle Northeast, Suite A, Tallahassee, Florida 32308
Phone: (850) 668-3333 Fax: (850) 668-4756

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TENANTS



Nammo is an international aerospace and defense company headquartered in Norway. With more than 4,100 employees, 27 production sites and a presence in 12 countries, Nammo is one of the world's leading providers of specialty ammunition and rocket motors. Our core mission: To help governments with the tools they need to provide security and freedom. Learn more at <https://www.nammo.com>



Labcorp (NYSE: LH) is a global leader of innovative and comprehensive laboratory services that helps doctors, hospitals, pharmaceutical companies, researchers and patients make clear and confident decisions. We provide insights and advance science to improve health and improve lives through our unparalleled diagnostics and drug development laboratory capabilities. The company's nearly 70,000 employees serve clients in approximately 100 countries, provided support for more than 75% of the new drugs and therapeutic products approved in 2024 by the FDA, and perform more than 700 million tests annually for patients around the world. Learn more about us at www.labcorp.com

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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 Elevator Landing



2nd Floor Hallway



2nd Floor Conference Room



2nd Floor Small Conference Room



2nd Floor Training Room



2nd Floor Training Room



2nd Floor Workstations



2nd Floor Corner Office



2nd Floor Corner Office



2nd Floor Corner Office



2nd Floor Kitchen



2nd Floor Bathroom (1 of 5)



1st Floor (LabCorp Lobby)



1st Floor (LabCorp Reception)



Aerial View Looking East



CANOPY
A Community with Deep Roots

CAPITAL REGIONAL
MEDICAL CENTER

Publix

SmartBank

Glory Days
GRILL

McDonald's

Ruby
Tuesday

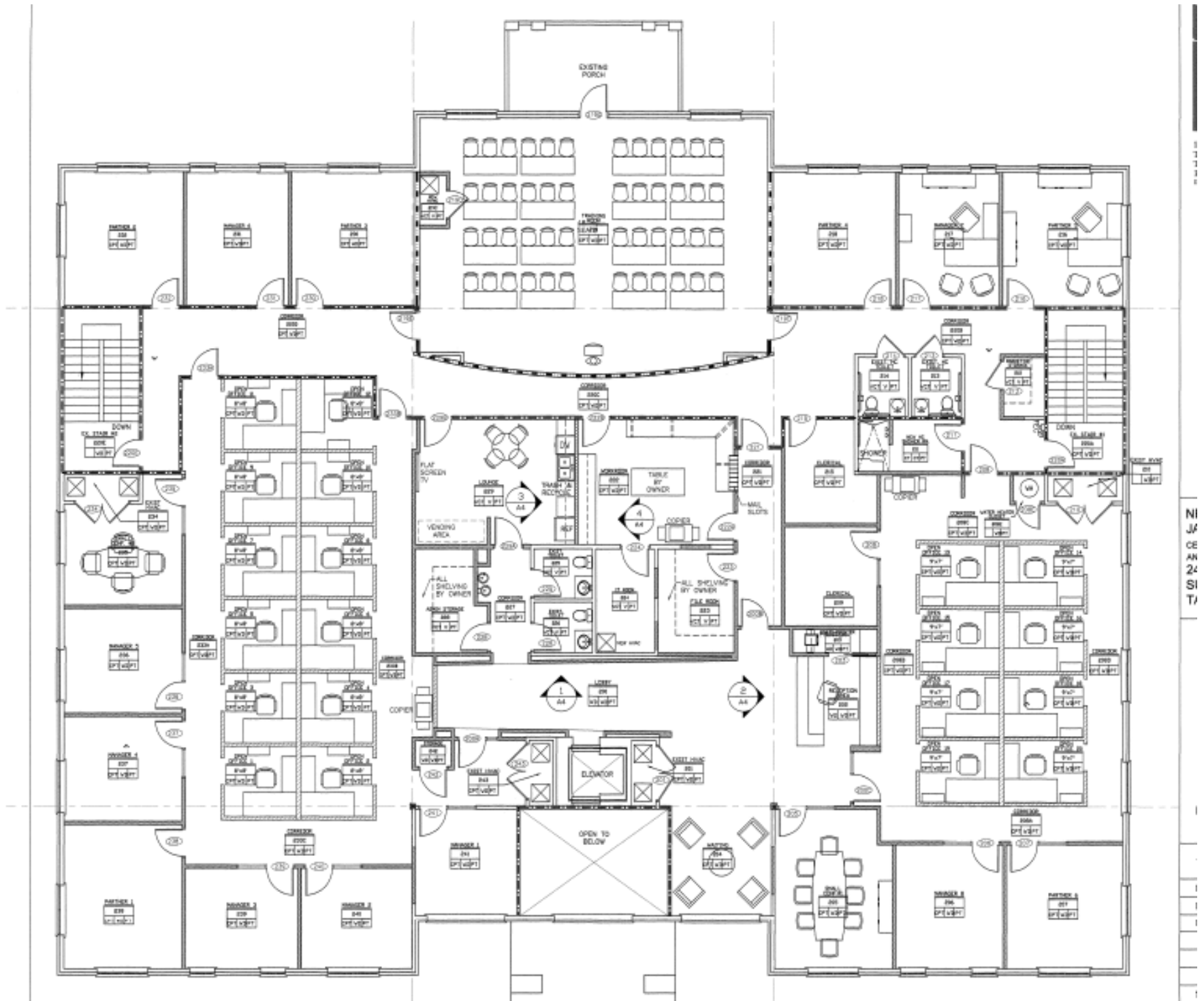
2477 Tim Gamble
Place

Floor Plan 1st Floor (Leased LabCorp Suite)

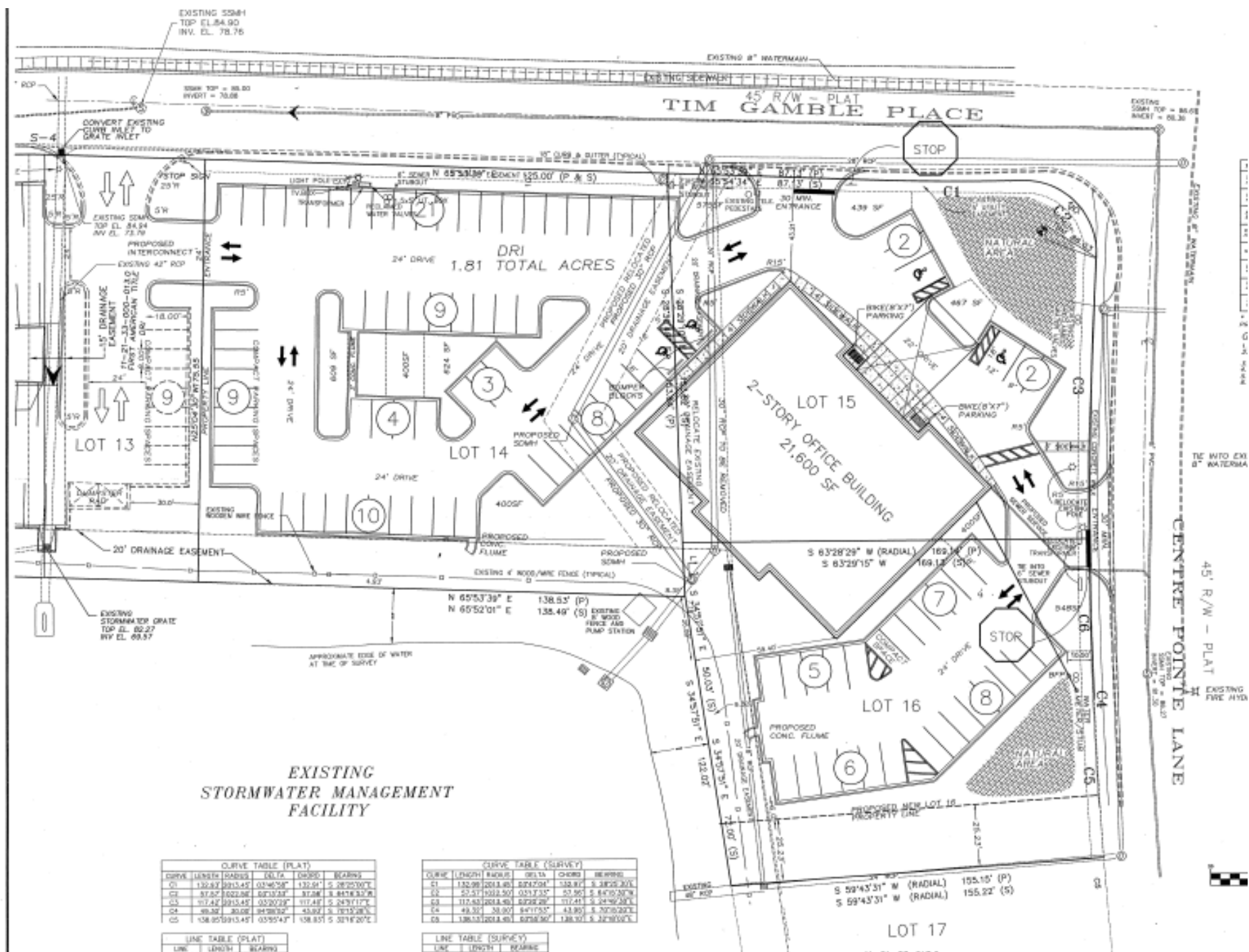


EQUIPMENT AND FURNITURE PLAN

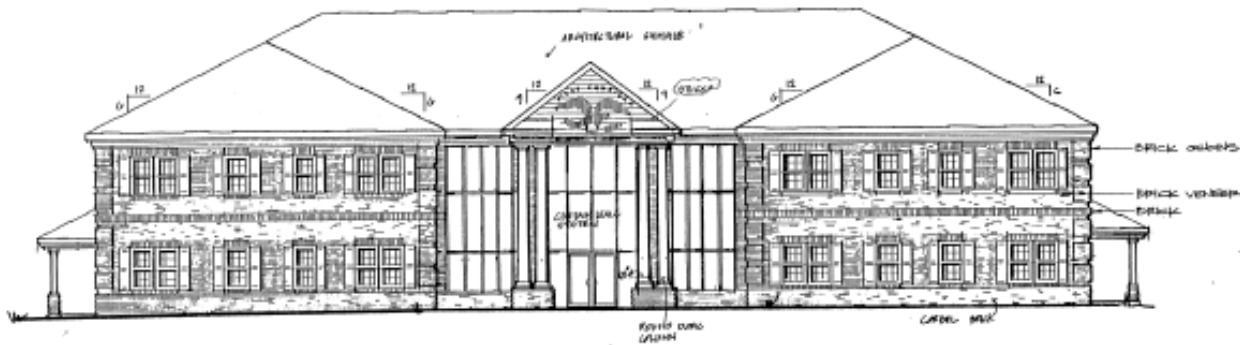
Floor Plan 2nd Floor (Leased Nammo Suite)



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



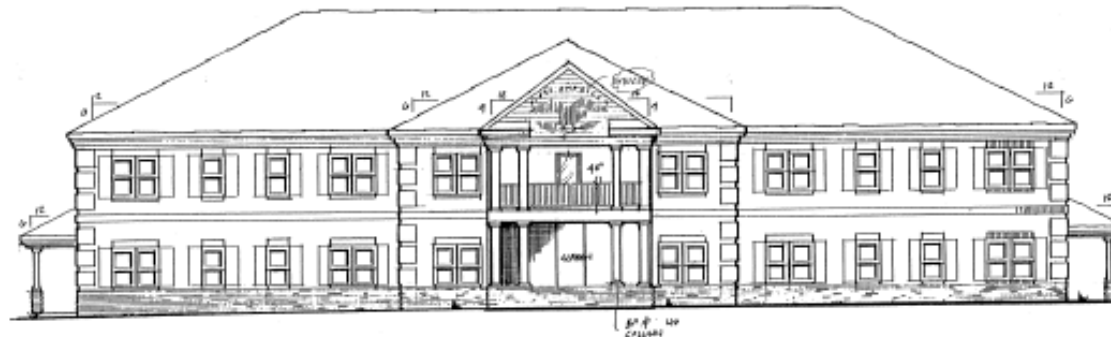
Exterior Elevations



WEST ELEVATION $\frac{1}{8}'' = 1'-0''$



NORTH ELEVATION $\frac{1}{8}'' = 1'-0''$
 SOUTH ELEVATION SIMILAR



EAST ELEVATION $\frac{1}{8}'' = 1'-0''$

RENAME ALL SENTENCES

**TOOK
CHAZAMA
ARCHITECTS**
1110
OLD FORD DRIVE
- SAN JOSE, CA 95128
TEL: 415/921-1110
FAX: 415/921-1110
WWW.TOOKCHAZAMA.COM

EXTERIOR ELEVATIONS

DATE:	APPROVED BY:
DATE: 2/1/97	NA 10-950
CENTRE POINTE BUILD	
LOTS 14, 15, 16, CENTRE POIN	