



STRUCTURE
COMMERCIAL REAL ESTATE
&
PROPERTY MANAGEMENT

CLASS A OFFICE SUITE FOR SUBLEASE

1701 HERMITAGE BLVD 203 SUBLEASE

TALLAHASSEE, FL 32308

DANIEL H. WAGNON, SIOR

Principal
850.656.6555 X105
daniel@structureiq.net

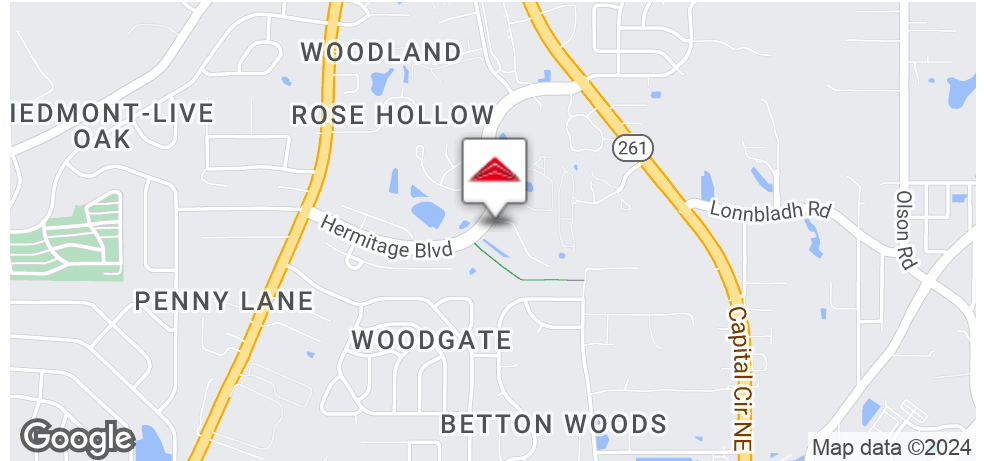
WHITNEY EUBANKS

Consultant
850.228.6690
whitney@structureiq.net



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OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (MG)
Building Size:	32,366 SF
Available SF:	4,500 - 6,753 SF
Lot Size:	3.33 Acres
Year Built:	2004
Renovated:	2022
Video Link:	https://vimeo.com/891498949?share=copy

PROPERTY OVERVIEW

Class A 32,000 square foot office with high visibility and signage directly on Hermitage Blvd., less than 1/2 mile from Thomasville Road interchange. A turnkey professional office suite of 6,753 sf allows available for occupancy starting July 2024. Long-time ownership and professional management gives stability to the office building. Entry Foyer and Common Area upgrades are underway in 2Q/3Q 2024.

LOCATION OVERVIEW

Located in the high demand office sub-market of I-10 & Thomasville Road, 1701 Hermitage is a Class A professional office building comprising of a diverse set of professional services companies. Visibility and frontage directly on Hermitage Blvd. allows for easing access from all major travel corridors, Capital Circle NE and Thomasville Road.

SPACES

Professional Office Sublease

LEASE RATE

\$23.00 SF/yr

SPACE SIZE

4,500 - 6,753 SF



ADDITIONAL PHOTOS: 1701 HERMITAGE BLVD

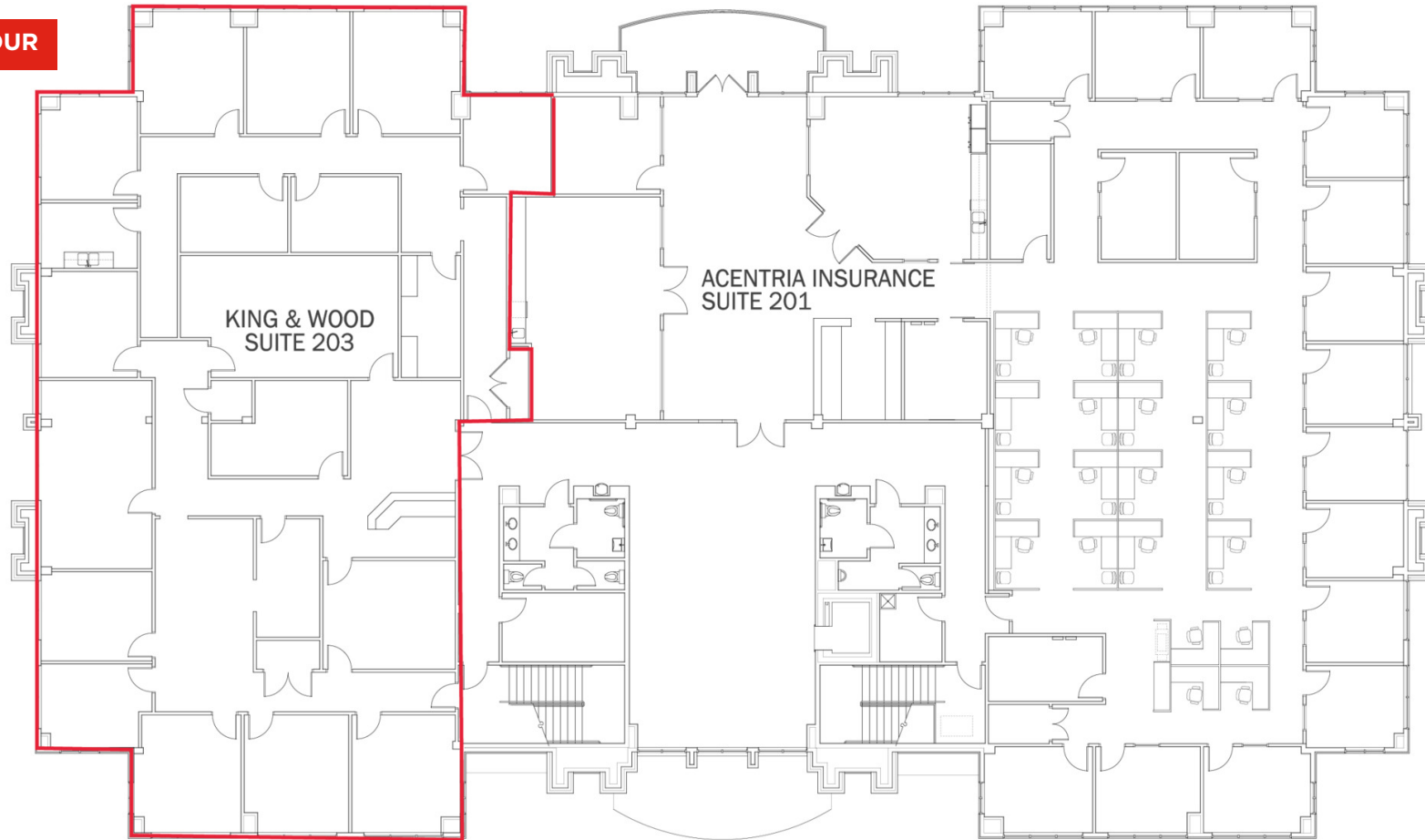
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AVAILABLE OFFICE SUITE 203: SUBLEASE

TALLAHASSEE, FL 32308

VIDEO TOUR



TITAN ARCHITECT

2316 KILLEARN CENTER BLVD. SUITE 200 TALLAHASSEE, FLORIDA AR 103114
E-MAIL: BH@TITAN-ARCHITECT.COM PHONE: 850-264-4099



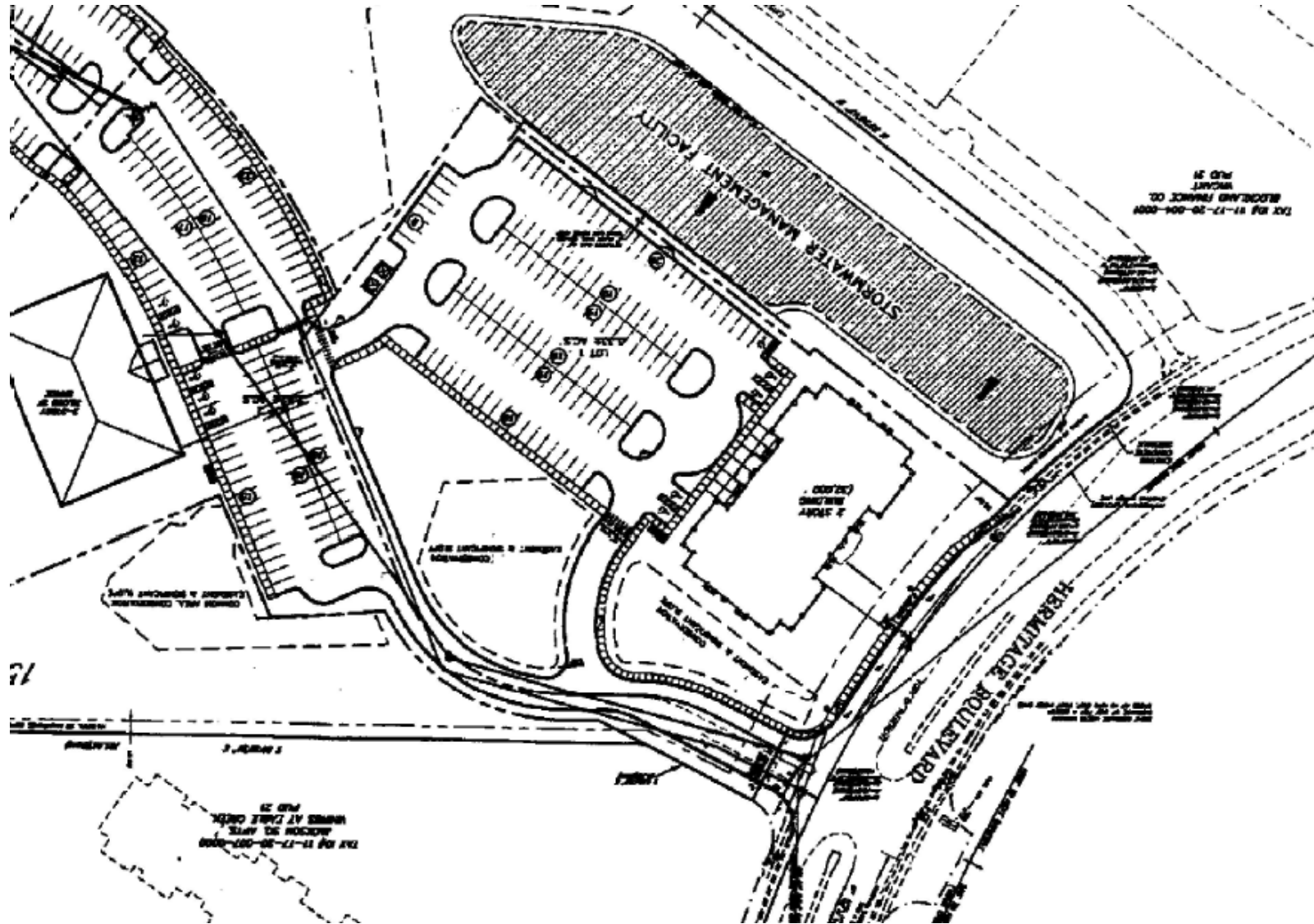
OVERALL PLAN - 2ND FLOOR

1701 HERMITAGE BLVD - TALLAHASSEE, FL SCALE: 3/16" = 1'-0"

THIS PLAN IS CREATED FROM MULTIPLE SOURCES, INCLUDING FIELD VERIFICATION, RECORD DRAWINGS, AND BROKER PROVIDED INFORMATION. PRIOR TO ANY ACTION EXISTING CONDITIONS SHOULD BE VERIFIED FOR ACCURACY. NOT ALL AREAS HAVE BEEN VERIFIED, OR ARE INACCESSIBLE FOR VERIFICATION.

SITE PLAN: 1701 HERMITAGE BLVD

TALLAHASSEE, FL 32308



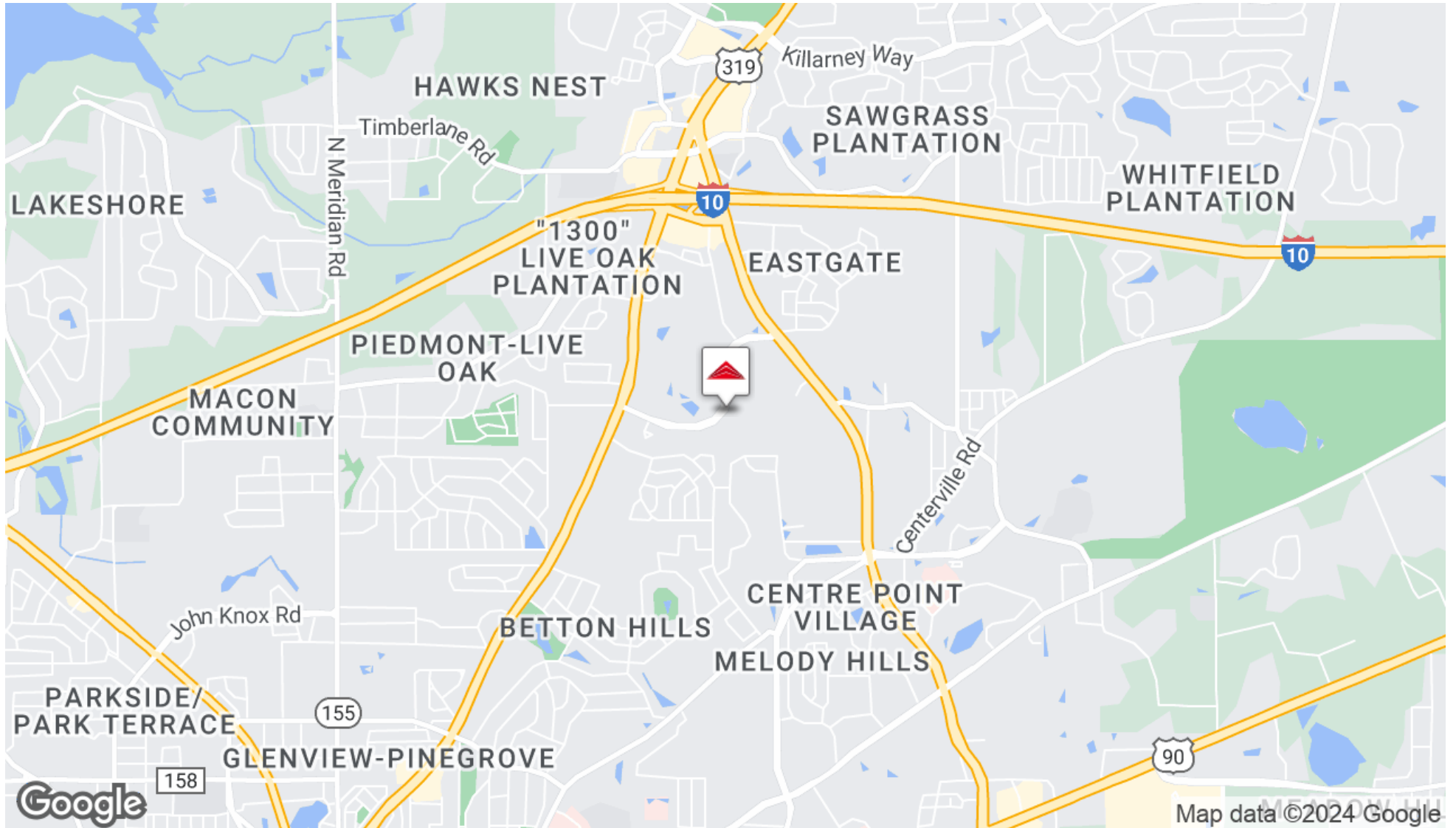
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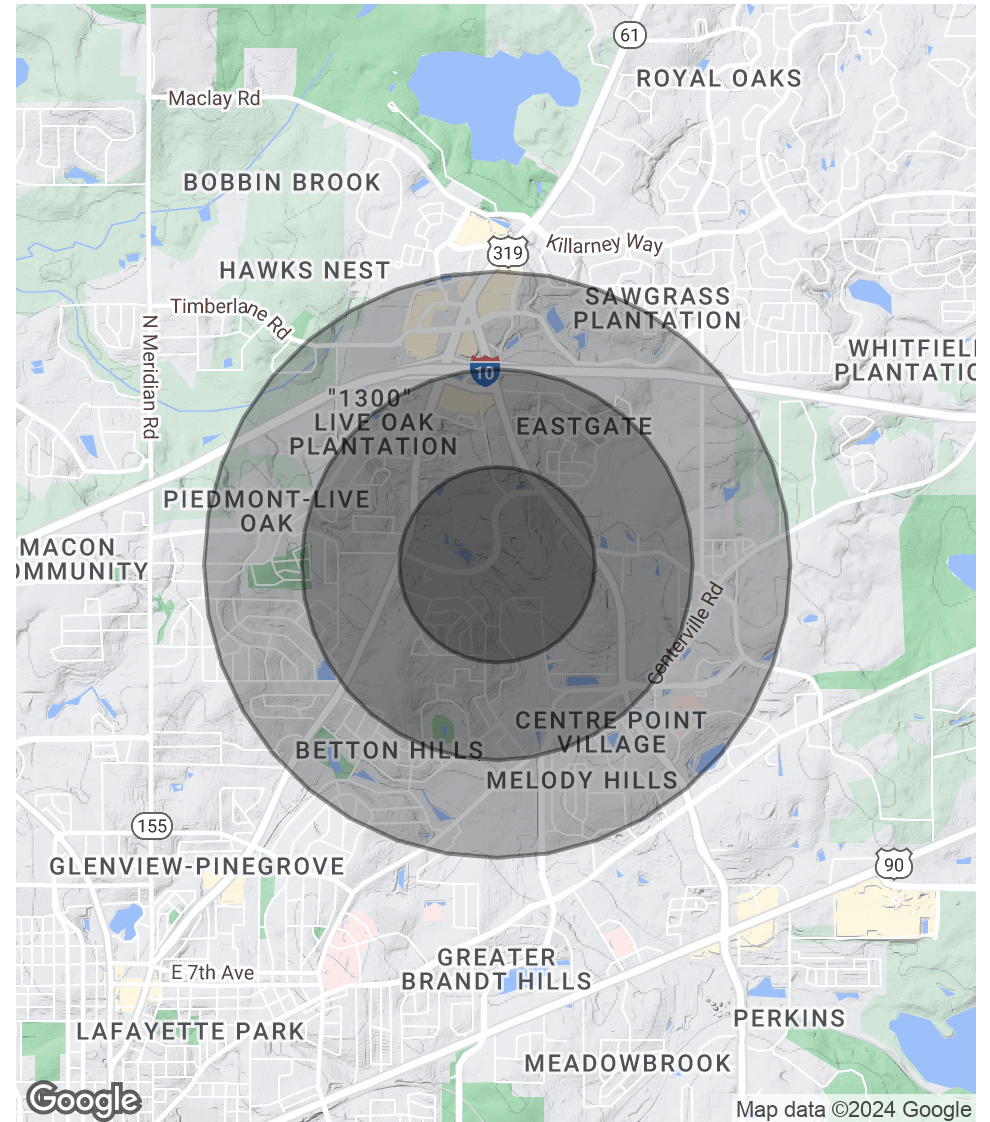
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,816	5,974	13,403
Average Age	47	46	45
Average Age (Male)	45	44	43
Average Age (Female)	48	47	47

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	915	2,802	6,113
# of Persons per HH	2	2.1	2.2
Average HH Income	\$104,502	\$112,731	\$111,070
Average House Value	\$507,680	\$466,033	\$425,699

Demographics data derived from AlphaMap



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DANIEL H. WAGNON, SIOR

Principal

daniel@structureiq.net

Direct: **850.656.6555 x105** | Cell: **850.766.2271**

PROFESSIONAL BACKGROUND

Daniel has over 24 years of experience with 6 years in capital markets, investment banking, and asset valuation and over 18 years of experience in providing comprehensive corporate real estate and consulting services. His clientele includes users and owners of commercial real estate throughout the Southeast United States. Daniel's main focus has been on providing strategic planning, asset management and brokerage for institutional, corporate, non-profit and government clients. Such services also include portfolio optimization, analyzing consolidating opportunities, and executing real estate leases, acquisitions, dispositions, and developments.

EDUCATION

Bachelor of Business Administration (BBA) and Master of Business Administration (MBA)
The University of Georgia, Terry College of Business

MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR)
Former Board Member - Early Learning Coalition of Big Bend
Former Board Member - Ronald McDonalds' House of Big Bend
F3 Member

Structure Commercial Real Estate, a Real Estate IQ firm

1705 Metropolitan Blvd. Suite 201

850.656.6555



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PROFESSIONAL BACKGROUND

Born and raised in Tallahassee, FL., Whitney joined Structure with a focus on Healthcare Real Estate and site selection. Whitney graduated with a Bachelors in Business Administration from Florida State University and an MBA in Healthcare Management from Florida Institute of Technology where she also played collegiate volleyball.

She has over 10 years experience in Marketing and Sales roles in the diagnostic imaging industry across N Florida and S Georgia. In 2018, she played an integral role in opening her family's construction company which has cultivated her passion for site selection and project management. In this role she oversees business finances, marketing and payroll.

Whitney is a mom of 3 and enjoys exploring the outdoors with her family any opportunity they get.

EDUCATION

Bachelors, Business Administration, Florida State University
MBA, Healthcare Management, Florida Institute of Technology

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