



CLASS A OFFICE SUITE FOR SUBLEASE

1701 HERMITAGE BLVD SUITE 203 SUBLEASE

TALLAHASSEE, FL 32308

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1701 HERMITAGE BLVD: SUITE 203 SUBLEASE

EXECUTIVE SUMMARY



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:	2024
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

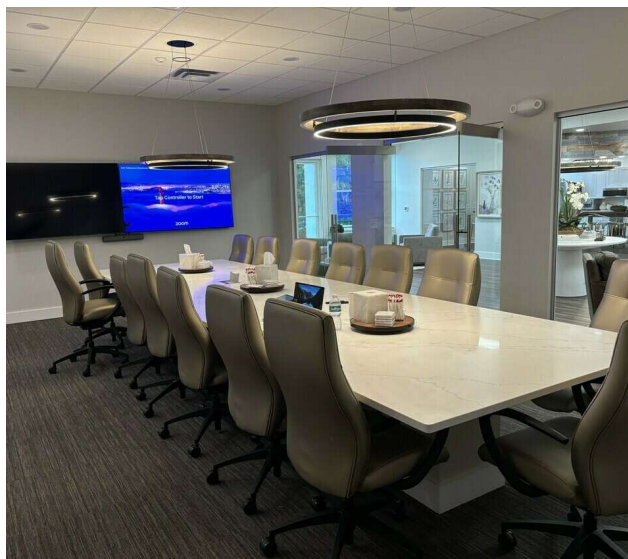
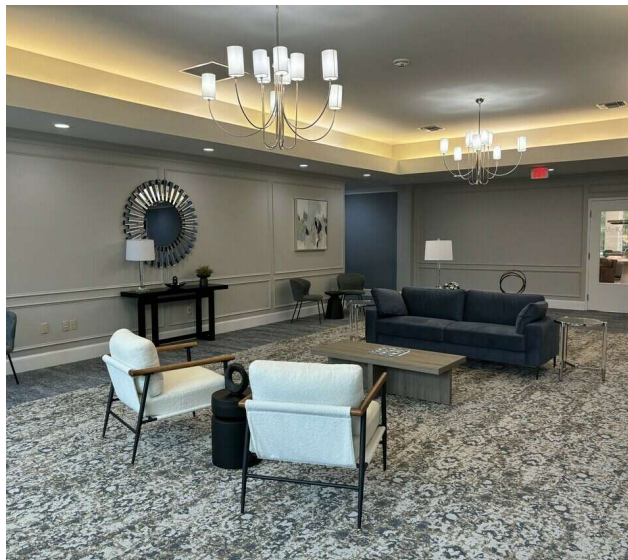
SPACE SIZE

4,500 - 6,753 SF

TALLAHASSEE, FL 32308

ADDITIONAL PHOTOS: 1701 HERMITAGE BLVD

ADDITIONAL PHOTOS



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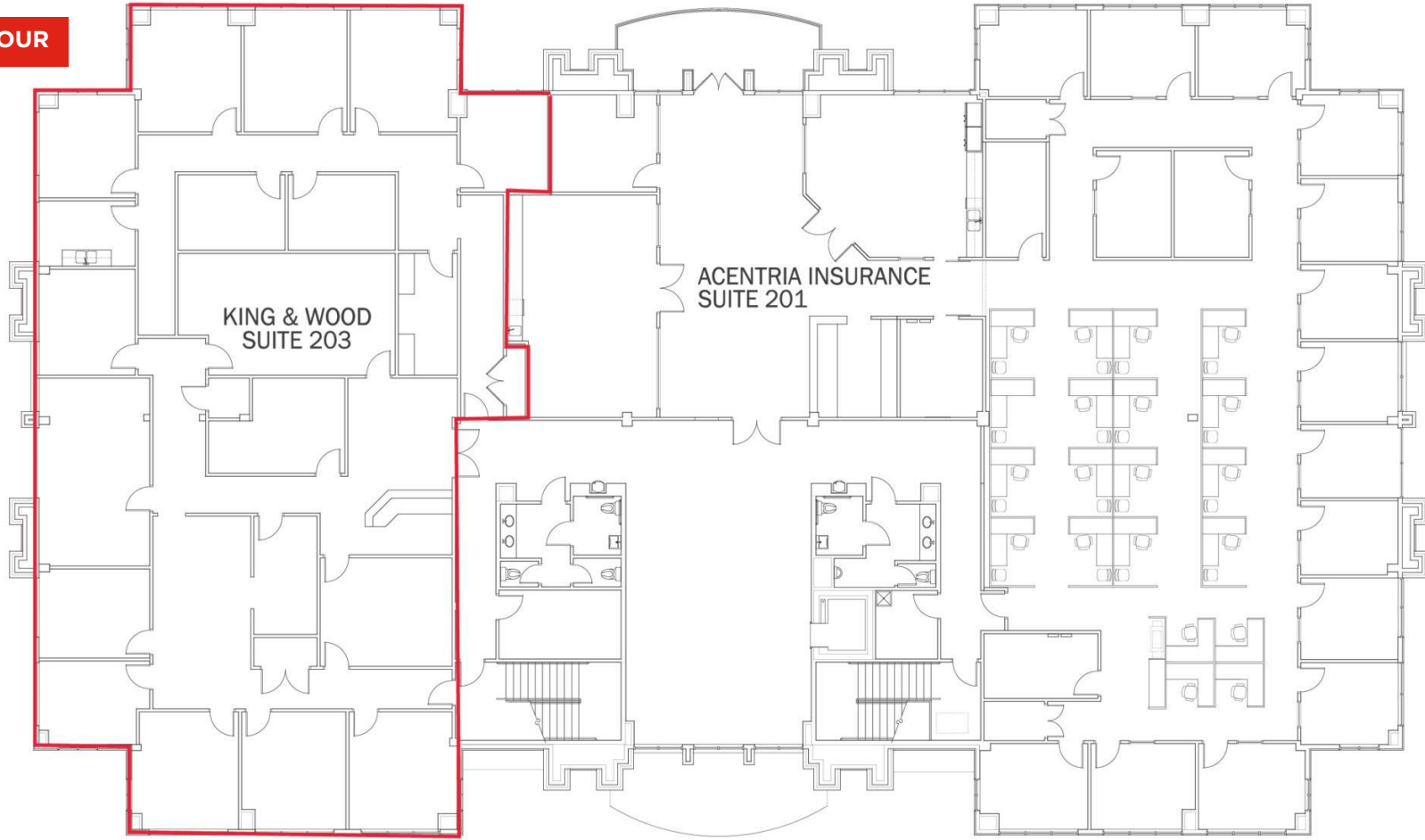


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AVAILABLE OFFICE SUITE 203: SUBLEASE

FLOOR PLANS

VIDEO TOUR



TITAN ARCHITECT
2316 KILLEARN CENTER BLVD. SUITE 200 TALLAHASSEE, FLORIDA AR 103114
E-MAIL: BH@TITAN-ARCHITECT.COM PHONE: 850-284-4099

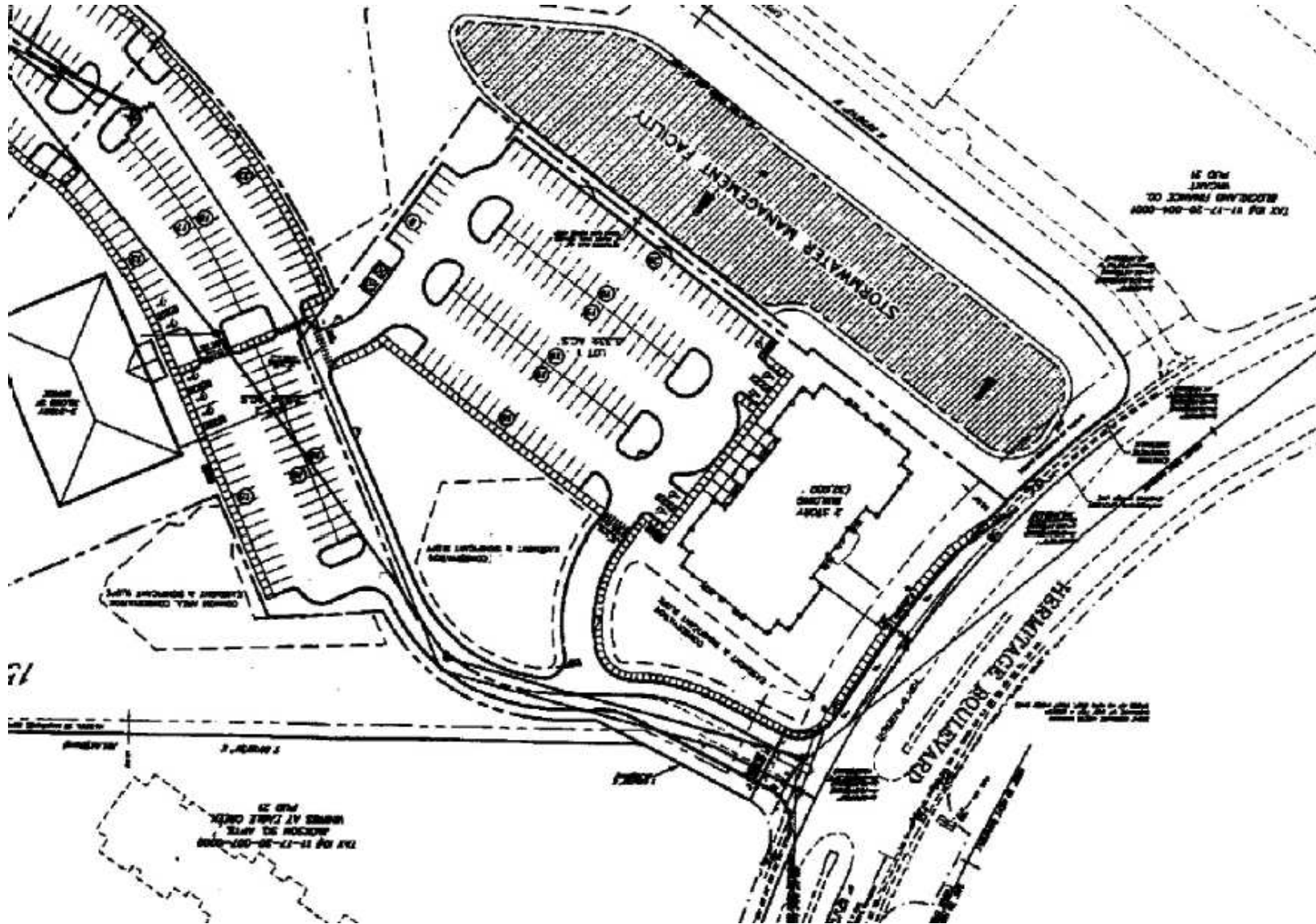


OVERALL PLAN - 2ND FLOOR
1701 HERMITAGE BLVD - TALLAHASSEE, FL SCALE: 3/16" = 1'-0"

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

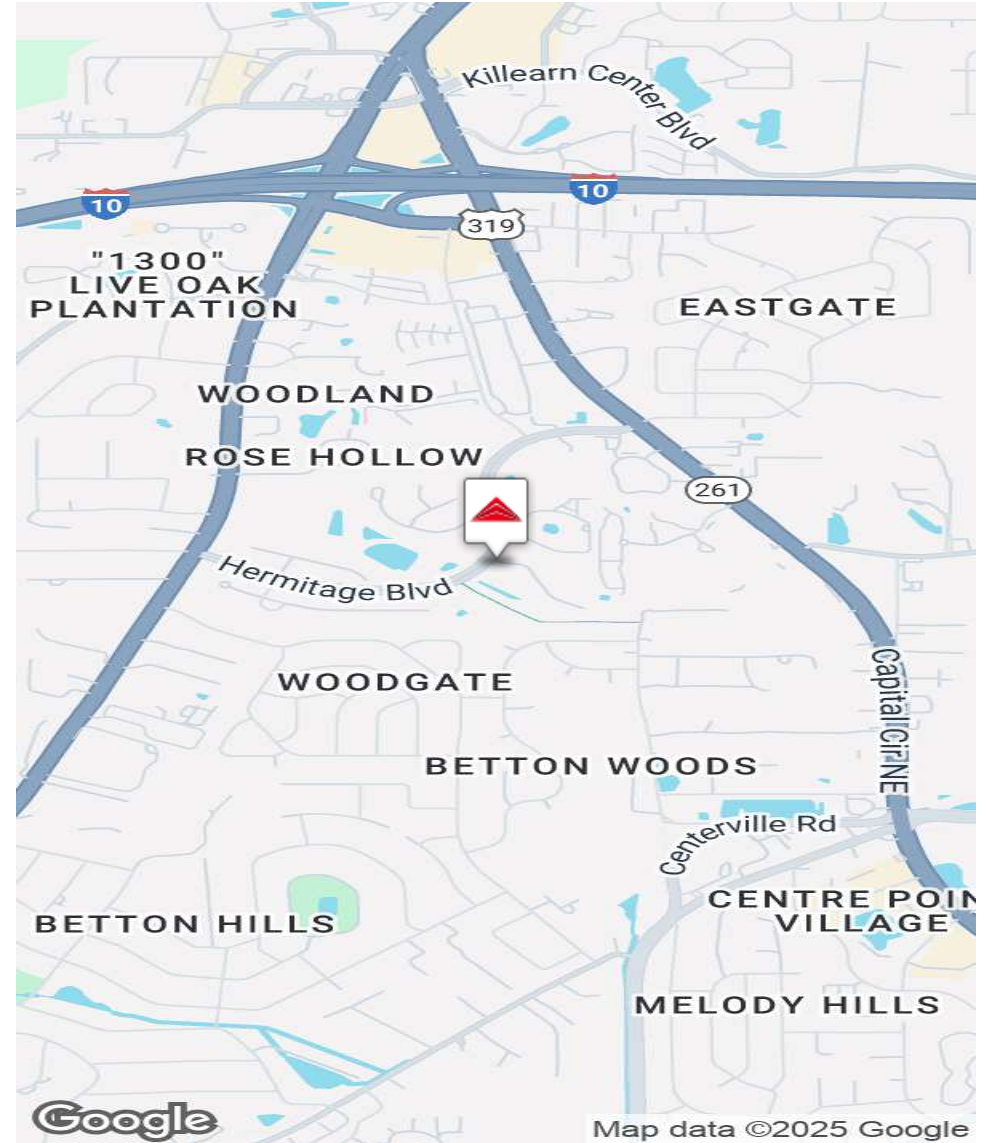
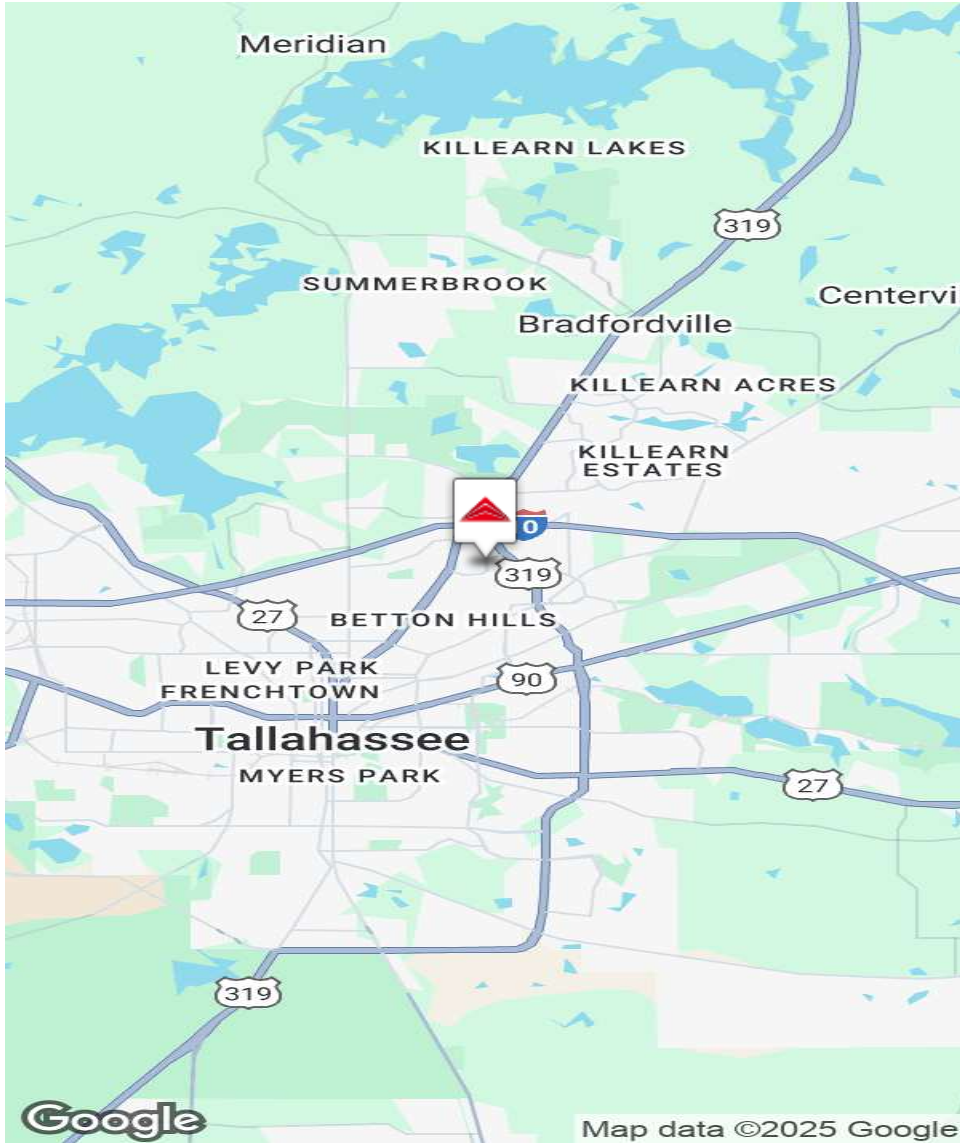
SITE PLANS



TALLAHASSEE, FL 32308

1701 HERMITAGE BLVD 203 SUBLEASE

AERIAL MAP



1701 HERMITAGE BLVD 203 SUBLEASE

DEMOGRAPHICS MAP & REPORT

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

