



# STRUCTURE

COMMERCIAL REAL ESTATE  
&  
PROPERTY MANAGEMENT

PROFESSIONAL OFFICES FOR LEASE

## PARK CENTRE

124 MARRIOTT DRIVE, TALLAHASSEE, FL 32301



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**DANIEL H. WAGNON, SIOR**

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**PROPERTY SUMMARY**



**PROPERTY DESCRIPTION**

Park Centre @ Magnolia at the corner of Park Avenue and Marriott Drive is a professional office setting consisting of 32,200 Rentable Square Feet and over \$1m of upgrades and renovations in the past 24 months. From small suite executive layout to larger suites, the flexible floor plan designs allow Park Centre to work for any size company, from start-up to national company office.

**PROPERTY HIGHLIGHTS**

- Move-In Ready Suites: 2,500-4,700 sf options
- Institutional Ownership
- Over \$1M in modern renovations
- Full Service Lease Structure
- Exterior Signage
- Surrounded by retail and lodging, i.e. Starbucks, Chick-fil-A
- Less than 1/4 miles to Downtown Tallahassee
- 4.0 Parking Spaces / 1000 SF

**LOCATION DESCRIPTION**

Park Centre at Magnolia Grove office building provides tenants with excellent exposure and visibility by the use of one monument sign located directly on Marriott Drive. The Property is located 1 mile to the east of Downtown Tallahassee and the State Capitol complex for the State of Florida. In addition, the Governors Square Mall is located one block to the east and Tallahassee Memorial Healthcare is located one mile to the north of the Property. The site is also adjacent to the new Magnolia Grove Retail Development that features great retail tenants like Starbucks, Mission BBQ and a Home2 Suites by Hilton

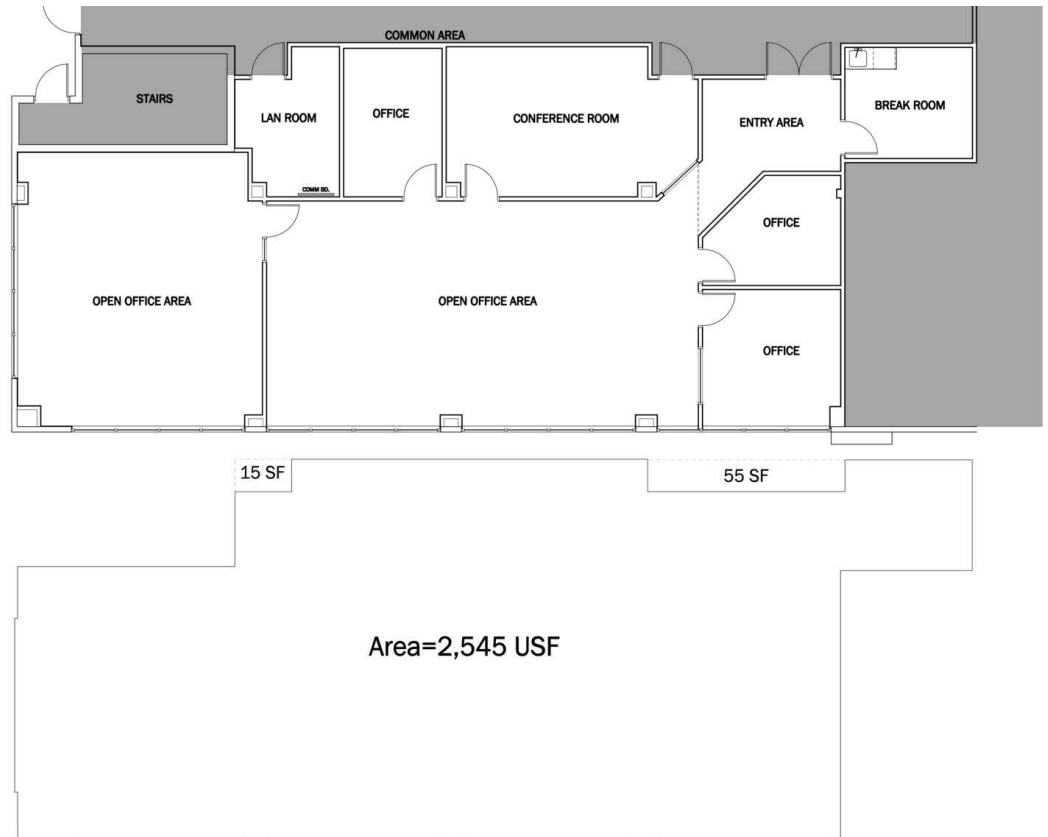
SPACES	LEASE RATE	SPACE SIZE
SUITE 101	\$22.00 SF/yr	2,927 SF

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**FLOOR PLAN- SUITE 101**



**TITAN ARCHITECT**

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



**AS-BUILT PARTIAL FLOOR PLAN - 1ST FLOOR**

124 MARRIOTT DRIVE, TALLAHASSEE, FL - PARK CENTER BUILDING  
SEPT. 09, 2024

SCALE: 1/8" = 1'-0"

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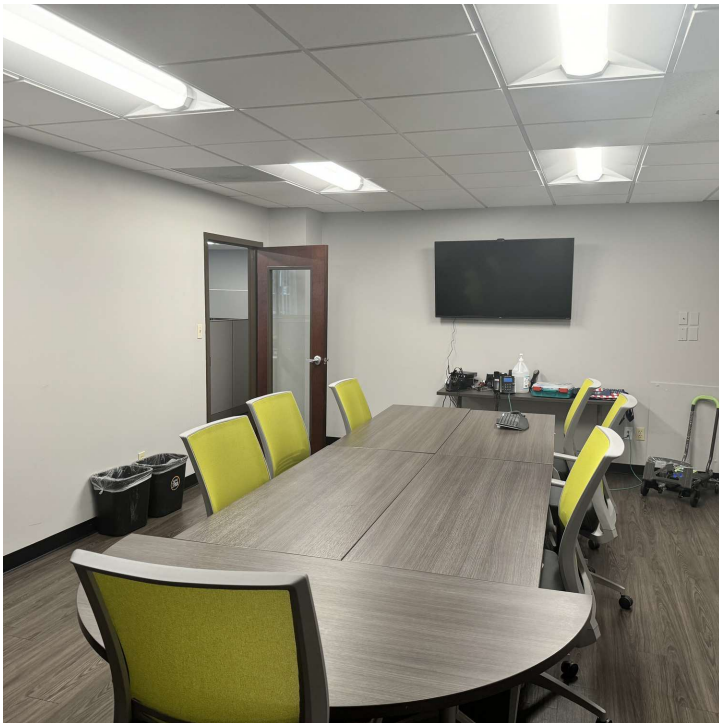
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**SUITE 101**



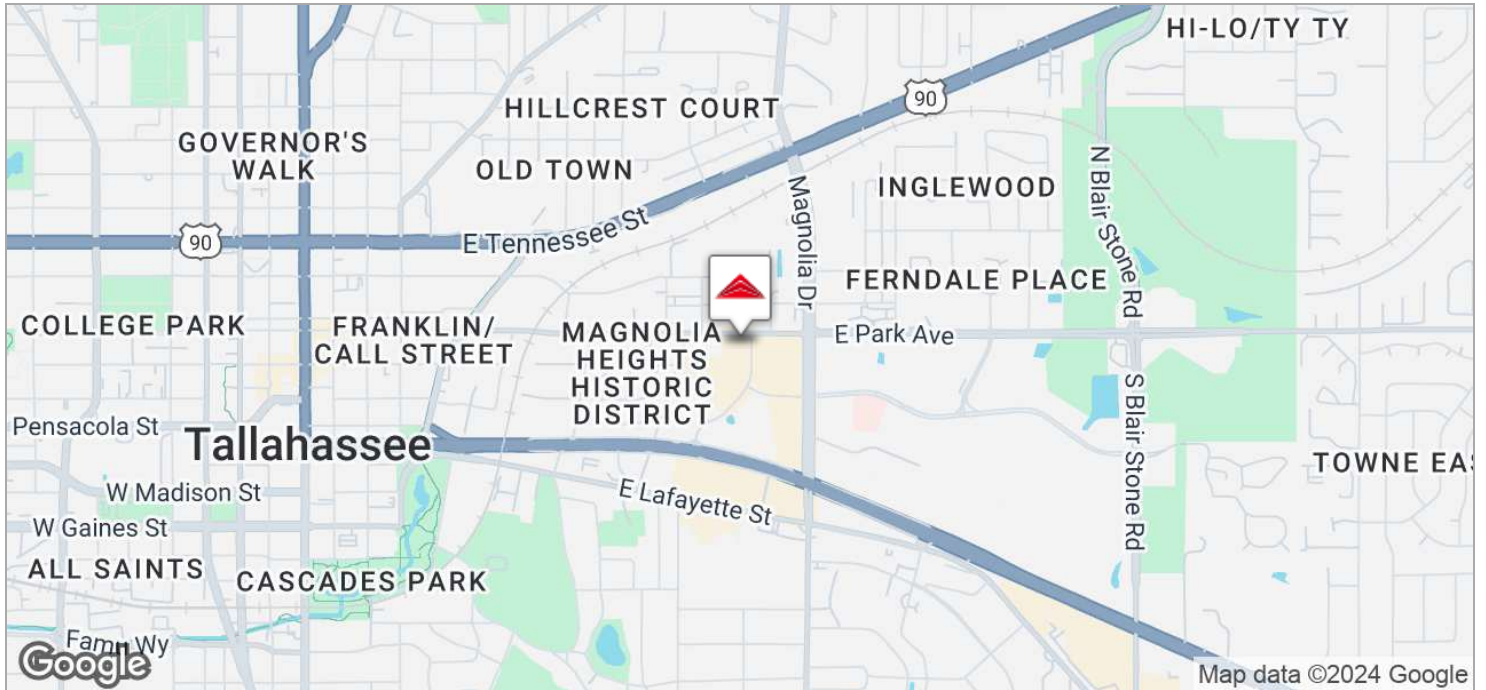
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**LOCATION MAPS**



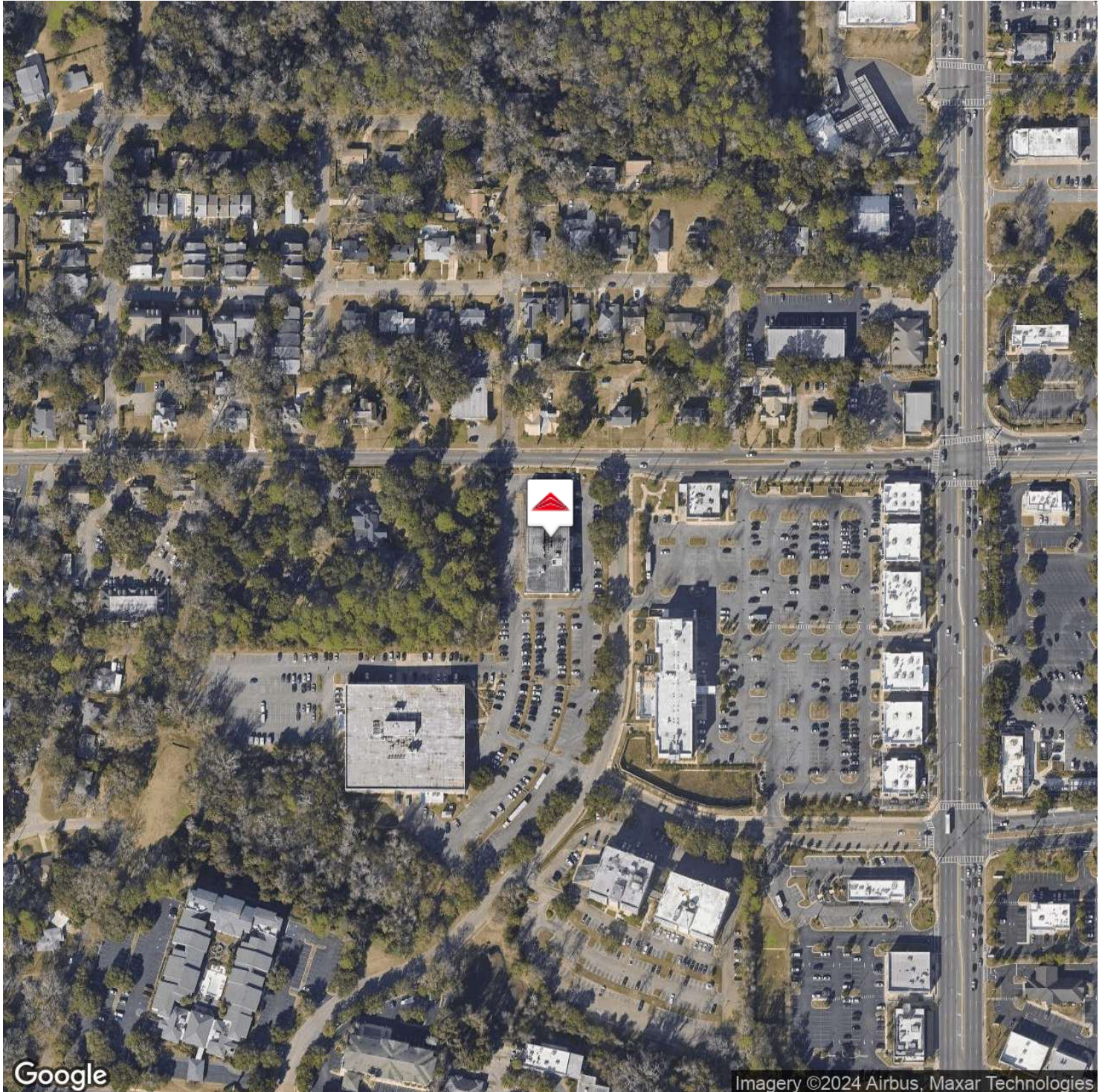
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**AERIAL MAPS**



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**SURROUNDING TRADE MAP**



**TRAFFIC COUNT**

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