

Tallahassee Office Space For Lease
3101 Sessions Road
Tallahassee, Florida 32308



Exclusively Offered By
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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

3101 Sessions Road Tallahassee, Florida



General Summary

3101 Sessions Road is a two story Tallahassee office building located conveniently near I-10/ North Monroe Street. The Property consists of approximately 50,000 sq. ft. of office space with up to 29,000 sq. ft. available for lease. The building features a combination of executive office space, open areas for modular workstations, conference rooms, break rooms, lobby style bathrooms, elevator, back up generator, fiber optic service, and much more. Existing modular furniture is in place and available for a turn-key solution for Tenants. It is an outstanding business headquarters facility given its central location and proximity to Interstate 10.



- **Space Available**
 - 888 sq. ft. — 29,000 sq. ft.
- **2 Story Structure with Elevator**
- **Built in 2002**
- **Recent Renovations**
- **Zoning: OR-3**
- **CAT 350 KW Back Up Power Generator**
- **Fiber Optic Service to Building**
- **196 Parking Spaces**
- **Modular Furniture In Place**
- **Multiple Conference and Training Rooms**
- **Secure Facility with Controlled Key FOB Access.**
- **Beautiful Campus with Park Like Setting**
- **Building Loading Dock available to Tenants**



For Lease at \$19 per sq. ft. Full Service (including Utilities and Janitorial.) *does not include sales tax

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Aerial View Looking Northeast



CITY
CHURCH

H
Holiday Inn
& Suites

INTERSTATE
10

Aerial View of Building/Parking Lot



Exterior -Front Entrance



Exterior-Rear View



Exterior-Front Entrance



Exterior- Bench Seating Overlooking Campus



Exterior- Loading Dock



Full Building Generator-CAT 350KW



Interior-Main Lobby Entrance



Interior-Renovated Lobby Style Bathrooms



Interior-Representative Breakroom



Loading Dock-Interior



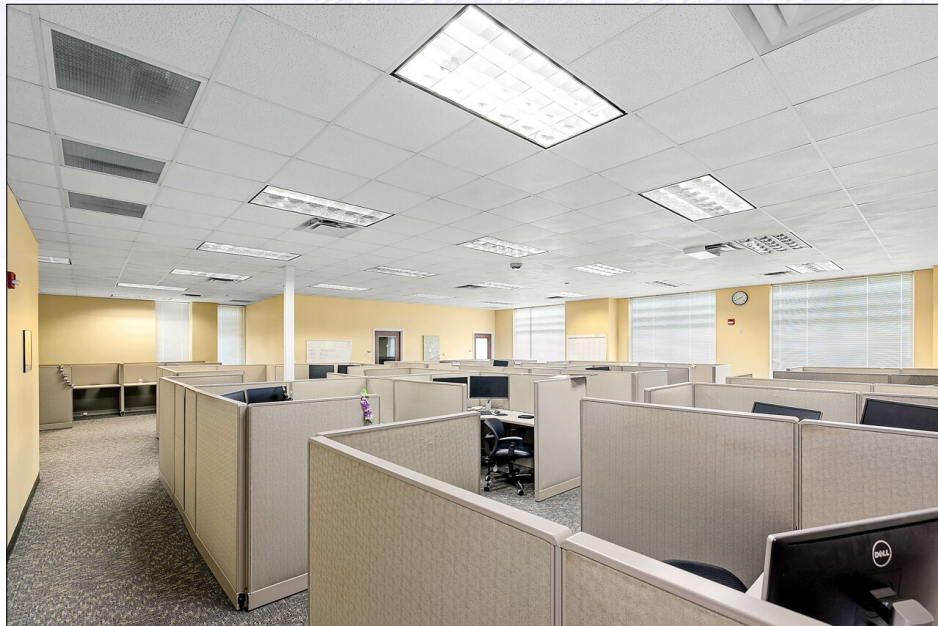
Interior-Board Room on 2nd Floor



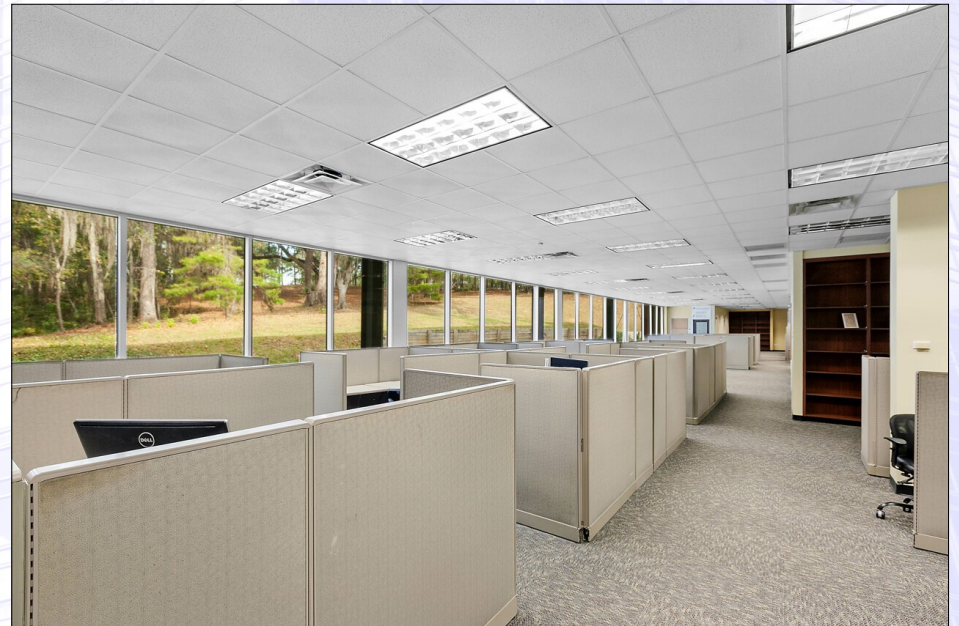
Conference/Training Room on 1st Floor



Interior-Suite on 1st Floor



Interior-Suite on 1st Floor



Interior-Suite on 2nd Floor



Interior-Window Office on 2nd Floor



Interior-Suite on 2nd Floor

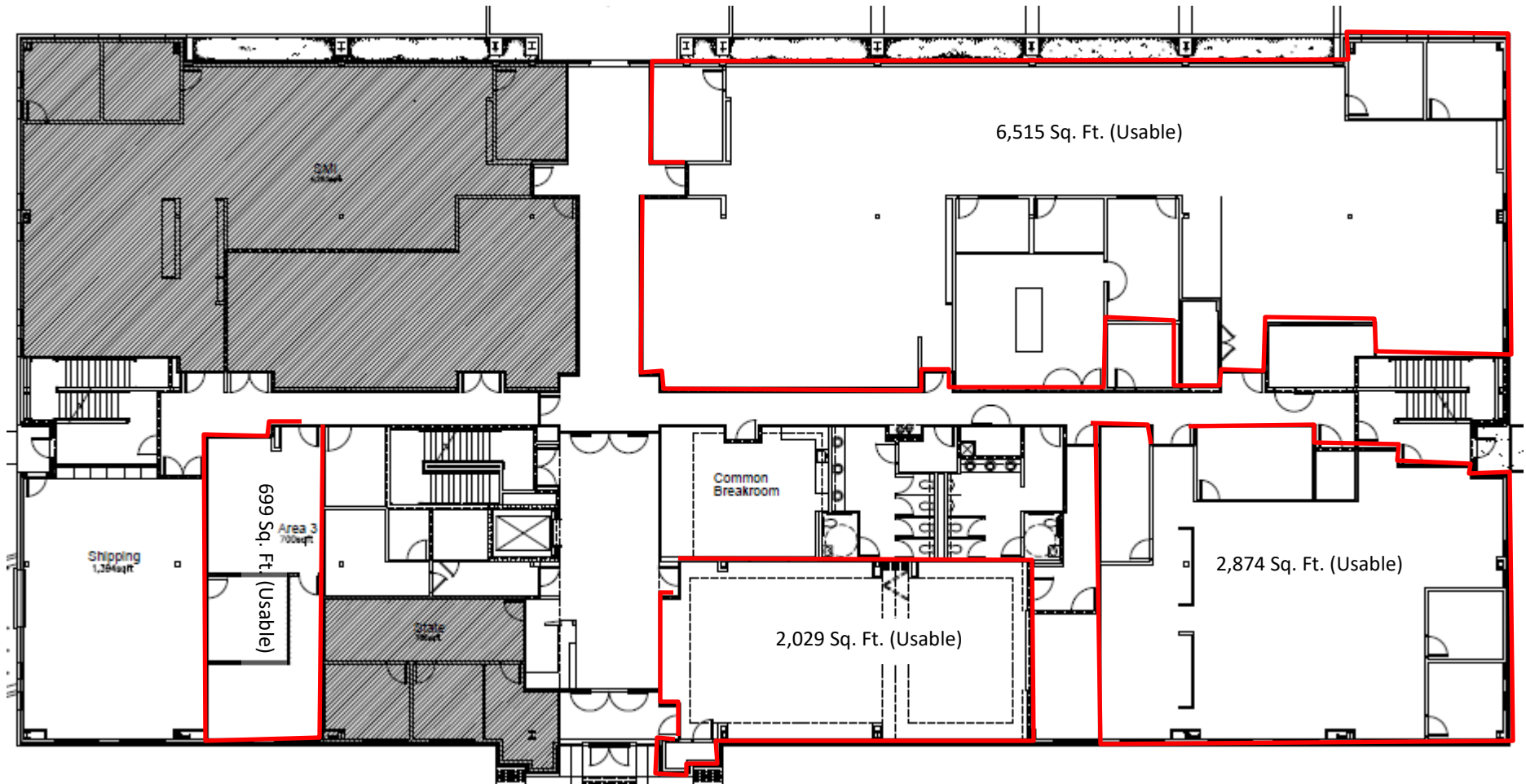


Interior: Window Office on 2nd Floor



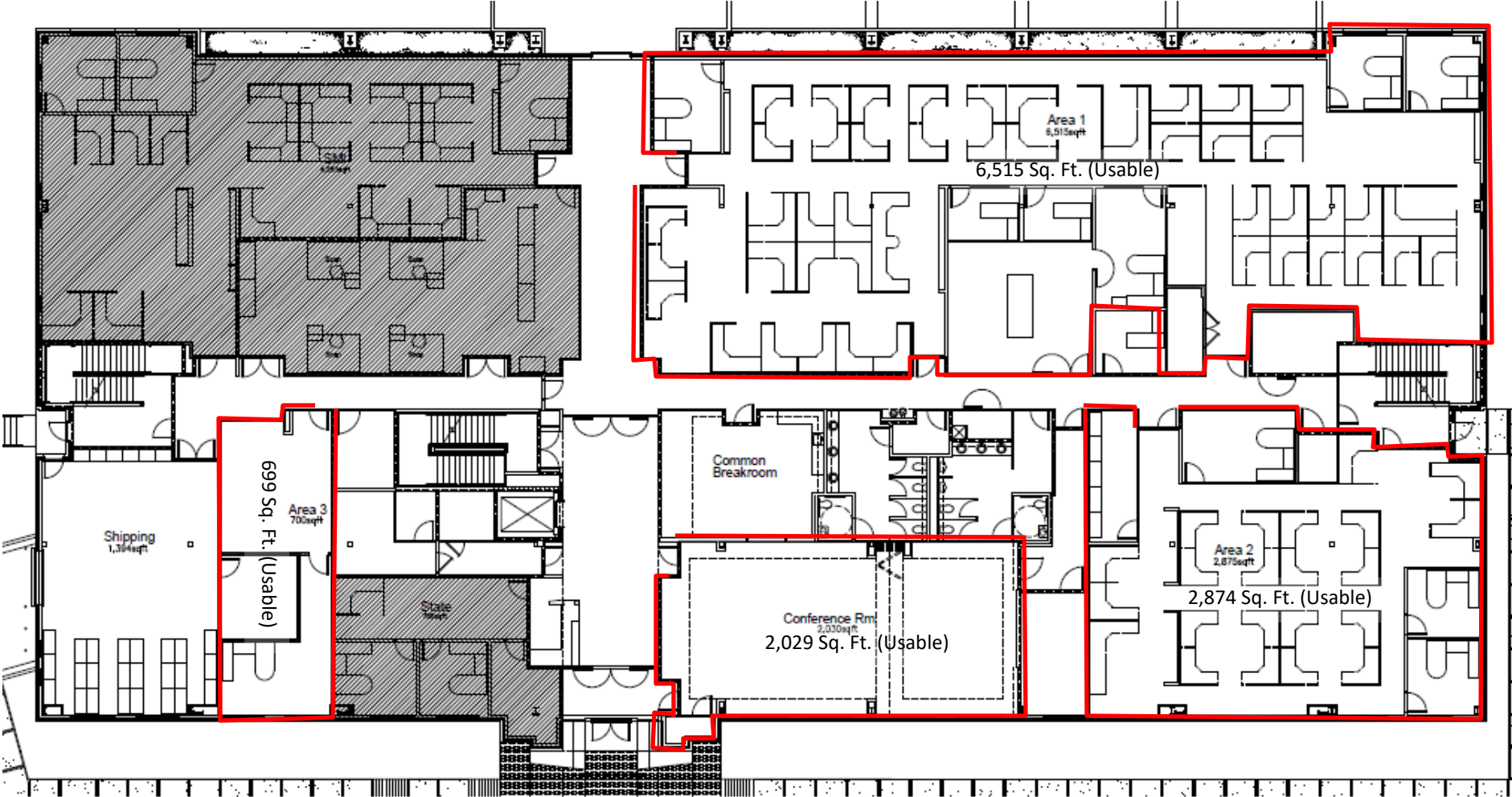
First Floor Plan

**Suites shaded in gray not available*



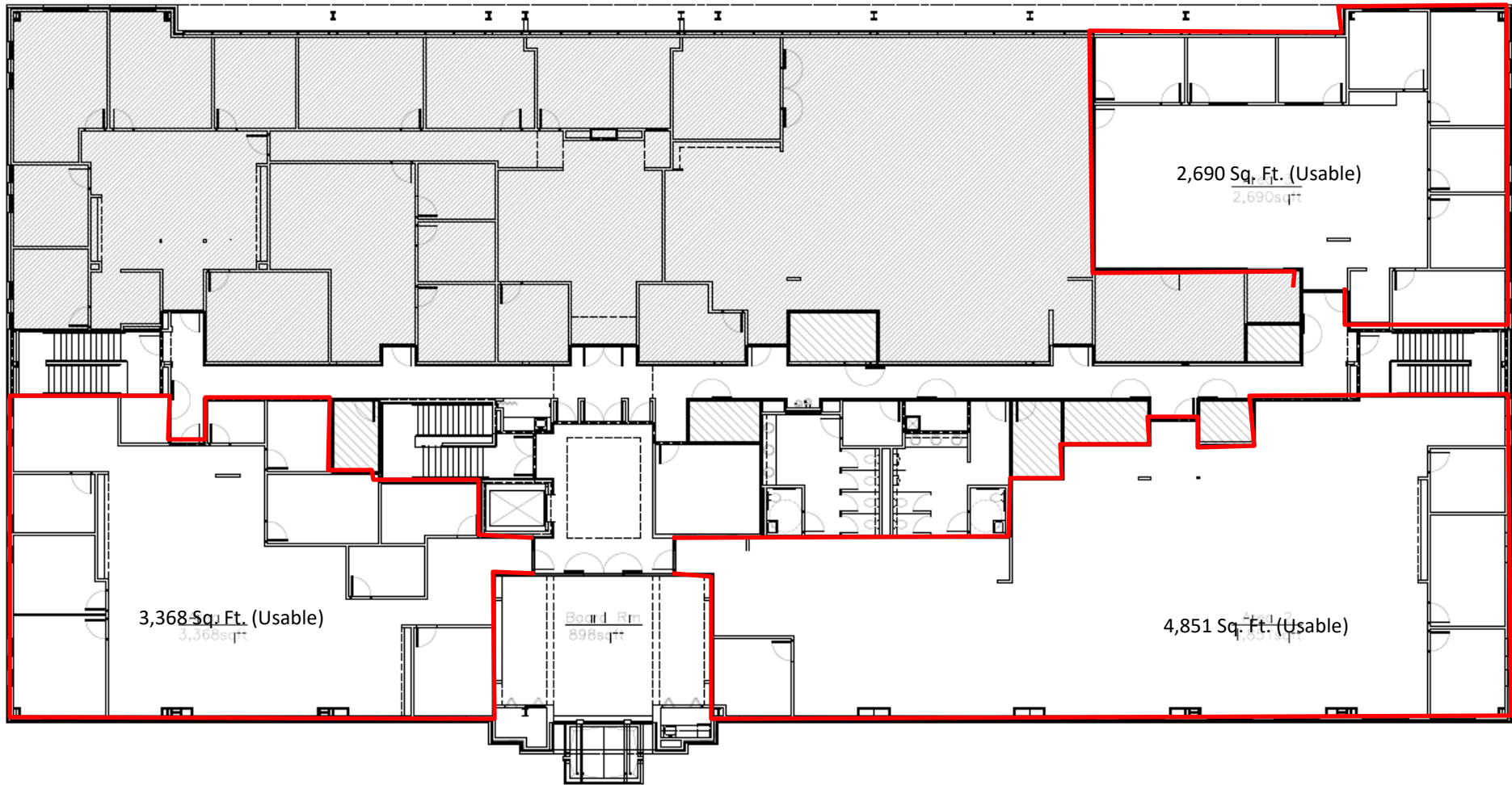
First Floor Furniture Plan

*Suites shaded in gray not available



Second Floor Plan

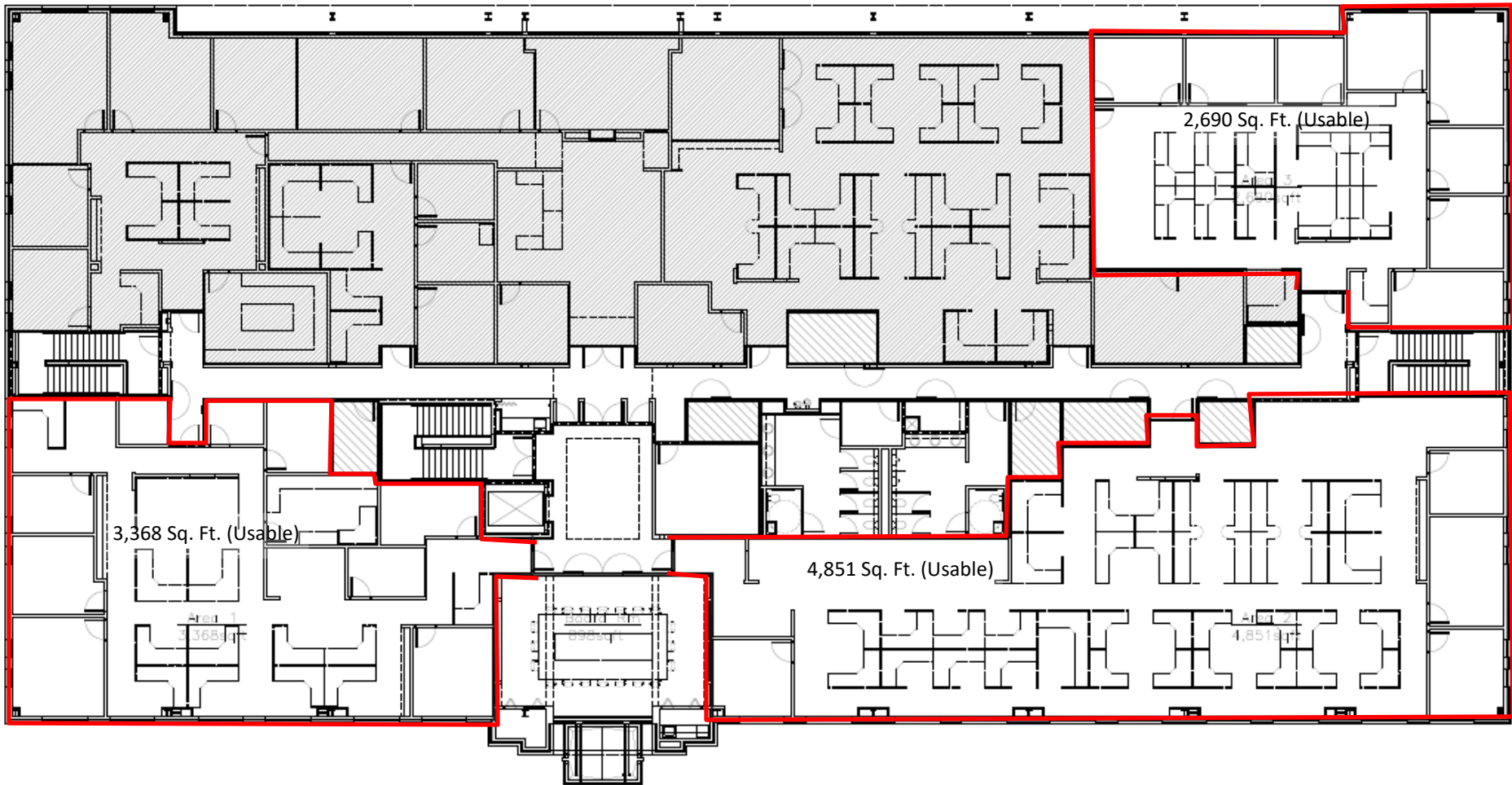
**Suites shaded in gray not available*



Sessions Rd Second Floor Plan

Second Floor Furniture Plan

**Suites shaded in gray not available*



Sessions Rd Second Floor Plan

Site Plan

