



STRUCTURE
COMMERCIAL REAL ESTATE
&
PROPERTY MANAGEMENT

CLASS A OFFICE SUITES FOR LEASE

1701 HERMITAGE BLVD.

TALLAHASSEE, FL 32308

DANIEL H. WAGNON, SIOR

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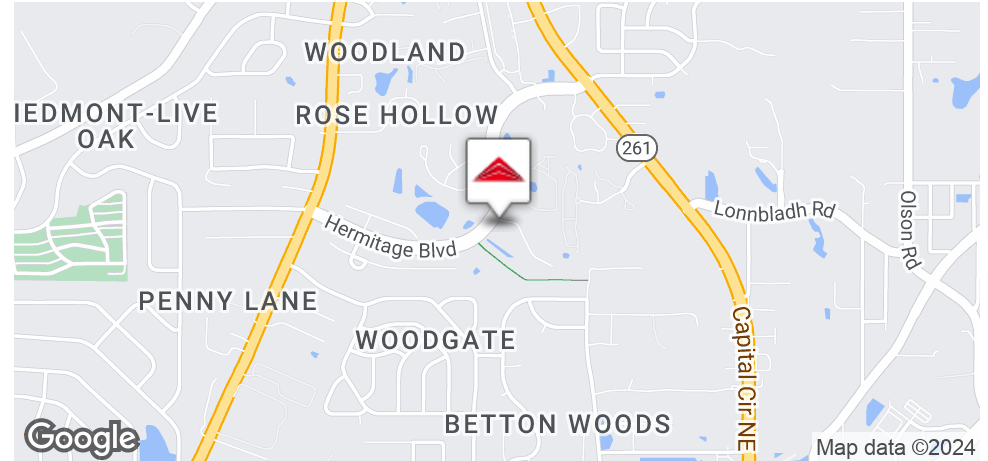
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1701 HERMITAGE BLVD - PROPERTY OVERVIEW

TALLAHASSEE, FL 32308



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Building Size:	32,366 SF
Available SF:	2,092 - 5,734 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 small office suite of 3,642 sf allows available for immediate occupancy, additional 2,092 sf office suite available in July 2024 for an option of 5,734 sf larger suite. Renovations and improvements are available based on term length. Long-time ownership and professional management gives stability to the office building. Entry Foyer and Common Area upgrades underway in 2Q 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

Suite 102
Suite 103 Sublease

LEASE RATE

\$22.00 SF/yr
\$22.00 SF/yr

SPACE SIZE

3,642 - 5,734 SF
2,092 SF



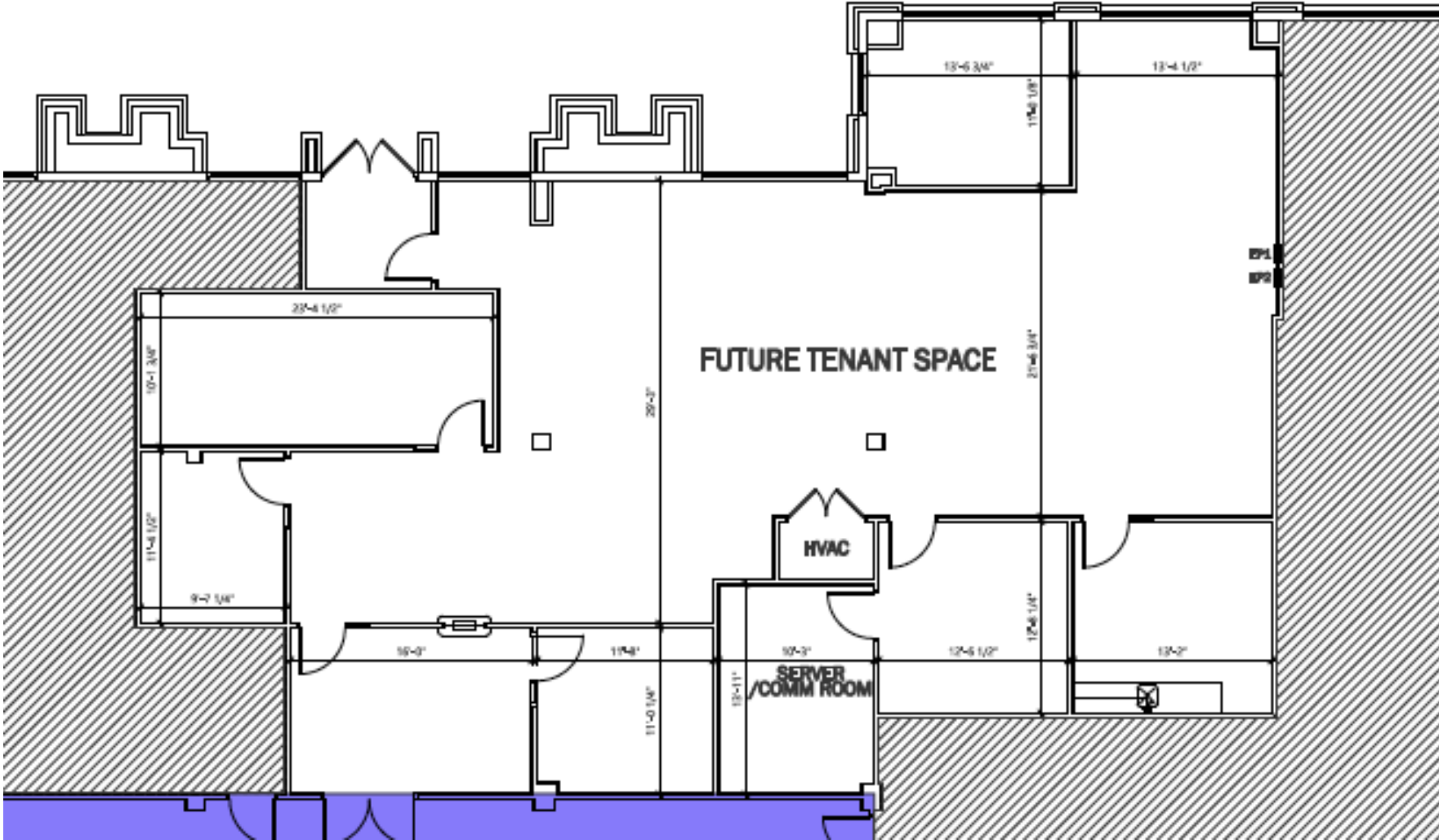
PHOTOS: 1701 HERMITAGE BLVD

TALLAHASSEE, FL 32308



OFFICE SUITE 102: 1701 HERMITAGE BLVD

TALLAHASSEE, FL 32308



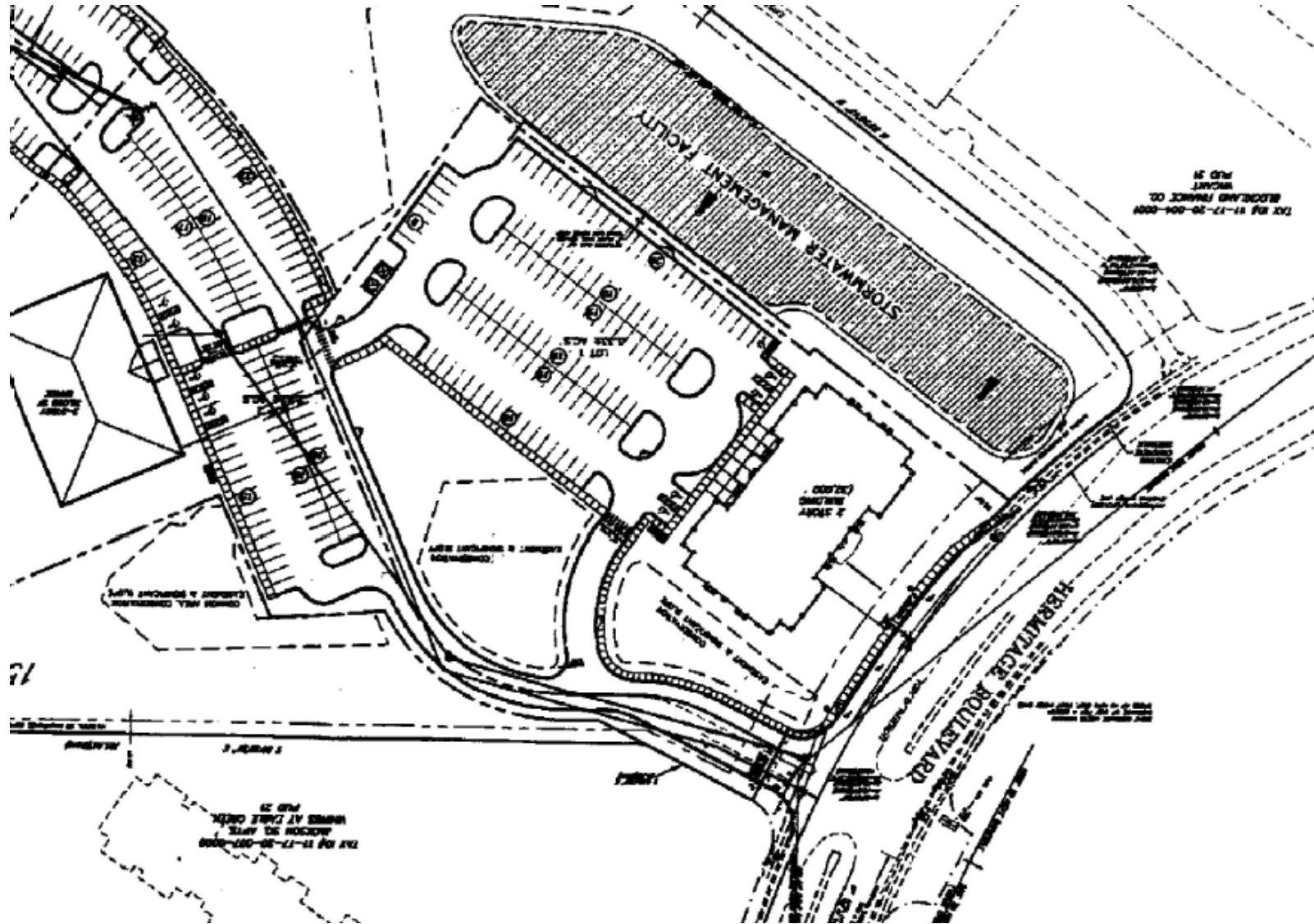
OFFICE SUITE 103: 1701 HERMITAGE BLVD

TALLAHASSEE, FL 32308



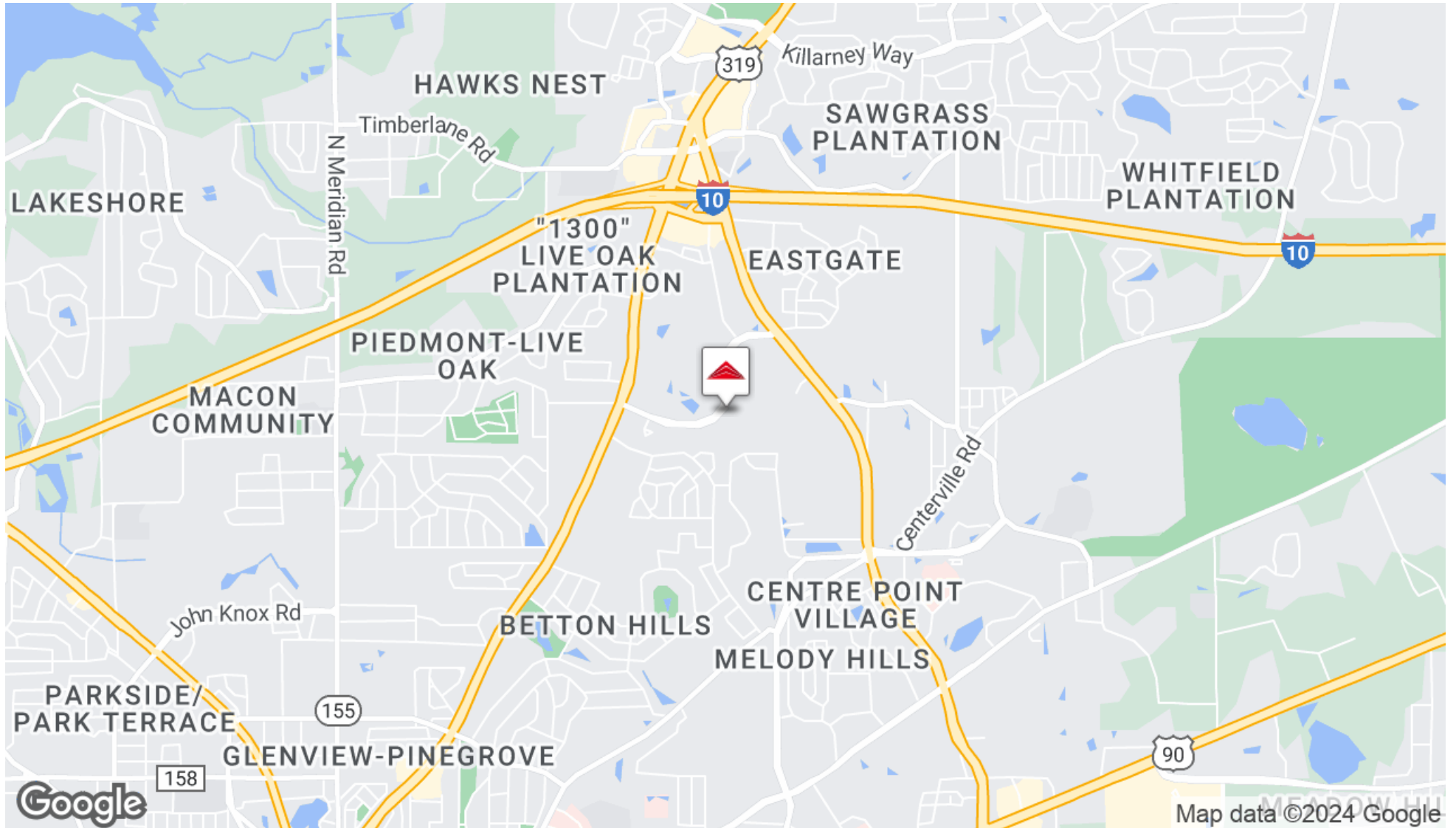
SITE PLAN: 1701 HERMITAGE BLVD

TALLAHASSEE, FL 32308



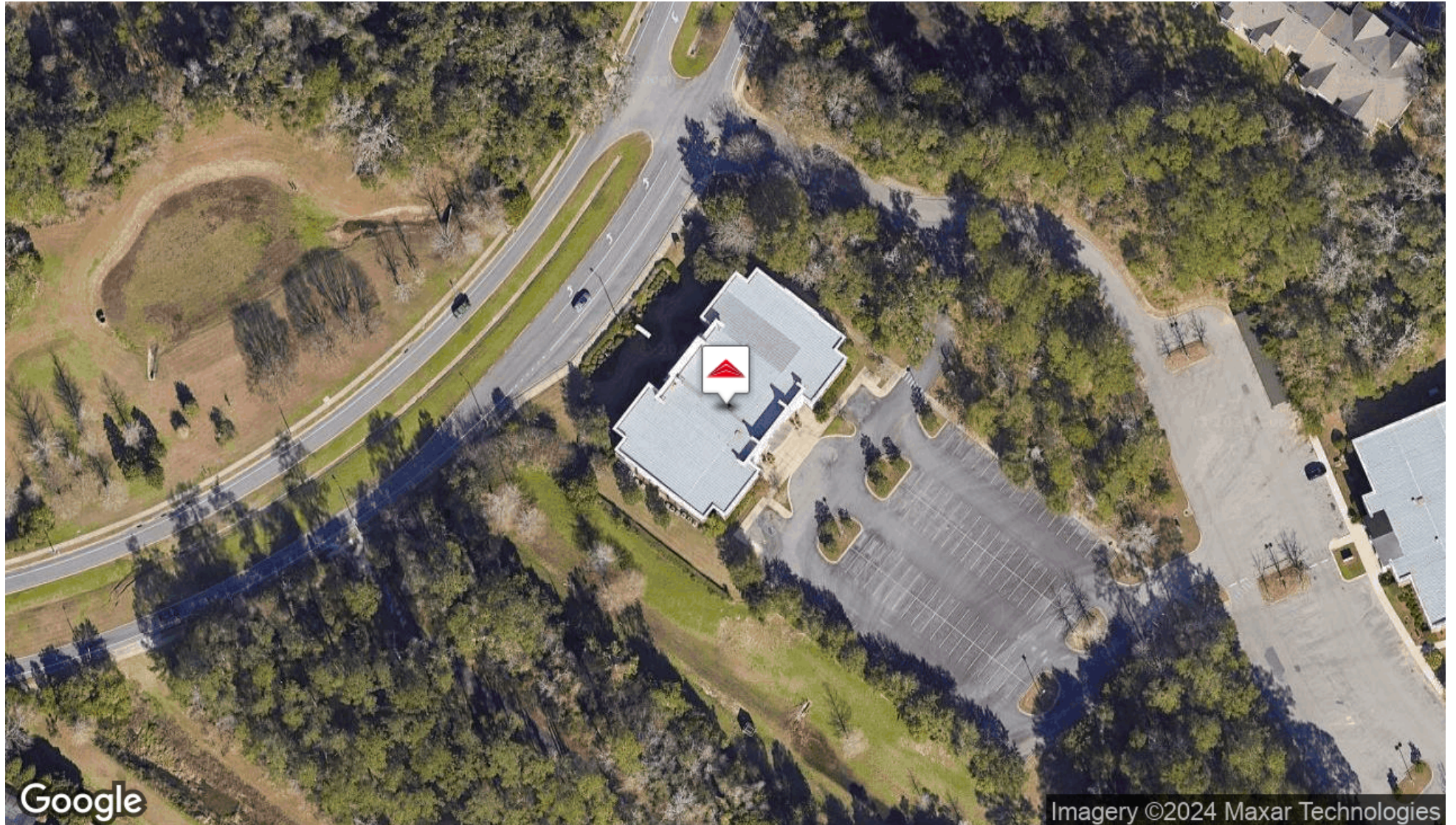
1701 HERMITAGE BLVD - CENTRALLY LOCATED

TALLAHASSEE, FL 32308



1701 HERMITAGE BLVD - AERIAL

TALLAHASSEE, FL 32308



1701 HERMITAGE BLVD - PROPERTY CONTACTS

TALLAHASSEE, FL 32308



DANIEL H. WAGNON, SIOR

Principal

daniel@structureiq.net

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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

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1701 HERMITAGE BLVD - PROPERTY CONTACTS

TALLAHASSEE, FL 32308



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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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