



**STRUCTURE**  
COMMERCIAL REAL ESTATE  
&  
PROPERTY MANAGEMENT

OFFICE LEASE OPPORTUNITY

**2326 CENTERVILLE RD**

TALLAHASSEE, FL 32308

---

**WHITNEY EUBANKS**

Consultant  
850.228.6690  
whitney@structureiq.net



# PROPERTY SUMMARY

2326 CENTERVIEW ROAD, TALLAHASSEE, FL 32308



## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (Net Utility/Janitorial)
Available SF:	5,025 SF
Year Built:	1989
Zoning:	CM (Commercial Medical)
Type Interior:	Office
Submarket:	Medical/Non-Profit

## PROPERTY OVERVIEW

Newly renovated office space with large conference space, kitchen, and private offices.

Located directly across from the US Post office and adjacent to Capital Health Plan at Centerville Rd. Great location with easy access to Capital Circle NE and the developing Welaunee Gateway.

## PROPERTY HIGHLIGHTS

- Diverse Layout with mixture of offices, open work areas and training rooms
- Great signage on both Blirstone Rd. and Centerville Rd
- Multiple points of ingress and egress
- Surrounded by Medical and Professional Offices
- Renovated in 2022
- High Parking Count



# PHOTOS

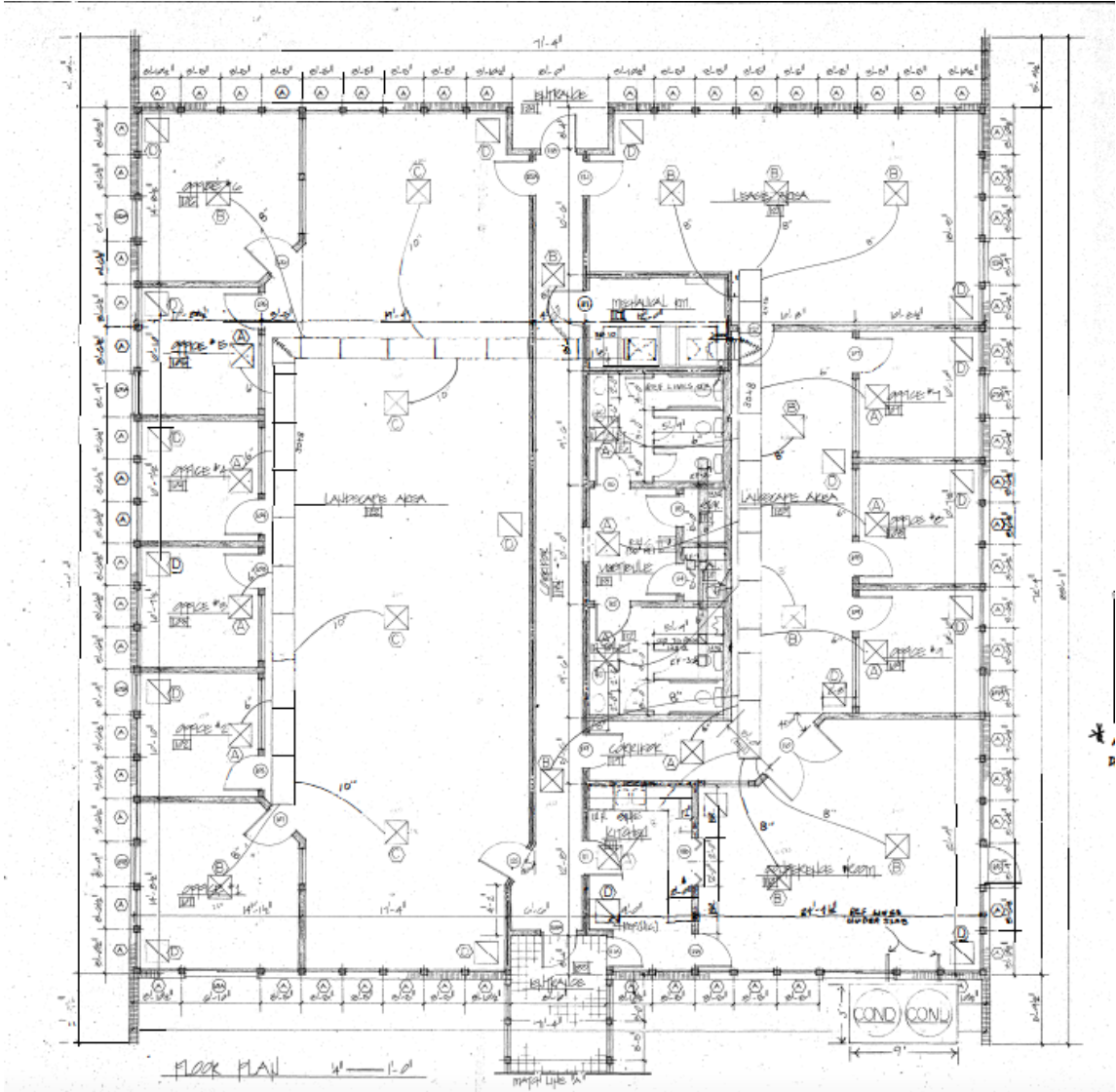
2326 CENTERVIEW ROAD, TALLAHASSEE, FL 32308





# FLOOR PLAN

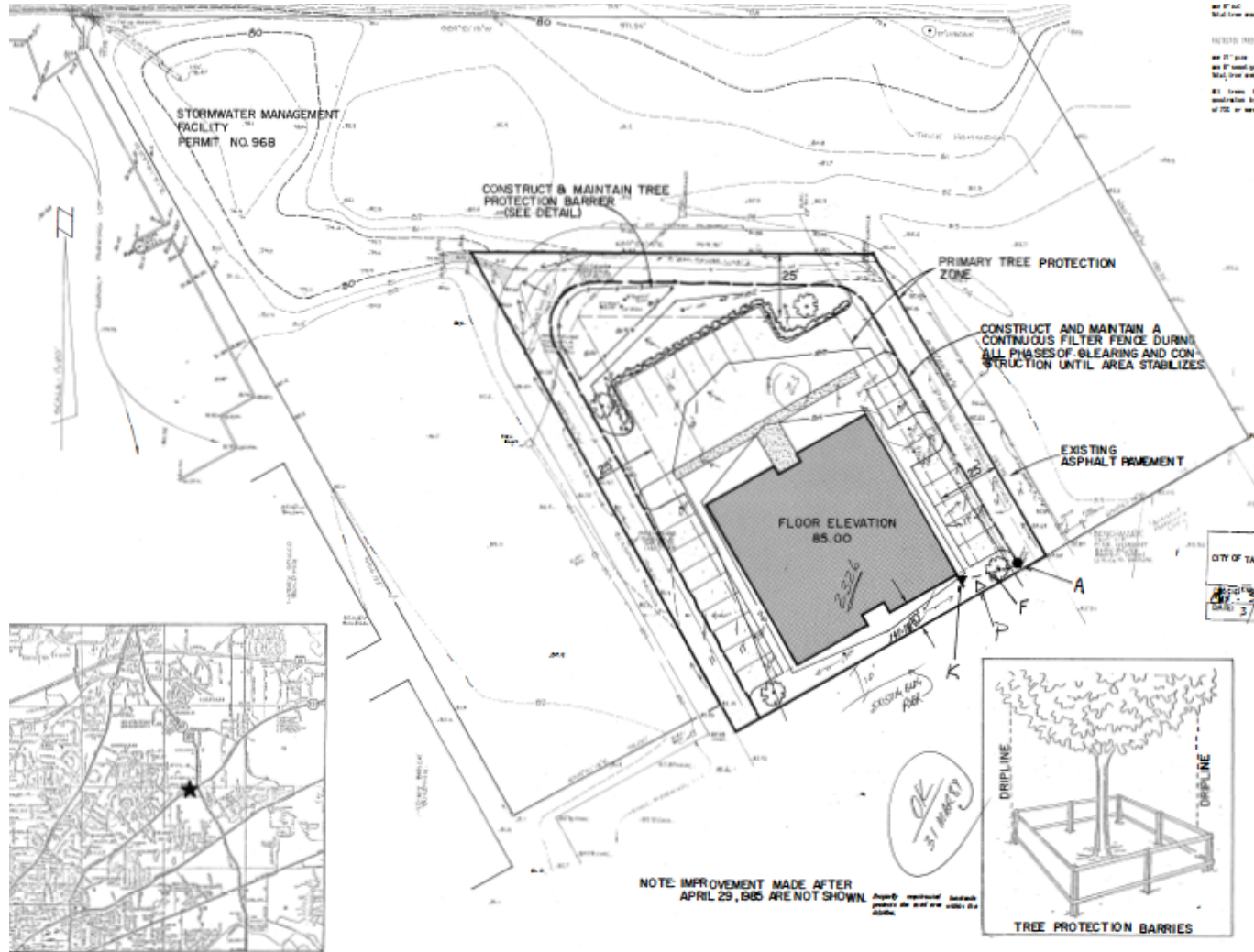
DIVERSE MIXTURE OF OPEN WORK AND OFFICES





# SITE PLAN

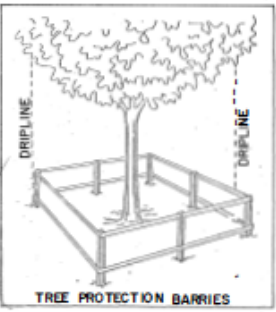
ADJACENT PARKING ON 3 SIDES OF BUILDING



AS SHOWN  
 1. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:  
 a. CITY OF TALLAHASSEE, FLORIDA, ZONING ORDINANCE, CHAPTER 21C, AS AMENDED.  
 b. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.01, AS AMENDED.  
 c. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.02, AS AMENDED.  
 d. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.03, AS AMENDED.  
 e. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.04, AS AMENDED.  
 f. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.05, AS AMENDED.  
 g. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.06, AS AMENDED.  
 h. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.07, AS AMENDED.  
 i. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.08, AS AMENDED.  
 j. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.09, AS AMENDED.  
 k. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.10, AS AMENDED.  
 l. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.11, AS AMENDED.  
 m. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.12, AS AMENDED.  
 n. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.13, AS AMENDED.  
 o. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.14, AS AMENDED.  
 p. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.15, AS AMENDED.  
 q. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.16, AS AMENDED.  
 r. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.17, AS AMENDED.  
 s. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.18, AS AMENDED.  
 t. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.19, AS AMENDED.  
 u. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.20, AS AMENDED.  
 v. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.21, AS AMENDED.  
 w. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.22, AS AMENDED.  
 x. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.23, AS AMENDED.  
 y. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.24, AS AMENDED.  
 z. FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION 2004, SECTION 200, PART 2, SUBSECTION 200.25, AS AMENDED.

1. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.01, as amended.
2. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.02, as amended.
3. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.03, as amended.
4. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.04, as amended.
5. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.05, as amended.
6. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.06, as amended.
7. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.07, as amended.
8. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.08, as amended.
9. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.09, as amended.
10. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.10, as amended.
11. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.11, as amended.
12. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.12, as amended.
13. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.13, as amended.
14. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.14, as amended.
15. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.15, as amended.
16. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.16, as amended.
17. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.17, as amended.
18. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.18, as amended.
19. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.19, as amended.
20. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.20, as amended.
21. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.21, as amended.
22. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.22, as amended.
23. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.23, as amended.
24. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.24, as amended.
25. All construction shall be in accordance with Florida Department of Transportation Specifications for Road and Bridge Construction, Edition 2004, Section 200, Part 2, Subsection 200.25, as amended.

APPROVED  
 CITY OF TALLAHASSEE  
 ELECTRIC DEPT.  
 OR PERMITTING  
 DATE: 3/29/09



NUMBER	DATE	REVISIONS
1	11-05-00	PRELIMINARY
2	01-05-01	REVISED PER COMMENTS
3	01-20-01	REVISED PER COMMENTS
4	02-01-01	REVISED PER COMMENTS
5	02-01-01	REVISED PER COMMENTS
6	02-01-01	REVISED PER COMMENTS
7	02-01-01	REVISED PER COMMENTS
8	02-01-01	REVISED PER COMMENTS
9	02-01-01	REVISED PER COMMENTS
10	02-01-01	REVISED PER COMMENTS
11	02-01-01	REVISED PER COMMENTS
12	02-01-01	REVISED PER COMMENTS
13	02-01-01	REVISED PER COMMENTS
14	02-01-01	REVISED PER COMMENTS
15	02-01-01	REVISED PER COMMENTS
16	02-01-01	REVISED PER COMMENTS
17	02-01-01	REVISED PER COMMENTS
18	02-01-01	REVISED PER COMMENTS
19	02-01-01	REVISED PER COMMENTS
20	02-01-01	REVISED PER COMMENTS
21	02-01-01	REVISED PER COMMENTS
22	02-01-01	REVISED PER COMMENTS
23	02-01-01	REVISED PER COMMENTS
24	02-01-01	REVISED PER COMMENTS
25	02-01-01	REVISED PER COMMENTS

**BROWARD DAVIS & ASSOC., INC.**  
 PLANNING • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT  
 6001 METROPOLITAN BLVD., SUITE 200, TALLAHASSEE, FLORIDA 32308-1000

PROJECT	CLIENT	SHEET TITLE	DATE
	JOHN E. HUNT	SITE PLAN	02/01/09



# CENTRALLY LOCATED

2326 CENTERVIEW ROAD, TALLAHASSEE, FL 32308





# GREAT VISIBILITY AND SIGNAGE

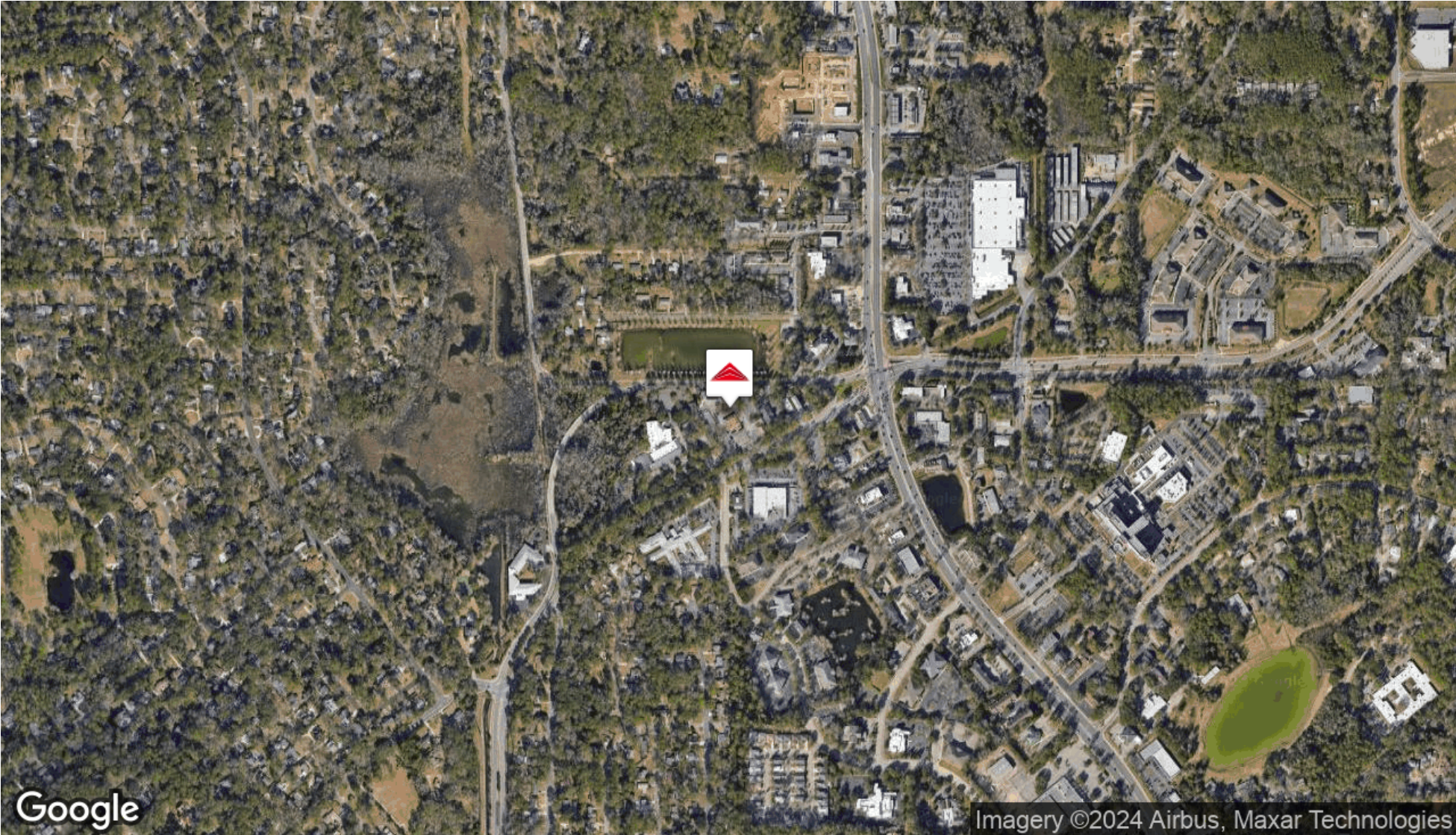
2326 CENTERVIEW ROAD, TALLAHASSEE, FL 32308





# AERIAL VIEW

2326 CENTERVIEW ROAD, TALLAHASSEE, FL 32308





**Section 10-257. CM Medical Arts Commercial District.**

The following applies to the CM Medical Arts Commercial District:

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The CM district is intended to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to urban areas with convenient access to hospitals or other major medical facilities, wherein activities are restricted to medically related operations and support functions including residential uses and limited non-medical commercial retail, offices, and services which serve medical operations. The provisions of the CM district are intended to protect and promote the efficient operation of hospitals and associated medical facilities and promote safe and efficient vehicular and pedestrian access to these facilities. Medical centers are characterized by a variety of directly related medical facilities and indirectly related support businesses in close proximity to allow for efficient operations. Also, certain community and recreational facilities related to medical facilities are permitted. The maximum gross density allowed for new development in the CM district is 20 dwelling units per acre. Exclusively residential uses shall have a minimum gross density of 8 dwelling units per acre unless constraints of concurrency or preservation and/or conservation features preclude attainment of minimum density. The minimum gross density for mixed use projects is 6 dwelling units per acre.</p> <p><b>Development standards for properties located within the MMTD are established within Division 4 of this Code.</b></p>	<ul style="list-style-type: none"> <li>(1) Banks and other financial institutions, without drive-through facilities.</li> <li>(2) Community facilities related to medical facilities, including religious facilities and police/fire stations. Schools and libraries are prohibited. Other community facilities may be allowed in accordance with Section 10-413.</li> <li>(3) Day care centers.</li> <li>(4) Gift, novelty, and souvenir shops.</li> <li>(5) Hospitals.</li> <li>(6) Hotels and motels, including bed and breakfast inns.</li> <li>(7) Laundromats, laundry and dry cleaning pick-up stations.</li> <li>(8) Mailing services.</li> <li>(9) Medical and dental offices, services, laboratories, and clinics.</li> <li>(10) Medical laboratories.</li> <li>(11) Mortuaries.</li> <li>(12) Multiple-family dwellings.</li> <li>(13) Non-medical offices and services, including business and government offices and services.</li> </ul>	<ul style="list-style-type: none"> <li>(14) Nursing homes and other residential care facilities.</li> <li>(15) Off-street parking facilities.</li> <li>(16) Passive and active recreational facilities.</li> <li>(17) Personal services (barber shops, fitness clubs, etc.).</li> <li>(18) Photocopying and duplicating services.</li> <li>(19) Restaurants without drive-in facilities.</li> <li>(20) Retail bakeries.</li> <li>(21) Retail drug store.</li> <li>(22) Retail florists.</li> <li>(23) Retail newsstands, books, greeting cards.</li> <li>(24) Retail office supplies.</li> <li>(25) Retail optical and medical supplies.</li> <li>(26) Rooming Houses.</li> <li>(27) Single-family attached dwellings.</li> <li>(28) Tailoring.</li> <li>(29) Veterinary services, including veterinary hospitals.</li> <li>(30) Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.</li> </ul>

DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height
Any Permitted Principal Non-Residential Use	none	none	none	25 feet	none	25 feet	10 feet	80,000 square feet of gross building floor area per acre, except 176,000 square feet of gross building floor area per acre for hospitals and commercial uses not to exceed 200,000 square feet of gross building floor area per parcel	none for hospitals; 6 stories for other uses (excluding stories used for parking); or 4 stories (including stories used for parking) if proposed structure is within 150 feet of a low density residential zoning district
Single-Family Attached Dwellings	1,600 s.f. min.; avg. of 2,000 s.f.	16 feet	none	15 feet	none	15 feet	25 feet	not applicable	3 stories
Rooming Houses	1,600 s.f. min.; avg. of 2,000 s.f.	16 feet	none	15 feet	none	15 feet	25 feet	not applicable	3 stories
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	not applicable	same as above
<b>7. Street Vehicular Access Restrictions:</b> Properties in the CM zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, RP-1, RP-2, RP-MH, RP-UF, and RP-R.									

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to chapter 5, environmental management for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, concurrency management for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to Section 10-426.



# LEASING CONTACT



**WHITNEY EUBANKS**

Consultant

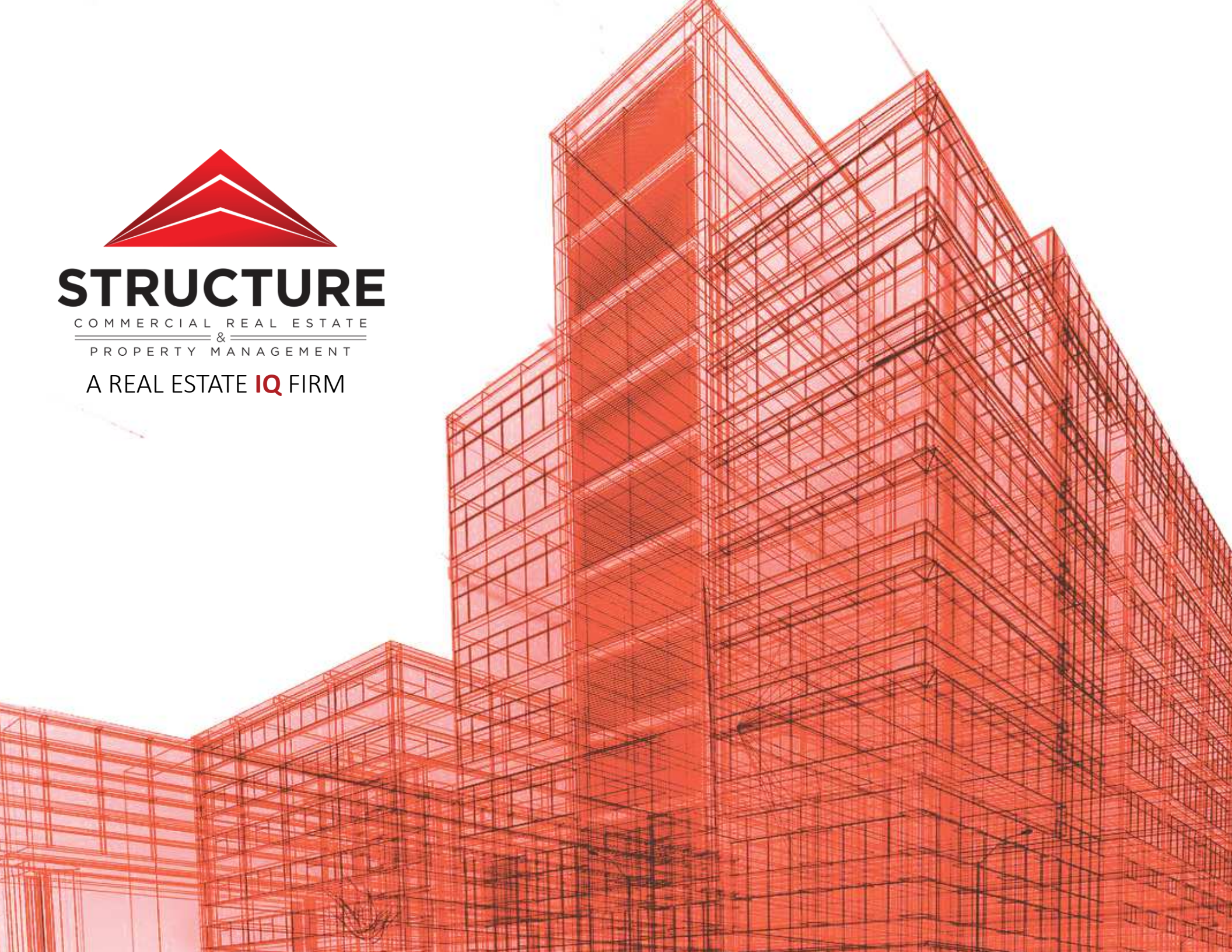
**Direct:** 850.228.6690  
whitney@structureiq.net



# STRUCTURE

COMMERCIAL REAL ESTATE  
&  
PROPERTY MANAGEMENT

A REAL ESTATE **IQ** FIRM







# A B O U T

Our firm provides the professional services of Commercial Real Estate brokerage & leasing, and Commercial Property Management. Created on a foundation of *knowledge* and *integrity*, STRUCTURE's focus is providing *customized strategic, brokerage, and management solutions* for our private and institutional clients. Our structured services platform allows our clients to *focus* on their own business operations, knowing that STRUCTURE's team of real estate experts is taking care of all of the strategic and operational real estate details. The end result is *custom-tailored real estate solutions* that fulfill your business objectives and maximize your cost-savings.

