



DOWNTOWN OFFICE SPACE FOR LEASE
226 N DUVAL ST, TALLAHASSEE, FL 32301

STEWART PROCTOR, CCIM
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J.R. LONG, CCIM
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TSO THE SIMPSON ORGANIZATION

Ciminelli
REAL ESTATE SERVICES
PROCTOR & LONG GROUP

PROPERTY HIGHLIGHTS

226 N Duval St provides a boutique office environment in the heart of Downtown Tallahassee. Located within walking distance to the Capitol Complex and Florida State University. Under new, tenant-focused ownership, The Simpson Organization.



WALKABLE TO GOVERNMENT AND HIGHER EDUCATION AGENCIES

5 blocks to Capitol Complex and 1 mile to Florida State University

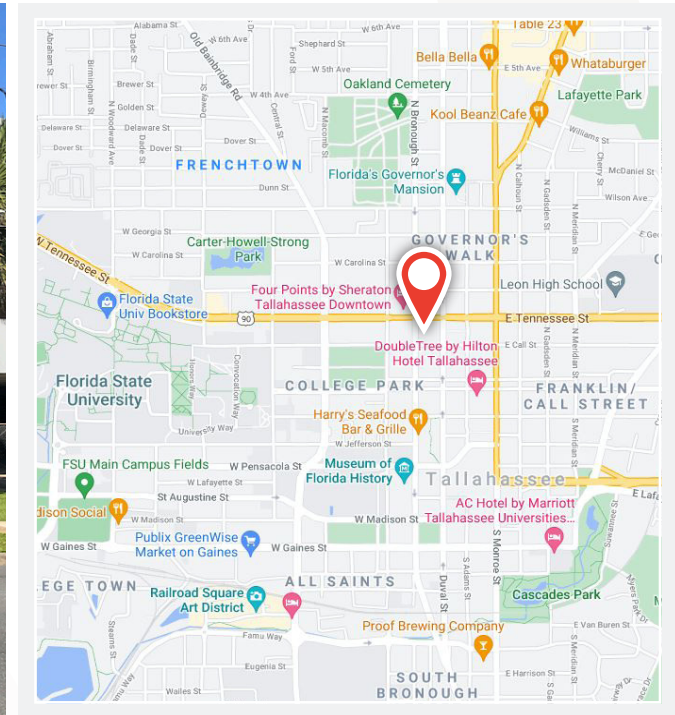


ADJACENT STRUCTURED PARKING

Situated next to the City Centre parking garage

TENANT IMPROVEMENT ALLOWANCE AVAILABLE*

**Conditions apply*



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AREA FEATURES

Situated just north of the State Capital Complex, 8 minutes to Interstate 10 and 15 minutes to Tallahassee International Airport, 226 N Duval St is well positioned to offer quick, convenient access to daily essentials, dining destinations and key government and higher education agencies.

DINING

- Andrew's Downtown
- Bare Naked Kitchen
- Chick-fil-A
- Chuck's Fish Tallahassee
- Dunkin
- The Egg Cafe and Eatery
- Harry's Seafood Bar & Grille
- IL Lusso
- Oyster City Brewing Company
- Proof Brewing
- Publix
- Starbucks
- Savour

POINTS OF INTEREST

- Florida State Capitol
- Museum of Florida History
- David L. Tucker Civic Center
- Florida Supreme Court
- Florida Chamber of Commerce
- Riley House Museum
- Tallahassee City Hall
- Federal Courthouse
- Leon County Courthouse

LODGING

- Double Tree by Hilton
- Hotel Duval
- Four Points By Sheraton
- Aloft Tallahassee
- Hotel Indigo
- Residence Inn
- Hampton Inn

WELLNESS

- Downtown Fitness
- Top Dog Fitness
- Atlas Fit
- Cascades Park
- Capitol Cascades Trail



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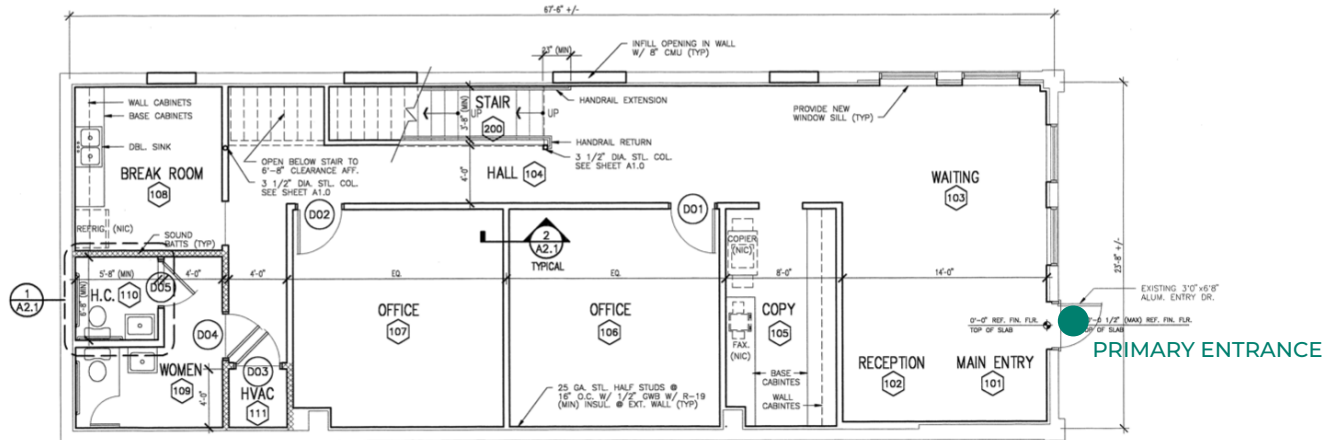
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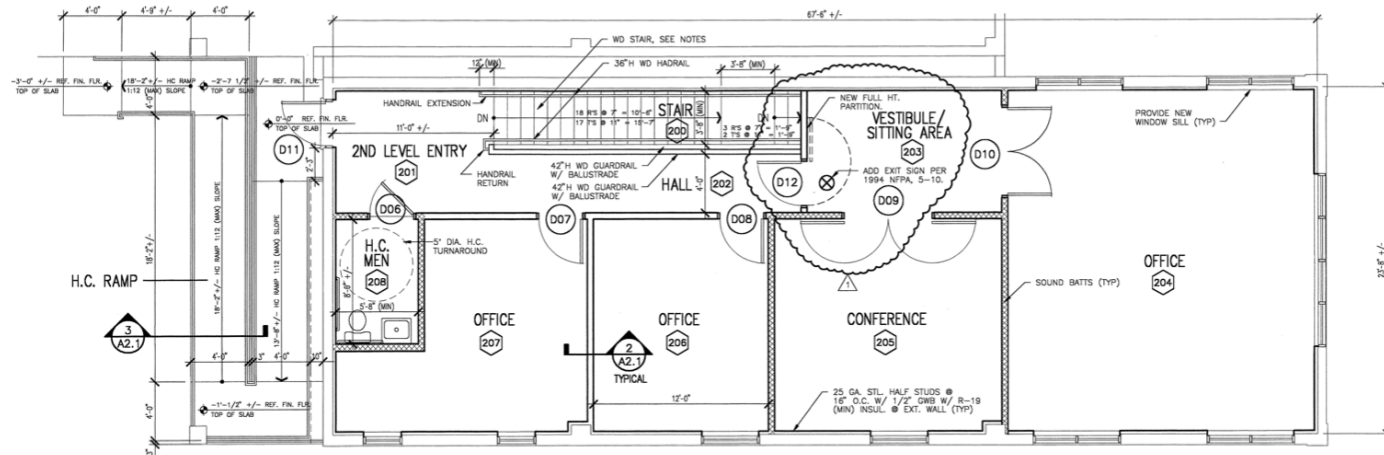
BUILDING PLAN

226 N DUVAL ST - 3,173 RSF

FIRST FLOOR



SECOND FLOOR



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226 NORTH DUVAL STREET • TALLAHASSEE, FLORIDA 32301

UNDER TRUSTED OWNERSHIP

Under the proactive ownership of The Simpson Organization (TSO), 226 N Duval Street supports the advancement of the goals, careers and lifestyles of its celebrated tenant community. A well capitalized leader based in Atlanta, partner with a hands-on team dedicated to a higher standard for the on-site experience.

Holding true to their notable mantra of Curated Quality for Life and Work, TSO is thrilled to welcome new tenants to join this unique community.

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