



STRUCTURE
COMMERCIAL REAL ESTATE
&
PROPERTY MANAGEMENT

PROFESSIONAL OFFICE SUITE FOR LEASE

2600 CENTENNIAL PLACE

2600 CENTENNIAL PLACE, TALLAHASSEE, FL 32308

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PROPERTY SUMMARY

2600 CENTENNIAL PLACE, TALLAHASSEE, FL 32308



OFFERING SUMMARY

| | |
|----------------|--------------------|
| Lease Rate: | \$19.00 SF/yr (MG) |
| Building Size: | 31,204 SF |
| Available SF: | 3,000 - 7,000 SF |
| Lot Size: | 3.4 Acres |
| Year Built: | 2006 |
| Zoning: | OR-3 |

PROPERTY OVERVIEW

Professional Class A office building in the Regional Office Park with a diverse tenant mix of medical, insurance, engineering, financial services, accounting services and related. The available suites are mixed hard office and open work areas for flexible design and efficient layouts.

LOCATION OVERVIEW

Located near Entrance of the new Canopy Mixed Use Project and less than 1 mile from HCA's regional medical campus, this Class A office building is located within a professional office park with a healthy diverse tenant mixture including medical, engineering, financial services, accounting, educational, non-profit and insurance firms.

PROPERTY HIGHLIGHTS

- Class A Office Building
- Located within Regional Center office park
- Professional Setting with Professional / Medical Tenants
- Move-in Ready

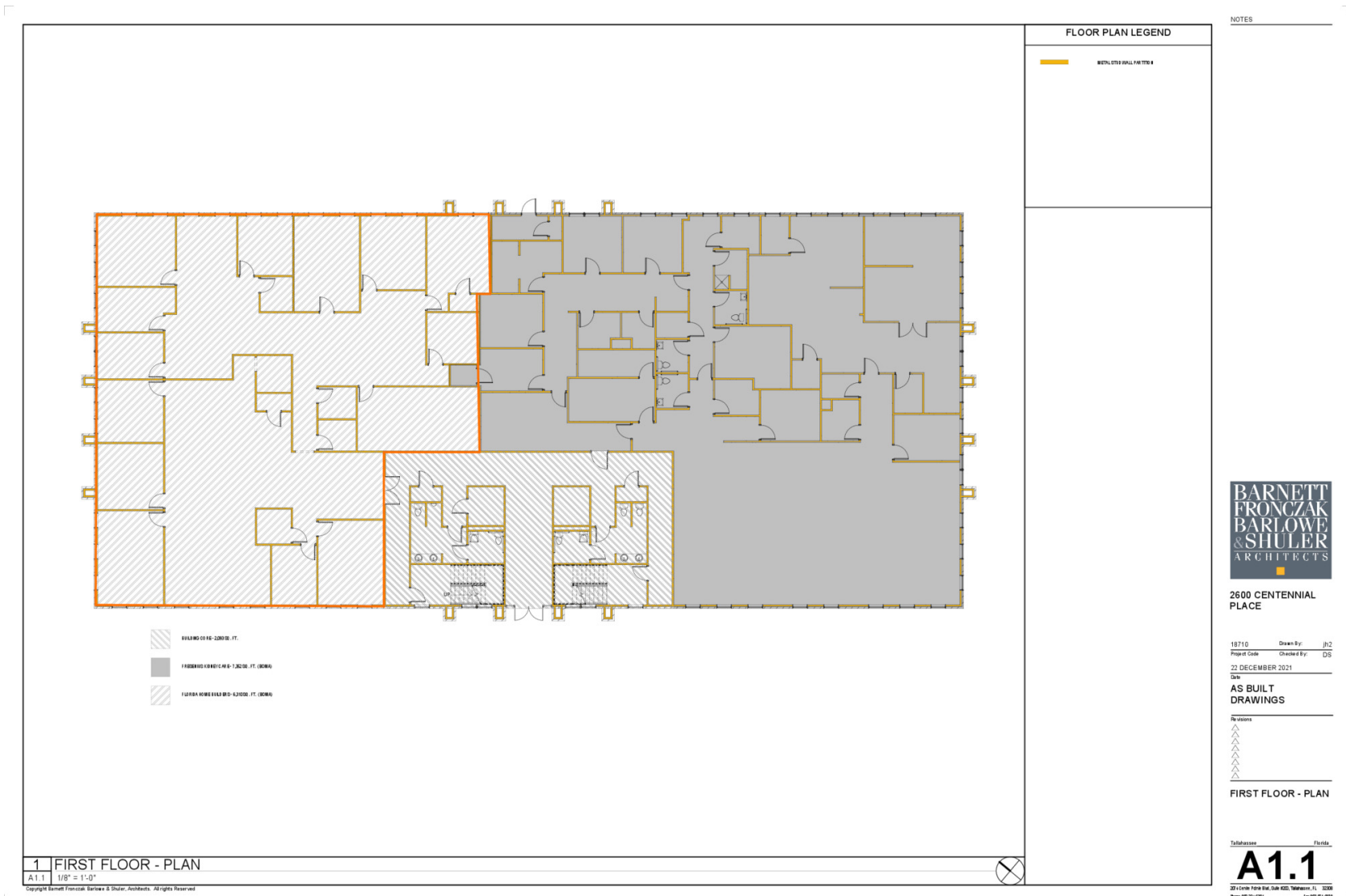
PROPERTY PHOTOS

2600 CENTENNIAL PLACE, TALLAHASSEE, FL 32308



FLOOR PLAN - FIRST FLOOR SUITE

2600 CENTENNIAL PLACE, TALLAHASSEE, FL 32308



NOTES

FLOOR PLAN LEGEND

— MULTI-COLOR WALL PARTITION



2600 CENTENNIAL PLACE

18710 Drawn By: JH2
 Project Code: Checked By: DS
 22 DECEMBER 2021
 Date

AS BUILT DRAWINGS

Revisions

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |

FIRST FLOOR - PLAN

Tallahassee, Florida

A1.1
 201 Centre North Blvd, Suite 405, Tallahassee, FL 32308
 Phone: 850.224.0201 Fax: 850.913.8751



2600 CENTENNIAL

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LEASE INFORMATION

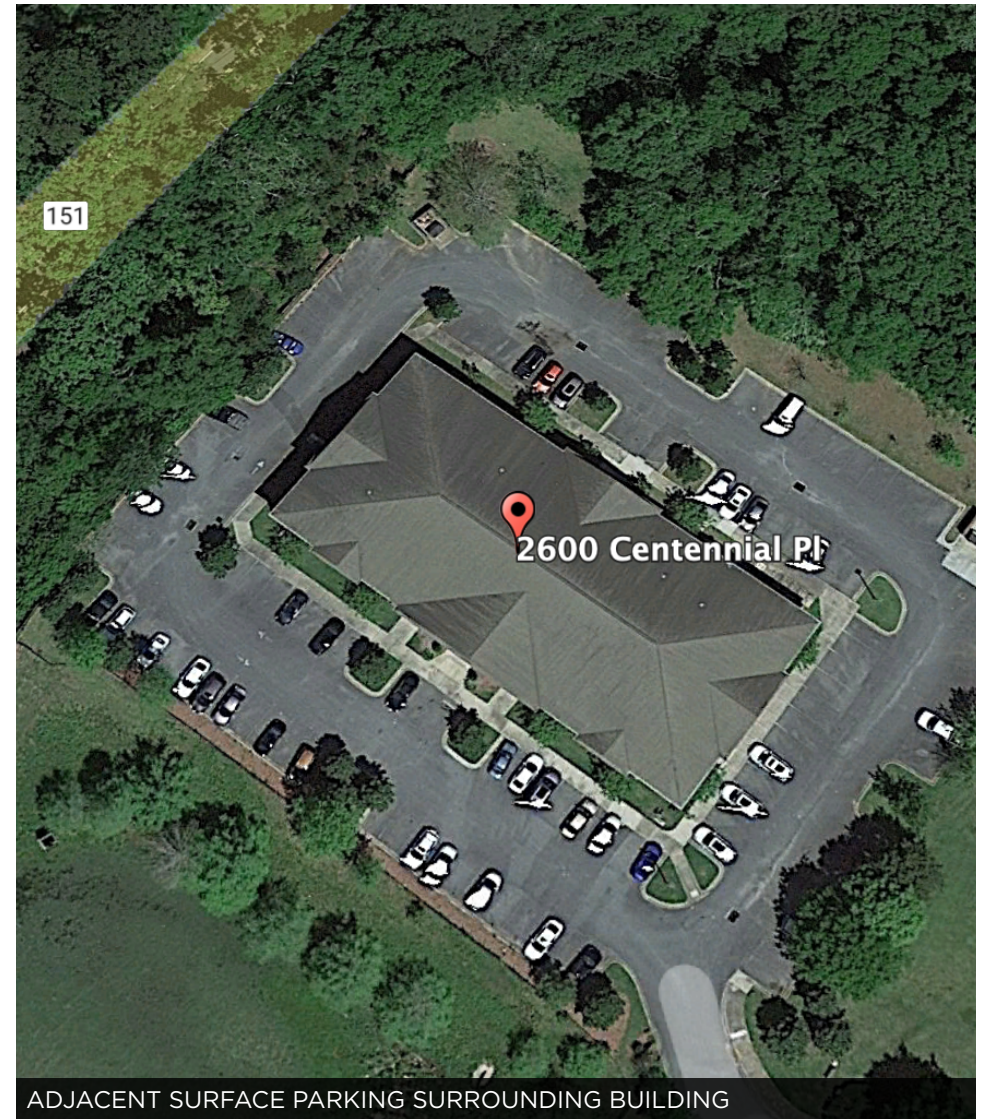
Lease Type: MG Lease Term: Negotiable
Total Space: 3,000 - 7,000 SF Lease Rate: \$19.00 SF/yr

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------------------|-----------|------------------|----------------|---------------|--|
| First Floor Suite | Available | 3,000 - 7,000 SF | Modified Gross | \$19.00 SF/yr | The suite is 7,000 sf of which has a natural divide of a 3,000 sf suite and 4,000 sf suite. Located on first floor and with direct employees access in rear. Professional office build out that can work perfect of professional, non profit, medical or administrative. |

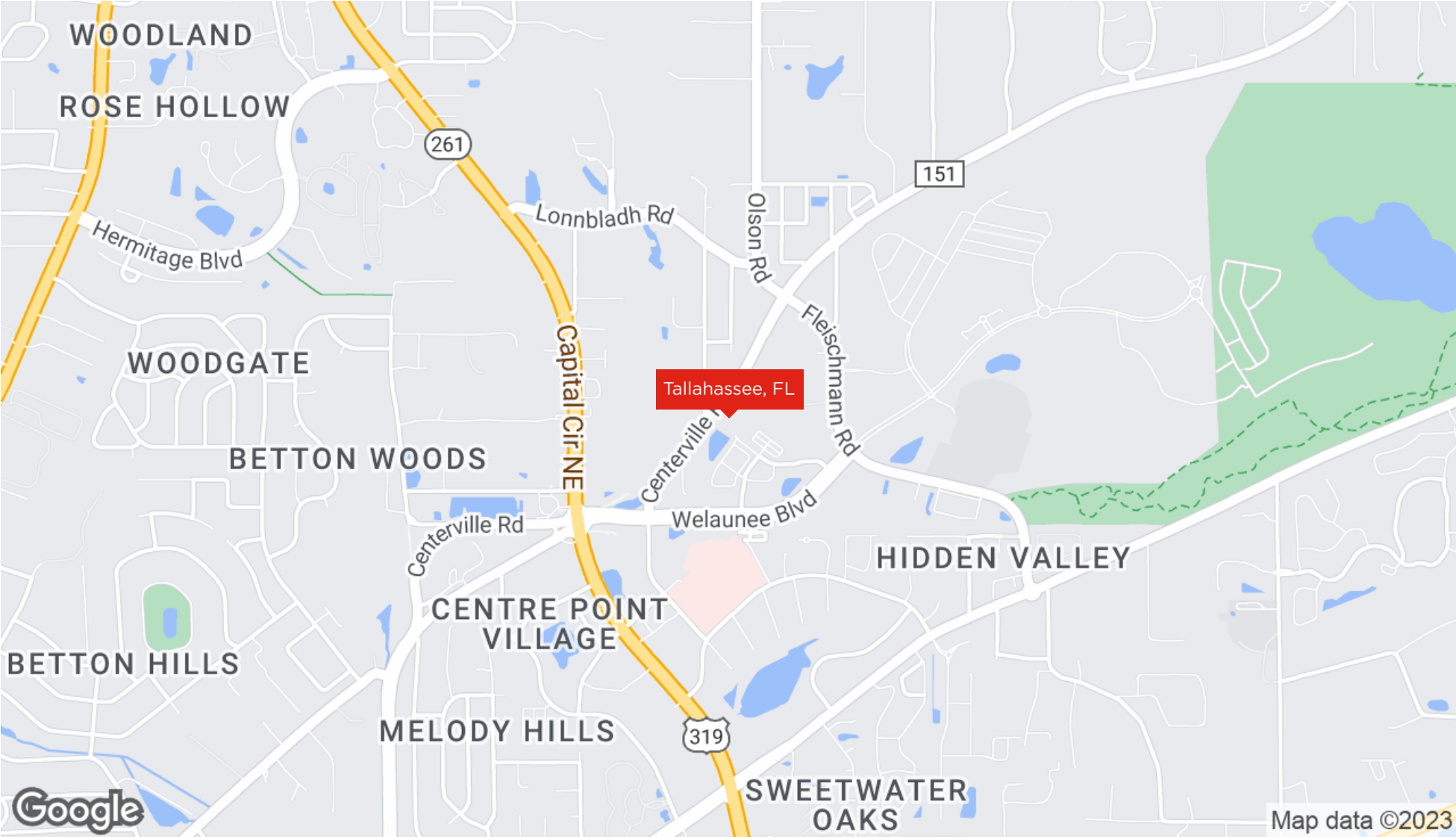
SITE AND PARKING LAYOUT

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LOCATION MAP

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PROFESSIONAL / MEDICAL SETTING

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RETAIL / MEDICAL TRADE MAP

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DEMOGRAPHICS

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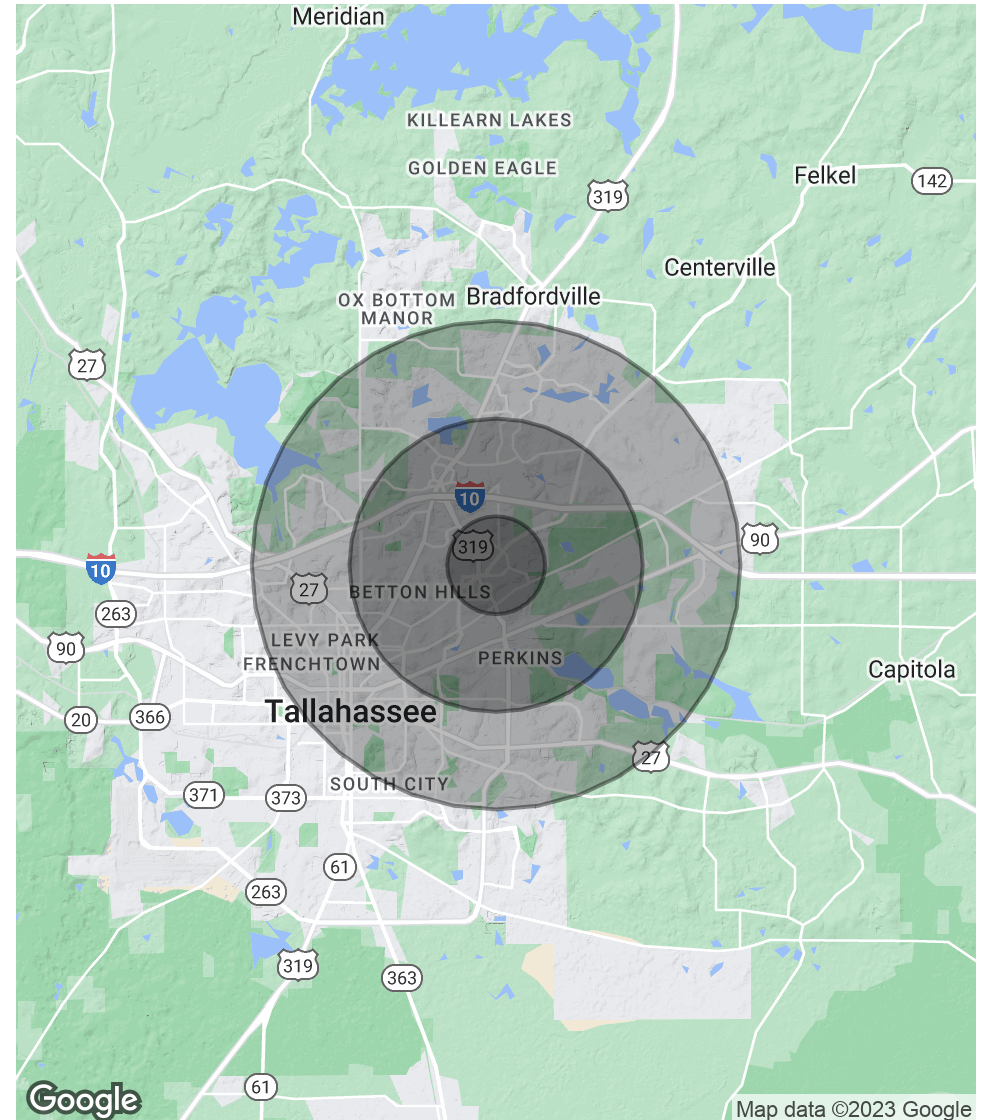
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 3,888 | 41,597 | 108,040 |
| Average Age | 40.5 | 39.7 | 36.9 |
| Average Age (Male) | 39.3 | 38.9 | 36.3 |
| Average Age (Female) | 41.2 | 40.7 | 37.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,790 | 19,760 | 48,947 |
| # of Persons per HH | 2.2 | 2.1 | 2.2 |
| Average HH Income | \$75,894 | \$77,777 | \$71,543 |
| Average House Value | \$238,954 | \$263,631 | \$267,864 |

* Demographic data derived from 2020 ACS - US Census

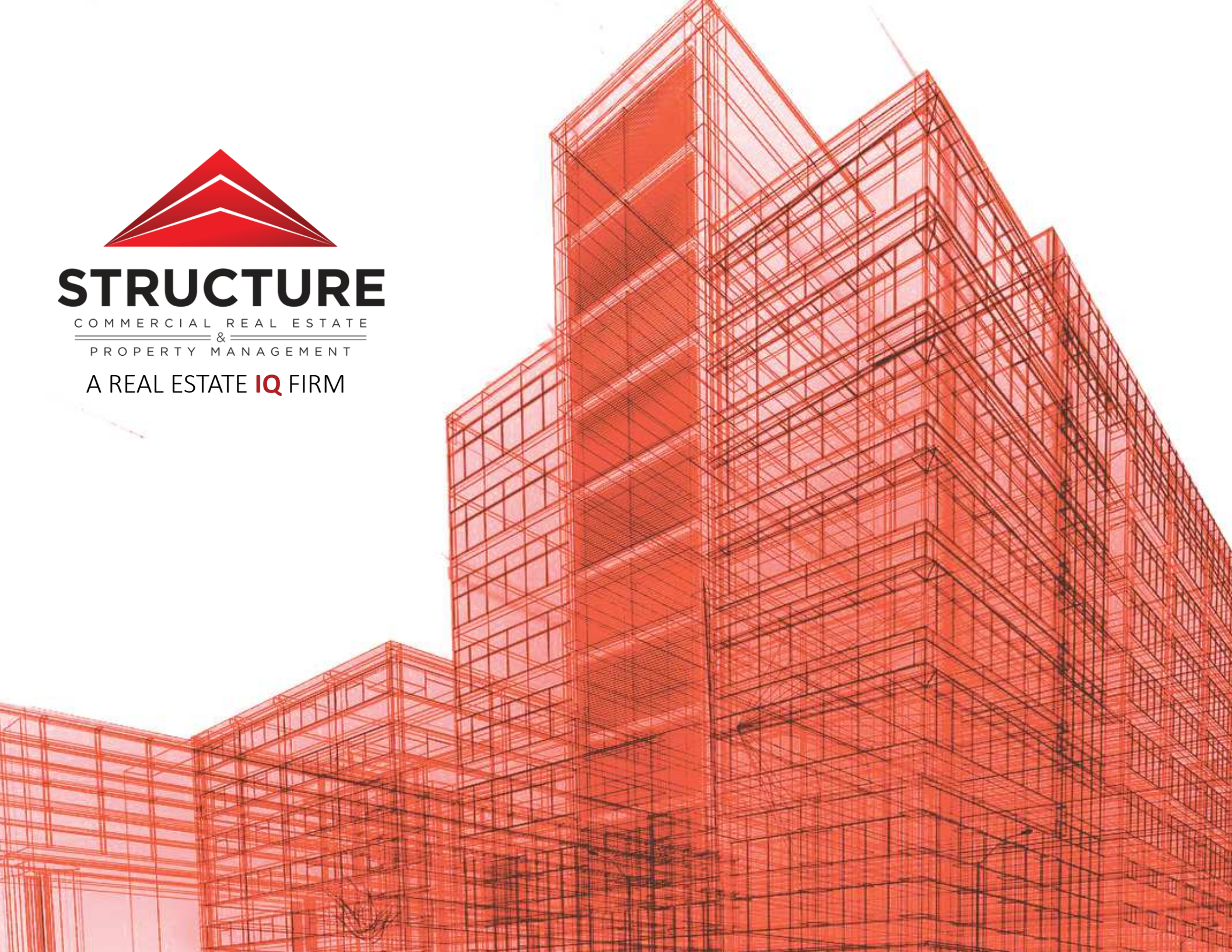




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A REAL ESTATE **IQ** FIRM





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.

