

TALLAHASSEE WELLPLEX

1321 Executive Center Dr, Tallahassee, FL 32301

OFFICE BUILDING FOR LEASE



WHITNEY EUBANKS

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DANIEL H. WAGNON, SIOR

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OFFERING SUMMARY

Lease Rate: \$18.00 SF/yr (MG)

Building Size: 49,952 SF

Available SF: 1,200 - 36,000 SF

Renovated: 2024

Zoning: AC

PROPERTY OVERVIEW

Renovated in 2024, suites range in size from 1,200SF to 36,000SF with availability on the 1st and 2nd Floors. All suites have new Carpet and Paint and are move in ready!

PROPERTY HIGHLIGHTS

- Recently renovated and move in ready
- Large windows for natural light in all spaces
- Elevator Access
- Building Generator
- Extensive Parking

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LEASE INFORMATION

Lease Type: MG Lease Term: Negotiable
Total Space: 3,197 - 36,000 SF Lease Rate: \$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101	Available	3,197 - 11,547 SF	Modified Gross	\$18.00 SF/yr	-
102	Available	3,498 - 11,547 SF	Modified Gross	\$18.00 SF/yr	-
103	Available	4,852 - 11,547 SF	Modified Gross	\$18.00 SF/yr	-
200	Available	3,374 - 23,539 SF	Modified Gross	\$18.00 SF/yr	-
201	Available	8,745 - 23,539 SF	Modified Gross	\$18.00 SF/yr	-
203	Available	12,191 - 23,539 SF	Modified Gross	\$18.00 SF/yr	-

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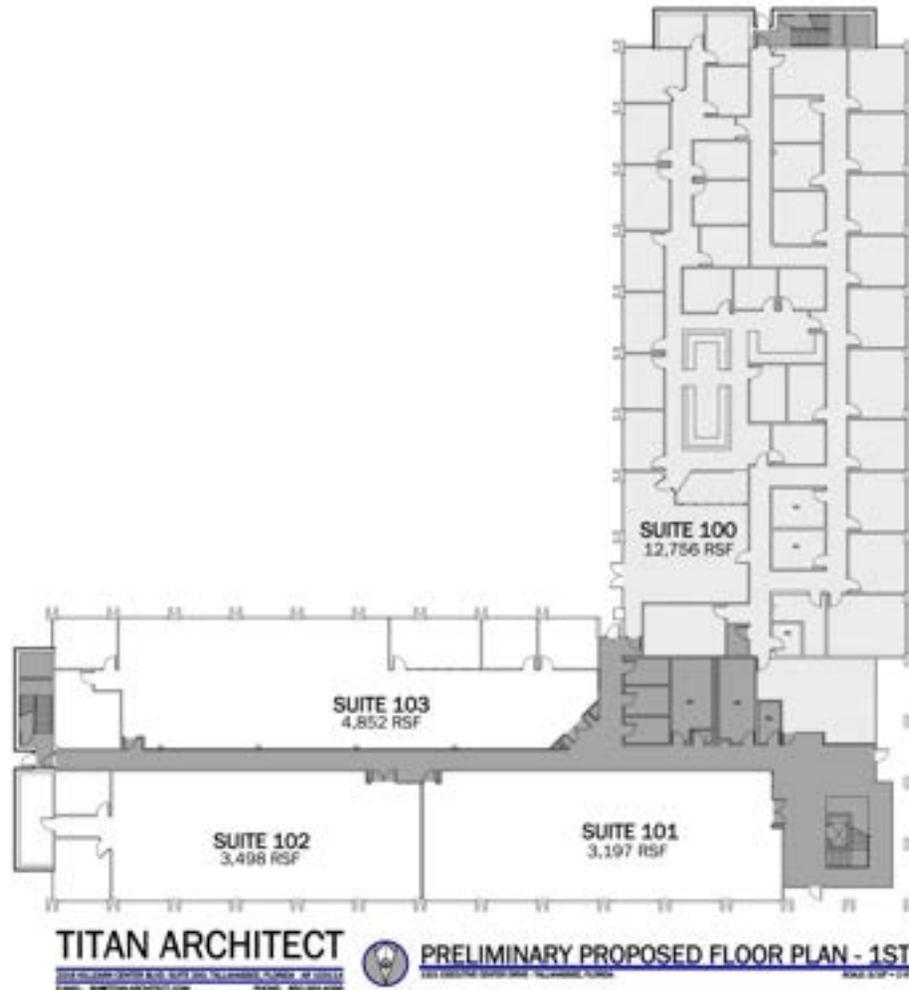
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AS-BUILT FIRST FLOOR PLAN



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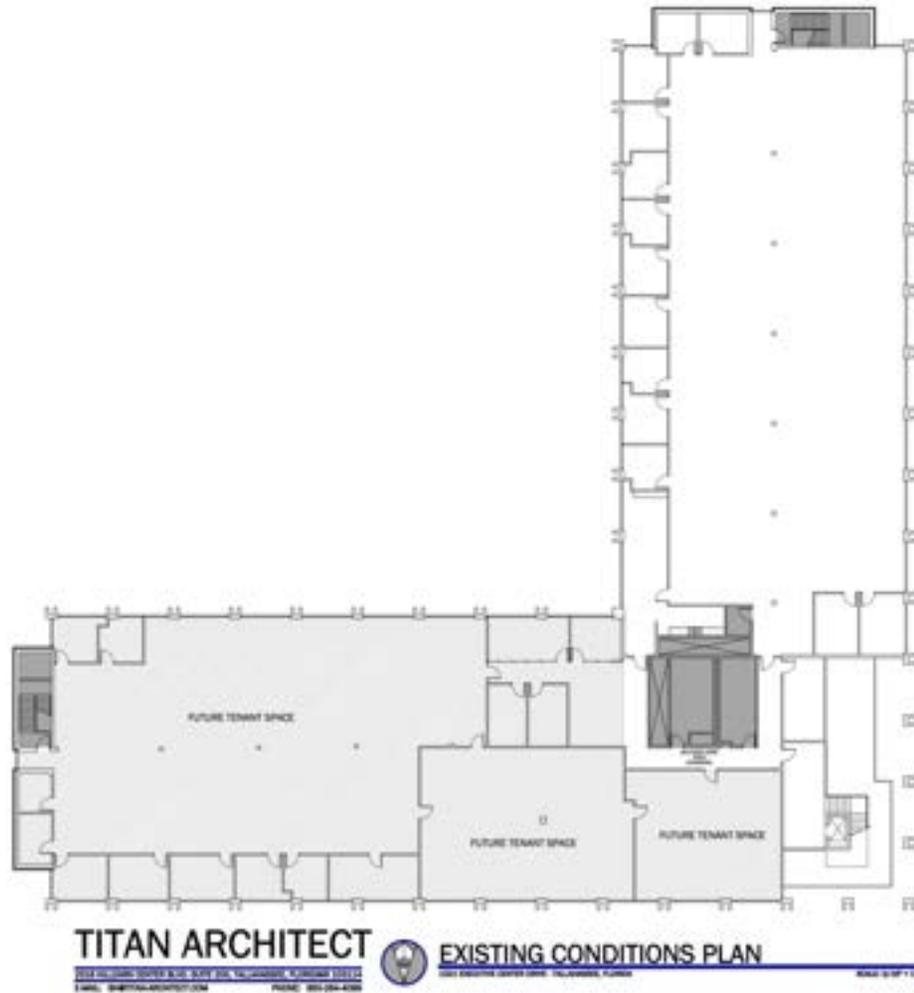
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AS-BUILT 2ND FLOOR PLAN - 23,539 RSF



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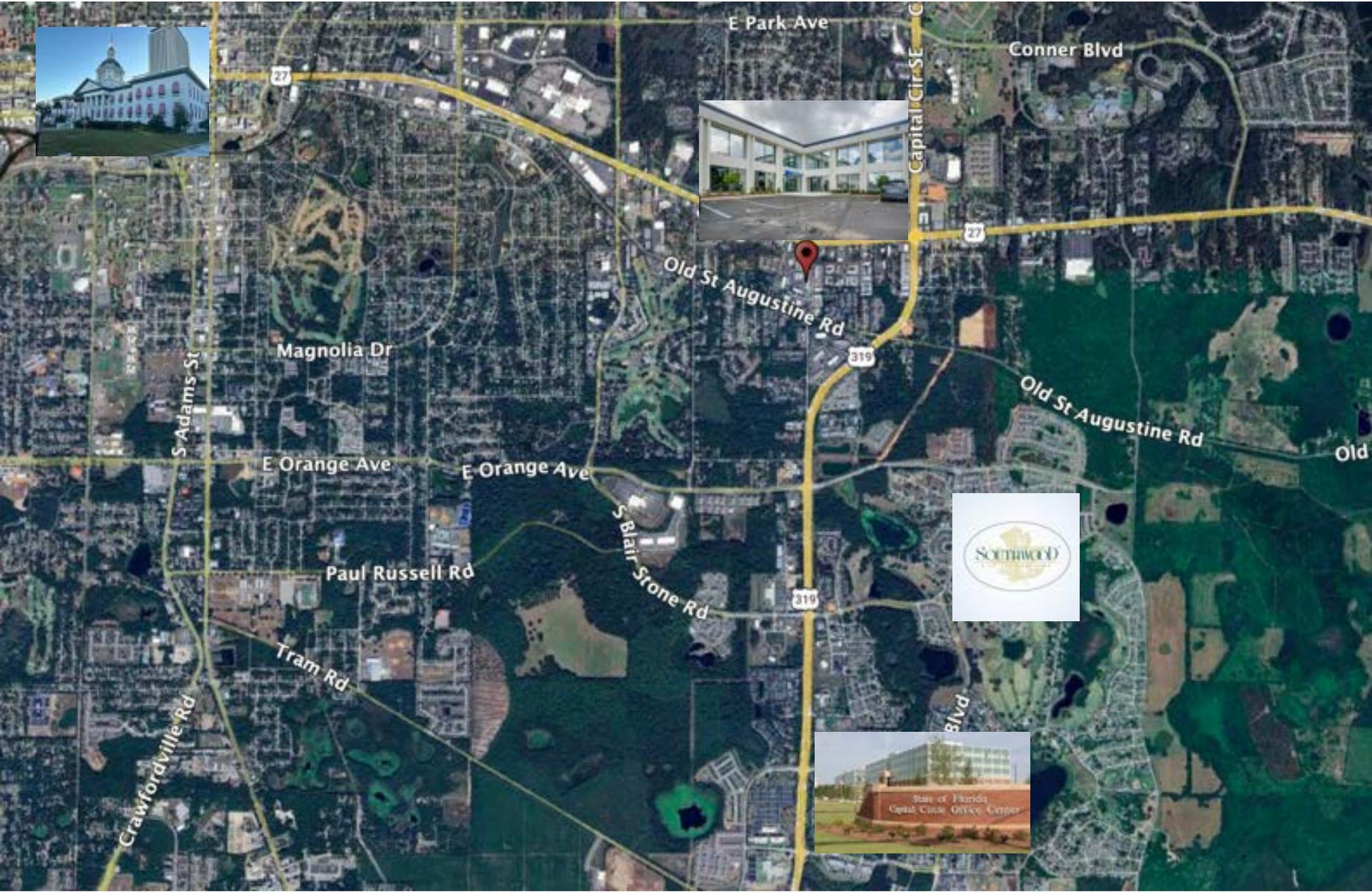
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COMMERCIAL REAL ESTATE
&
PROPERTY MANAGEMENT

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