

PARK CENTRE

124 Marriott Drive, Tallahassee, FL 32301

OFFICE PARK BUILDING FOR LEASE



DANIEL H. WAGNON, SIOR

Principal
850.656.6555 x105
daniel@structureiq.net

WHITNEY EUBANKS

Consultant
850.228.6690
whitney@structureiq.net



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PROPERTY DESCRIPTION

Park Centre @ Magnolia at the corner of Park Avenue and Marriott Drive is a professional office setting consisting of 32,200 Rentable Square Feet and over \$1m of upgrades and renovations in the past 24 months. From small suite executive layout to larger suites, the flexible floor plan designs allow Park Centre to work for any size company, from start-up to national company office.

PROPERTY HIGHLIGHTS

- Move-In Ready Suites: 2,500-4,700 sf options
- Institutional Ownership
- Over \$1M in modern renovations
- Full Service Lease Structure
- Exterior Signage
- Surrounded by retail and lodging, i.e. Starbucks, Chick-fil-A
- Less than 1/4 miles to Downtown Tallahassee
- 4.0 Parking Spaces / 1000 SF

LOCATION DESCRIPTION

Park Centre at Magnolia Grove office building provides tenants with excellent exposure and visibility by the use of one monument sign located directly on Marriott Drive. The Property is located 1 mile to the east of Downtown Tallahassee and the State Capitol complex for the State of Florida. In addition, the Governors Square Mall is located one block to the east and Tallahassee Memorial Healthcare is located one mile to the north of the Property. The site is also adjacent to the new Magnolia Grove Retail Development that features great retail tenants like Starbucks, Mission BBQ and a Home2 Suites by Hilton

SPACES

LEASE RATE

SPACE SIZE

SUITE 102	\$21.00 SF/yr	1,838 SF
SUITE 203	\$21.00 SF/yr	4,395 SF
SUITE 204	\$21.00 SF/yr	3,224 SF
SUITE 205	\$21.00 SF/yr	1,621 SF

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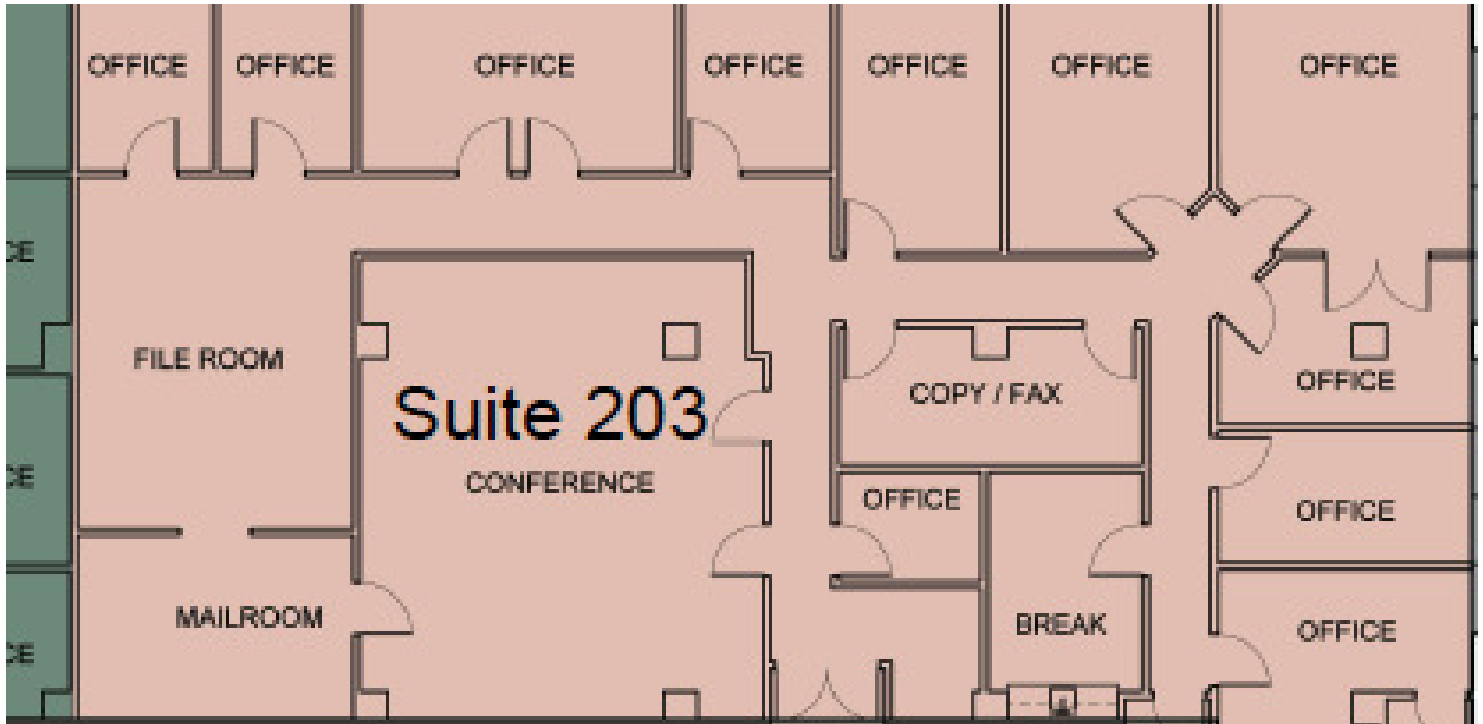
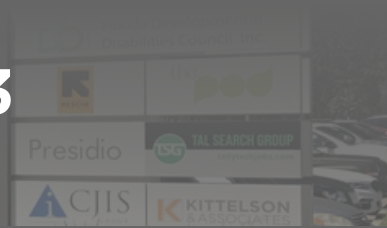
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PARK CENTRE - SUITE 203

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Min. 3 yrs
Total Space:	4,395 RSF	Lease Rate:	\$21.00 SF/yr

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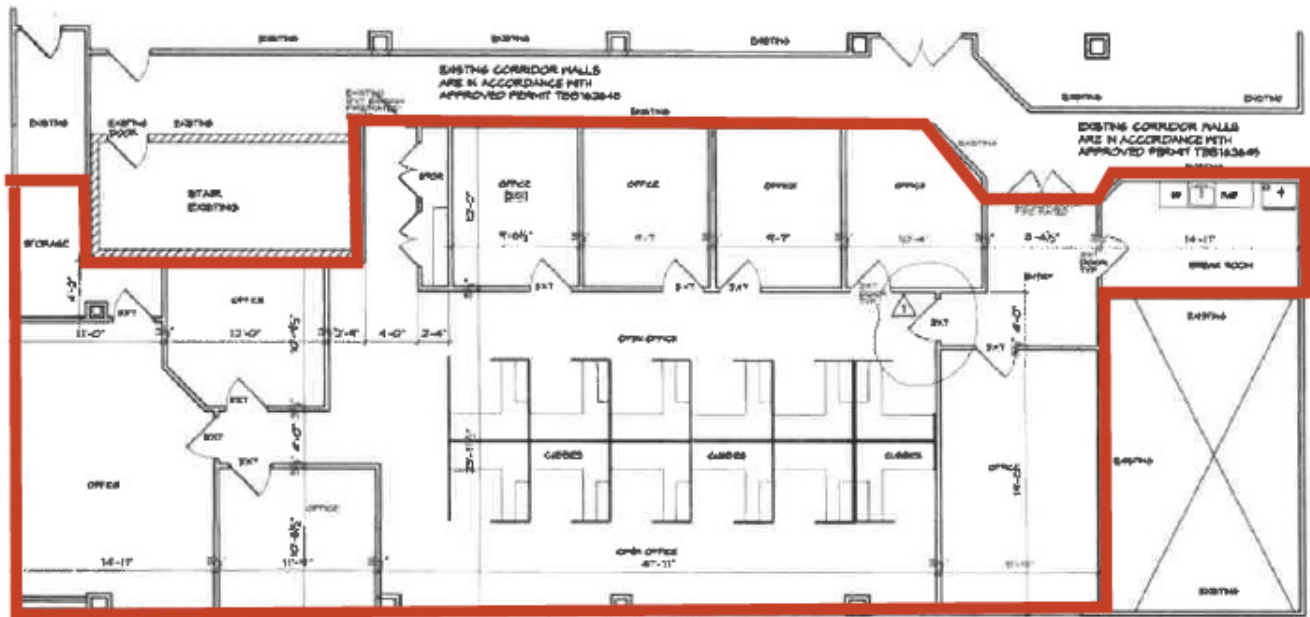
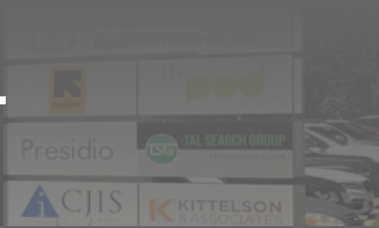
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PARK CENTRE - SUITE 204

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 **1 FLOOR PLAN**
3/16" = 1'-0" 2,740 SQ. FT.

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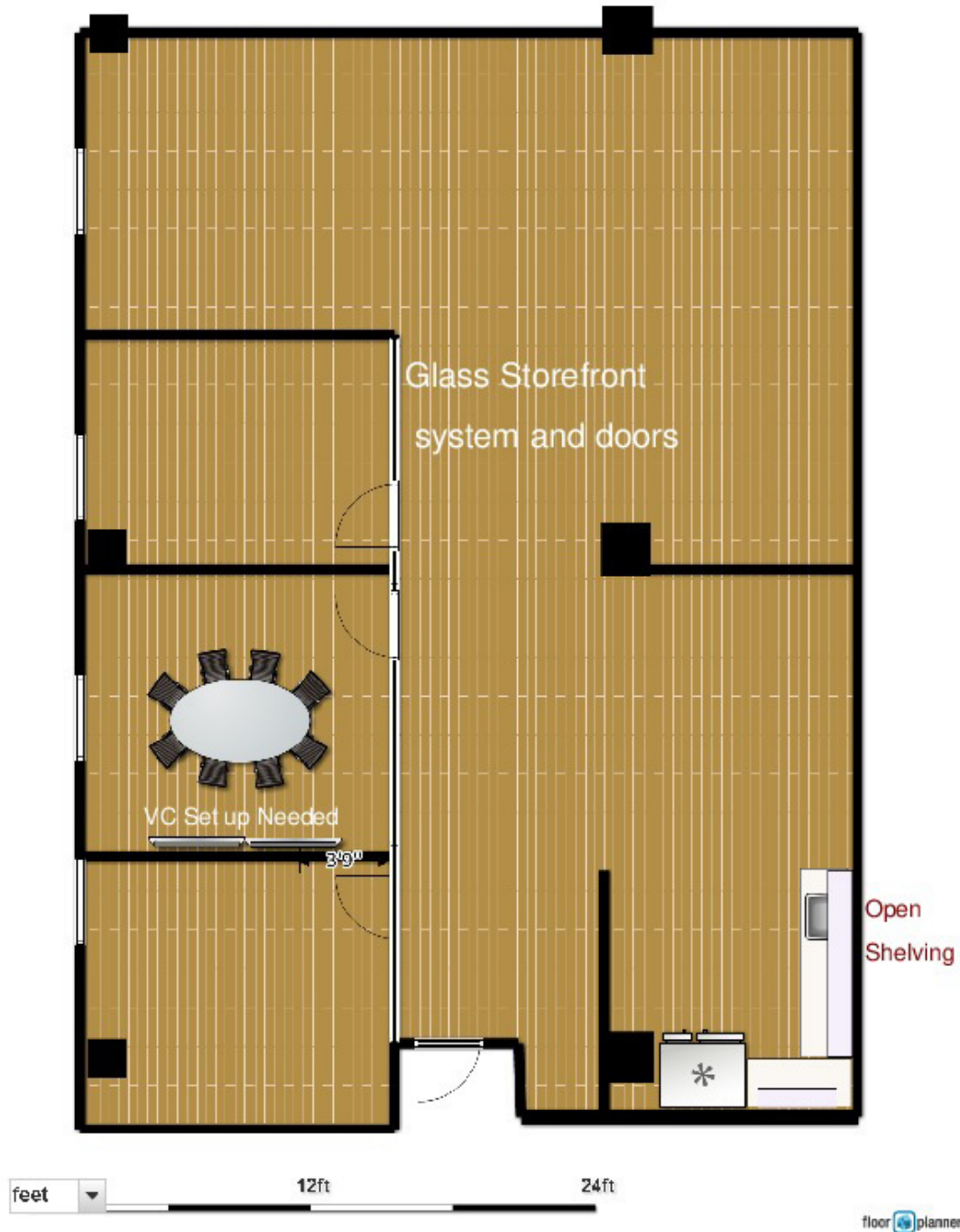
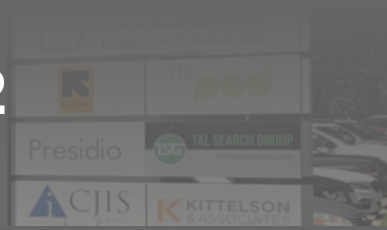
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PARK CENTRE - SUITE 102

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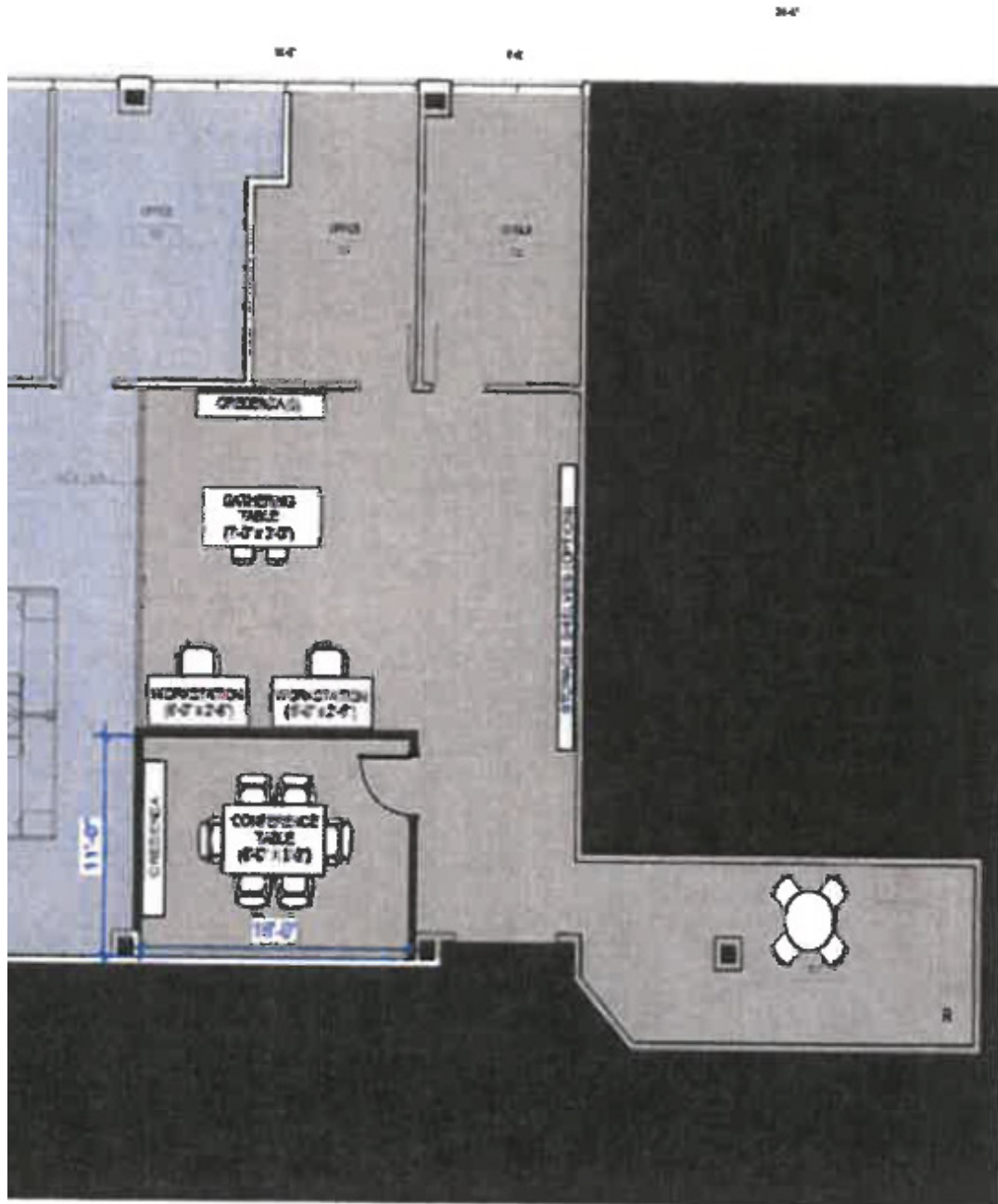
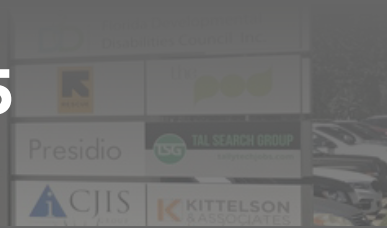
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PARK CENTRE - SUITE 205

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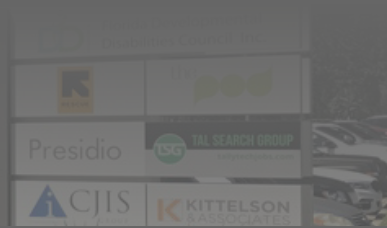
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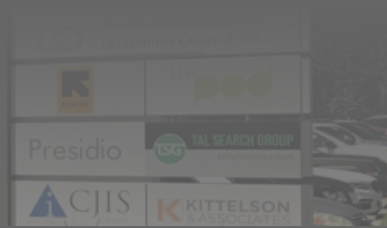
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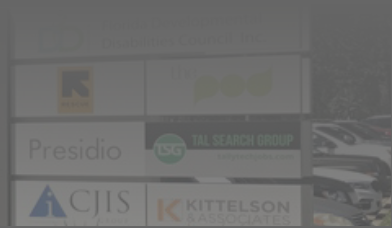
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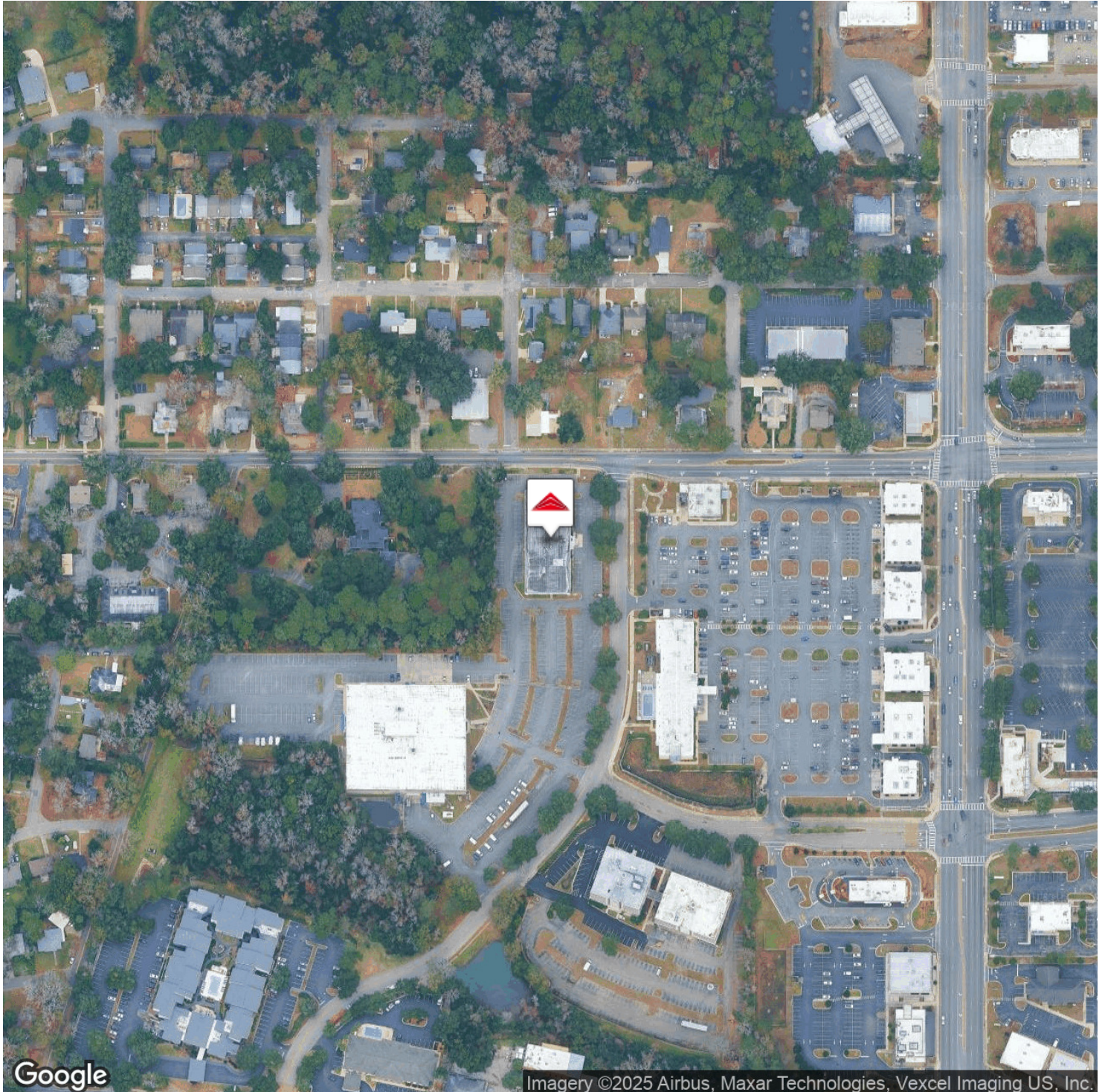
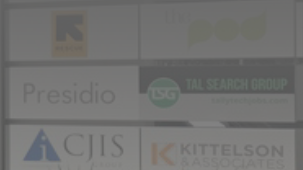
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