



MONROE PARK TOWER

101 NORTH MONROE STREET



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MONROE PARK TOWER

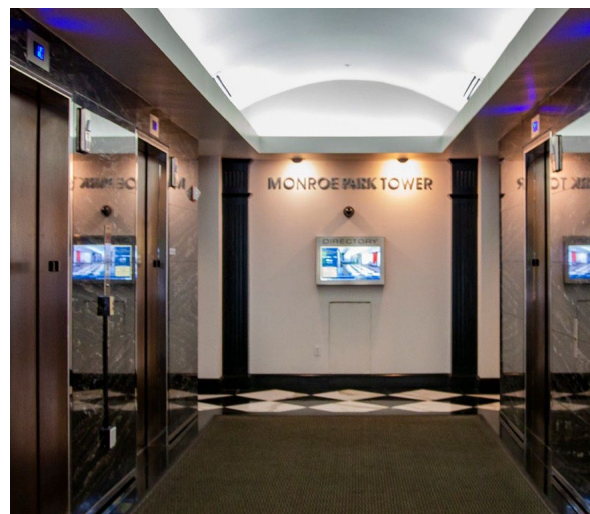
PROPERTY

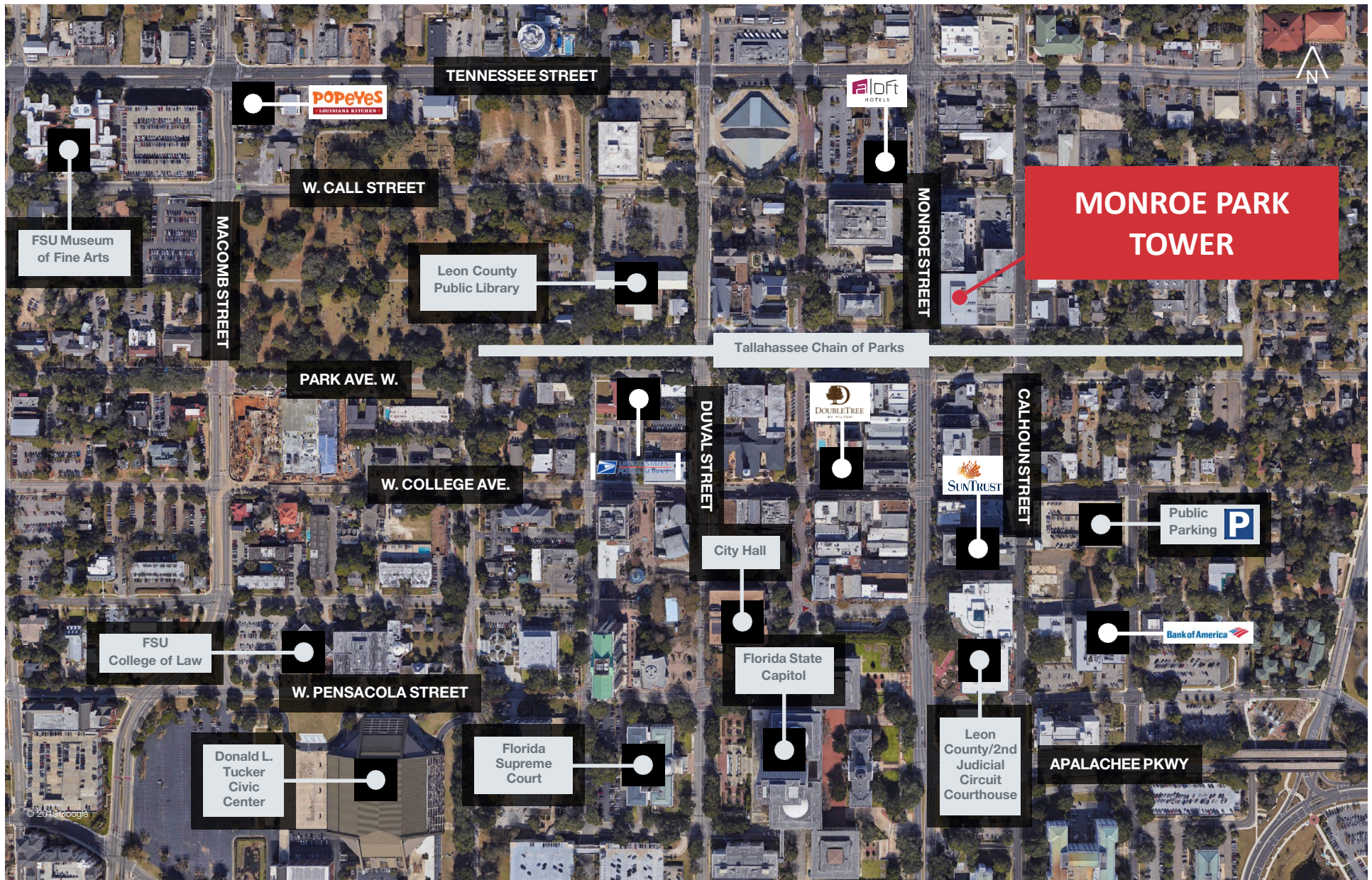
- Downtown Ten story, 111,977 SF Class A Office Building with floor-to-ceiling windows
- Covered & secured six level parking garage (3 per 1,000 ratio) with direct elevator access to suites and an on-site branch bank
- Walking distance to restaurants, banking, shopping & hotels. Near the Capitol, Federal & County Courthouses & City Hall & only 2 blocks from Monroe St. & Tennessee St. intersection, easy access to Hwy. 27, Hwy. 90 & I-10

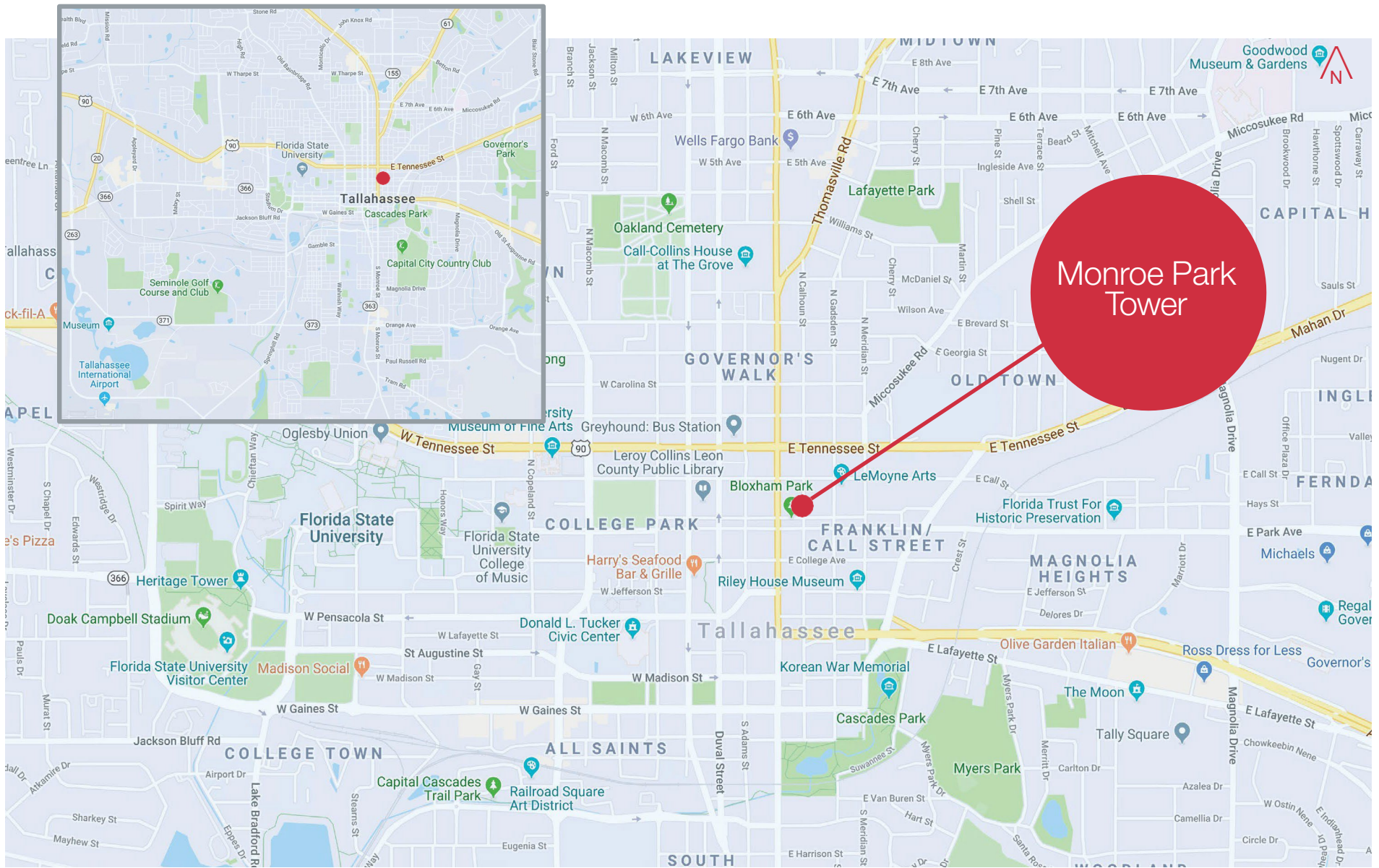
TALLAHASSEE INFORMATION

Tallahassee is known as Florida's Capital City and Downtown Tallahassee is the political epicenter drawing in visitors from around the state and nation to visit the Capitol. In addition, the city is known for its college population from Florida State University (42,000 student enrollment), Tallahassee Community College (18,000 students), and Florida A&M University (9,000 student enrollment). The heart of the Capital City is Downtown Tallahassee. Downtown Tallahassee is known for its beautiful parks, boutique hotels, unique and exciting dining, museums, arts, music and natural resources. So regardless of what brought you here, being here will guarantee you an experience vibrant with entertainment, culture and delight.





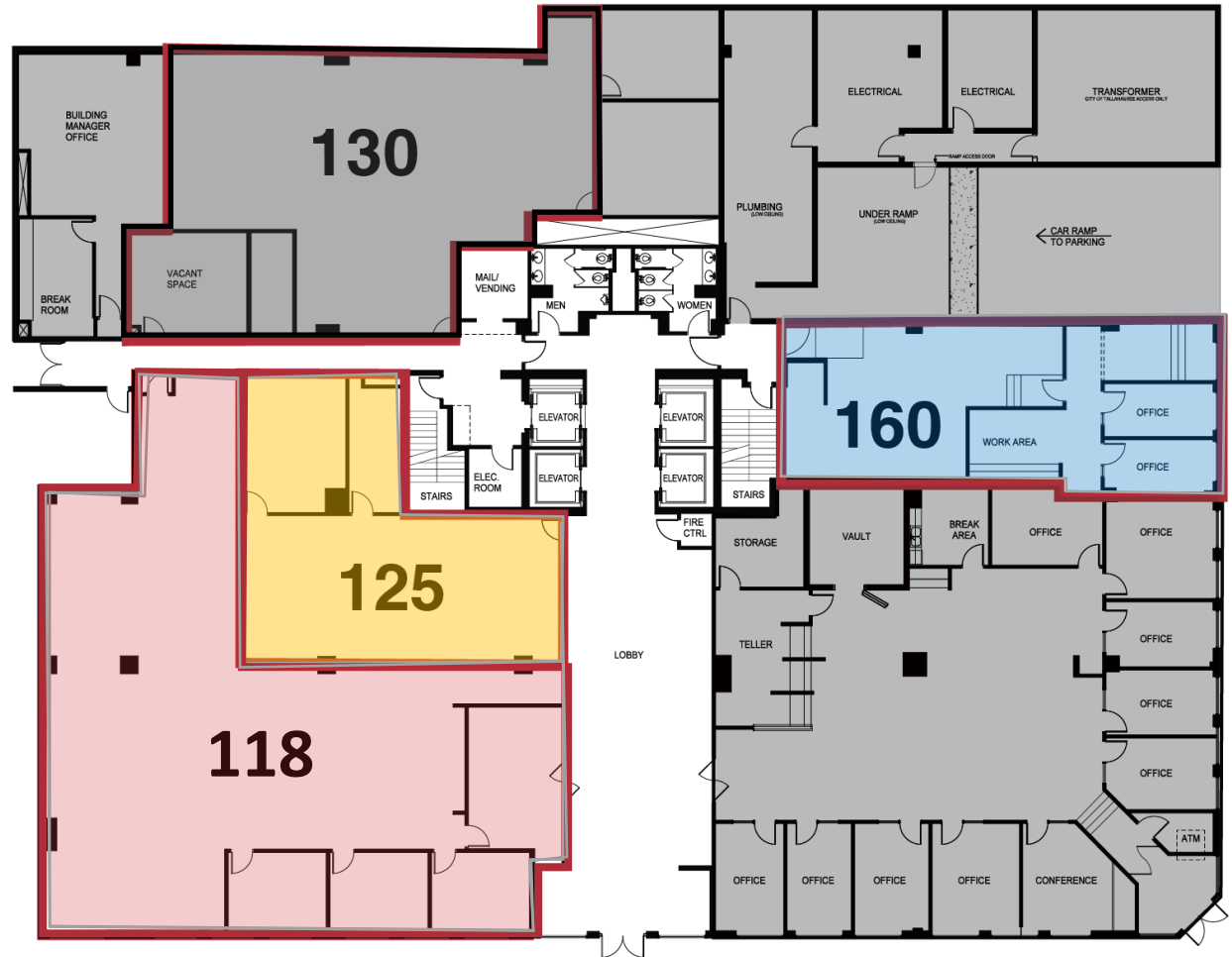




Monroe Park
Tower

FIRST FLOOR

SUITE #	SQ FT
118	4,100
125	1,617
130	LEASED
160	1,670



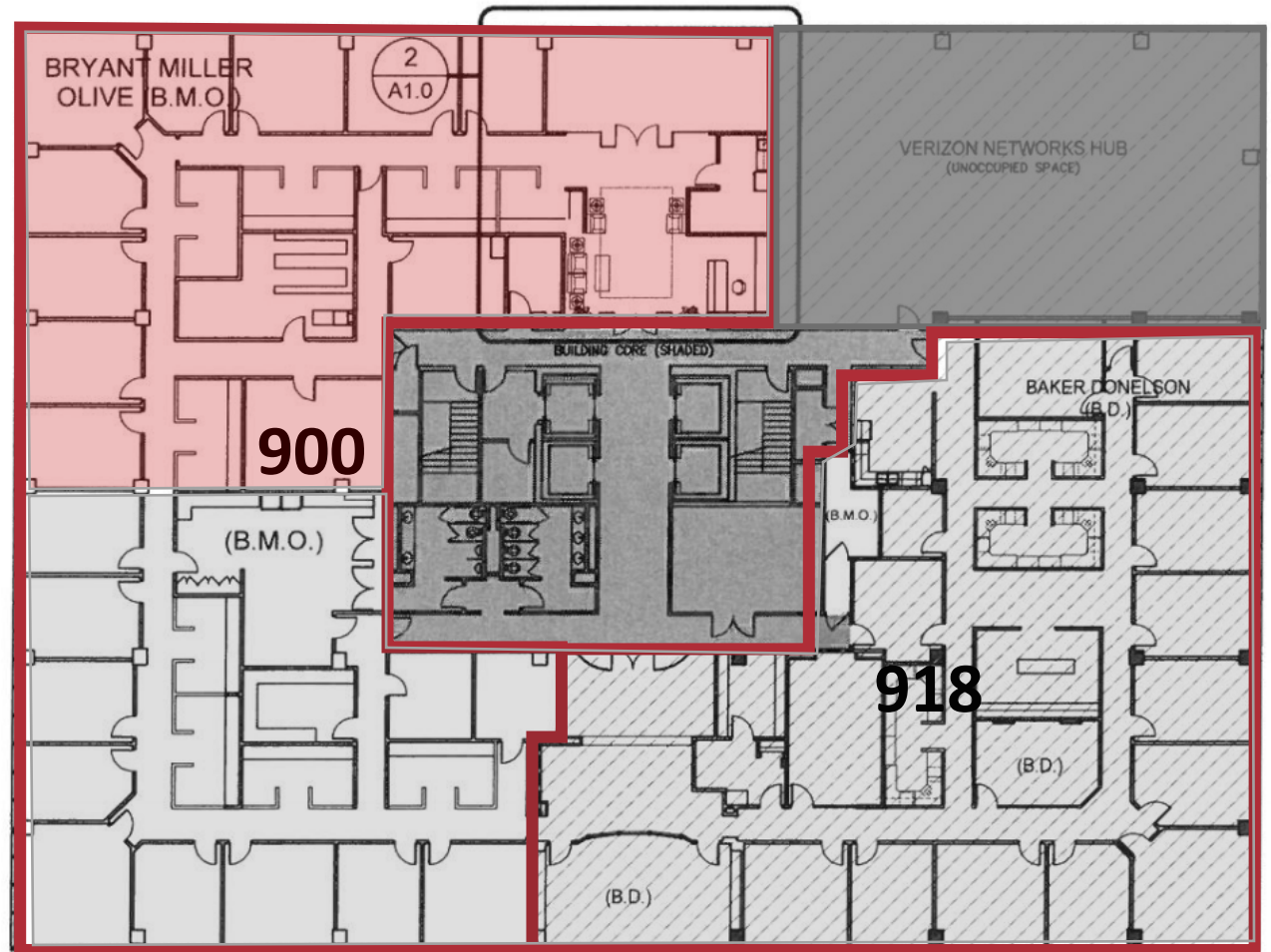
SEVENTH FLOOR

SUITE #	SQ FT
700	7,000 +
715	LEASED
750	LEASED



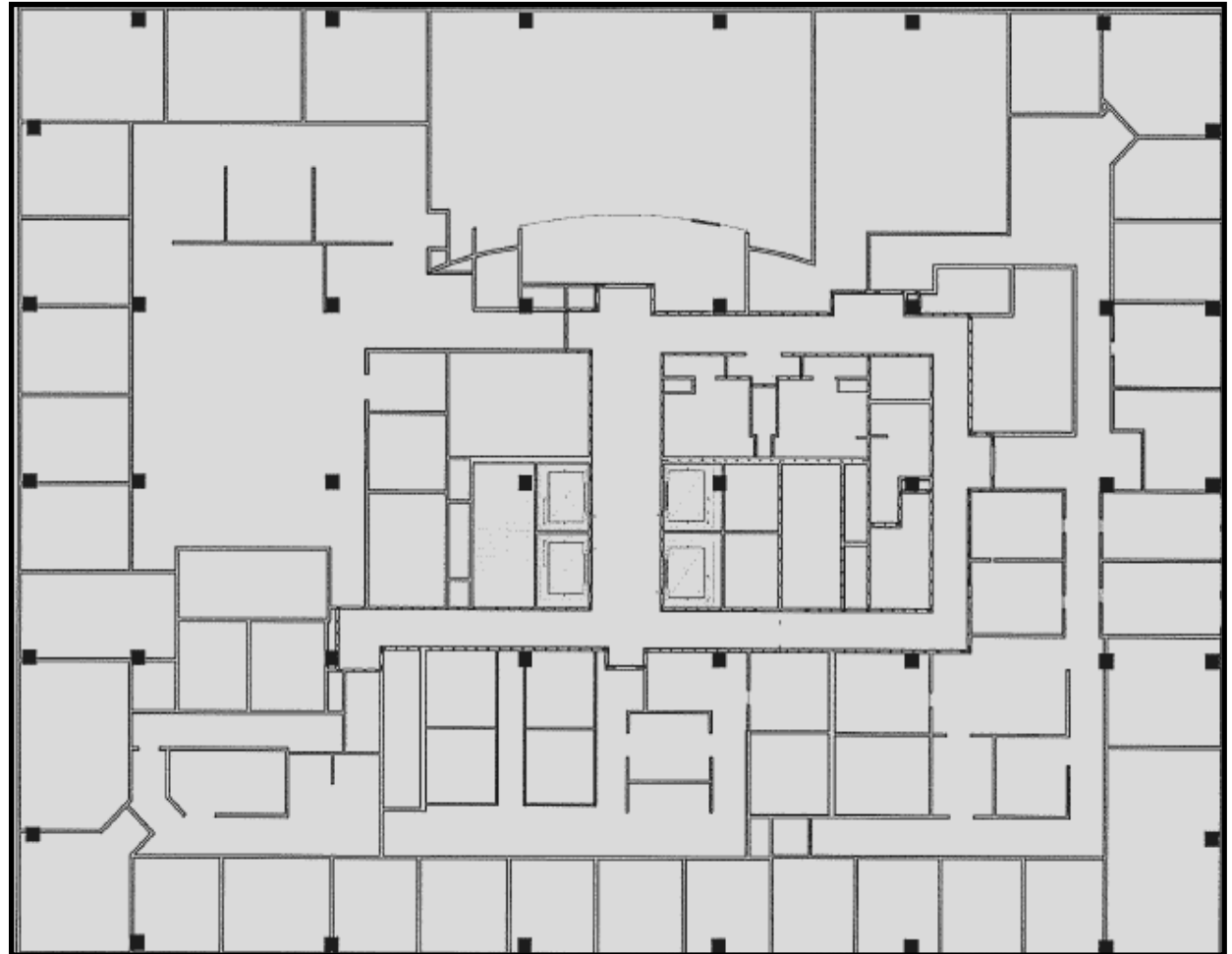
NINTH FLOOR

SUITE #	SQ FT
900	6,887



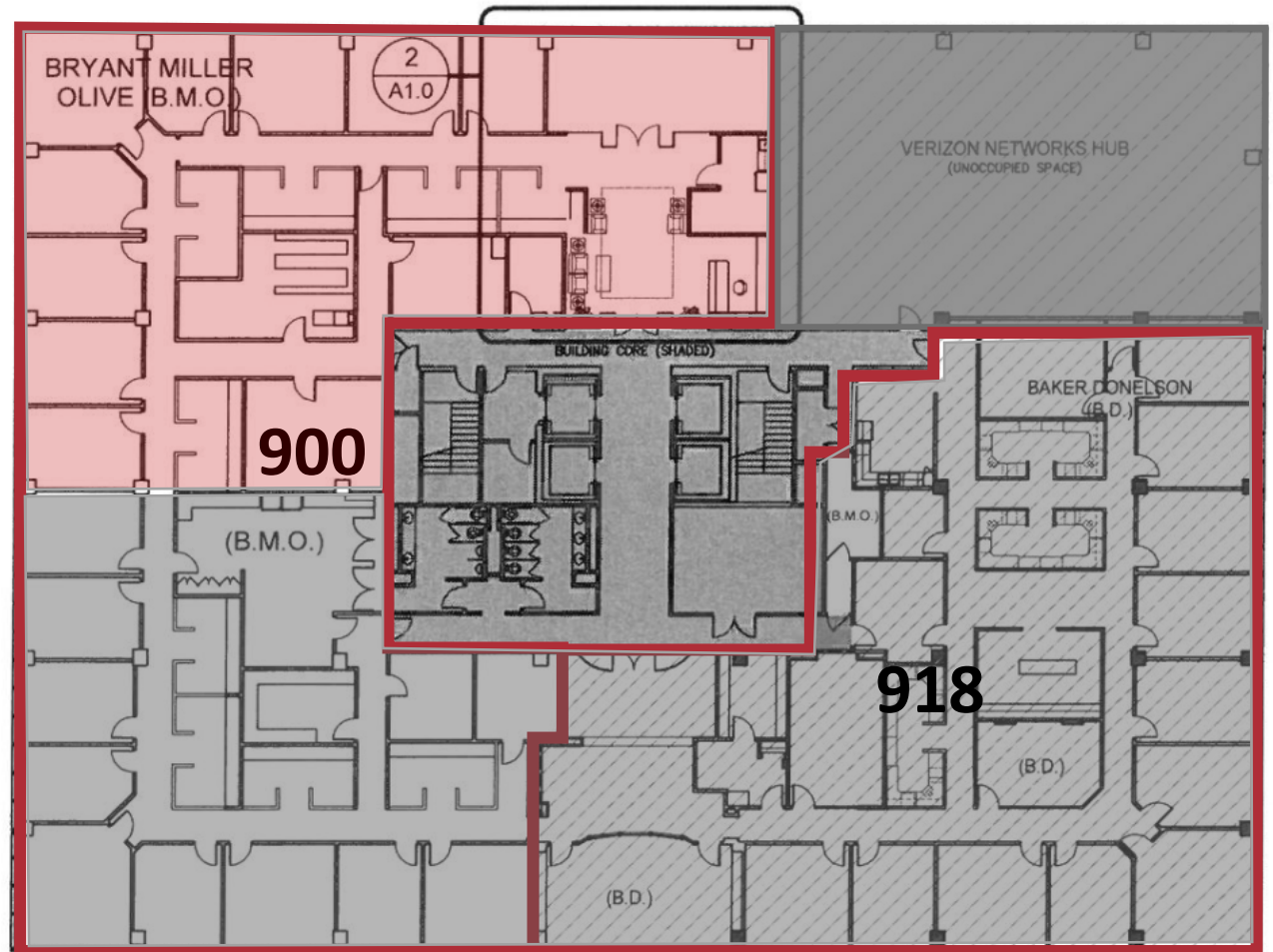
EIGHTH FLOOR

SUITE #	SQ FT
800	LEASED



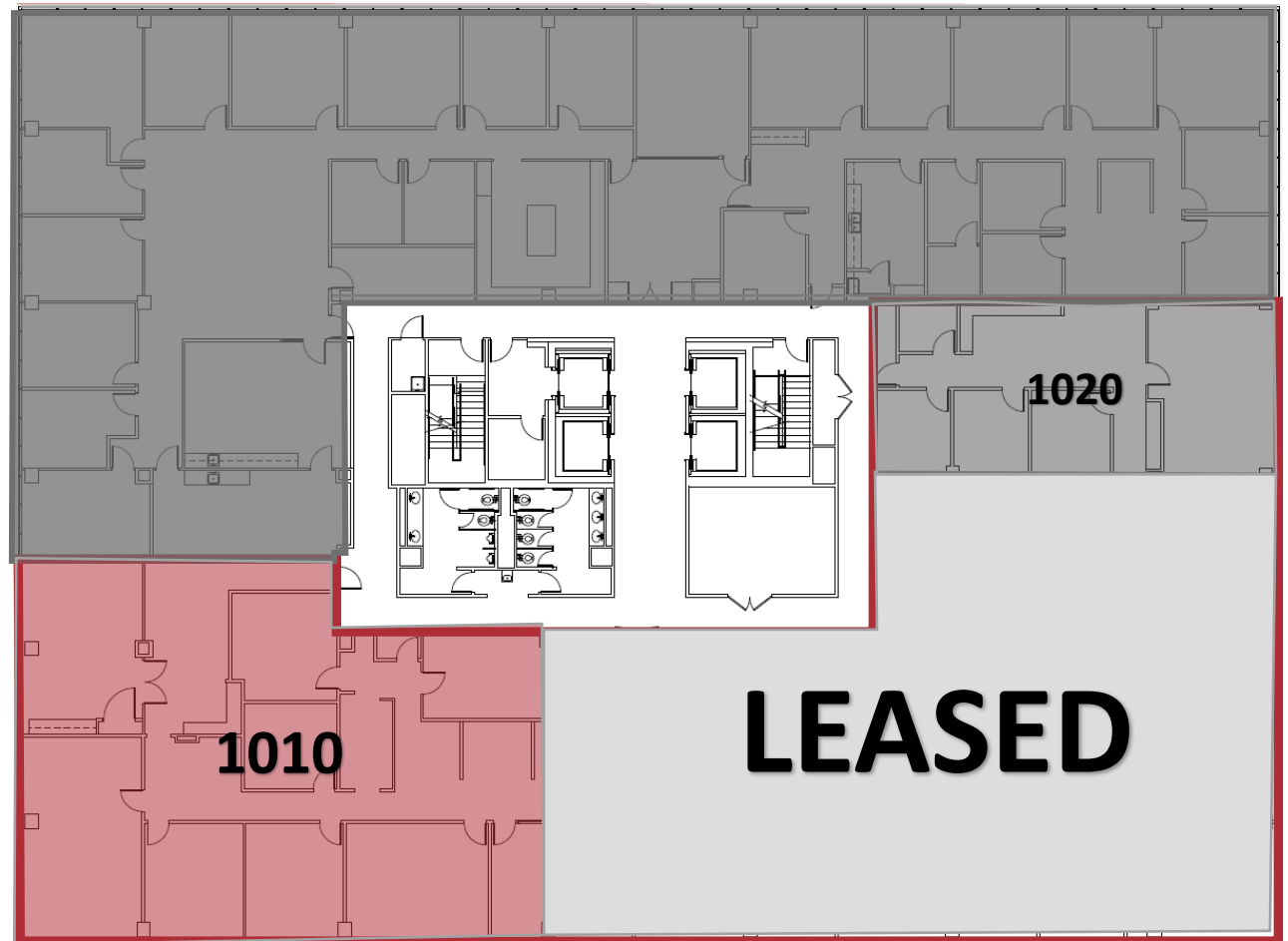
NINTH FLOOR

SUITE #	SQ FT
900	12,130 (Divisible)
918	LEASED



TENTH FLOOR

SUITE #	SQ FT
1010	4,500
1020	LEASED





The NAI logo is displayed in white, bold, sans-serif font on a red, triangular background element that points towards the top right corner of the page.The NAI TALCOR logo features the letters 'NAI' in a large, bold, black font, followed by 'TALCOR' in a smaller, bold, black font. A red diagonal line is positioned behind the 'AI' portion of 'NAI'.

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