

3375 CAPITAL CIR NE BLDG C

Tallahassee, FL 32308

PROFESSIONAL OFFICE BUILDING FOR SALE



WHITNEY EUBANKS

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LEASE SUMMARY

| | |
|----------------|------------------|
| Sale Price: | \$1,000,000 |
| Building Size: | 6,748 SF |
| Available SF: | 2,200 SF |
| Parking: | Onsite, Adjacent |
| Price / SF: | \$148.19 |

PROPERTY OVERVIEW

Discover an exceptional investment opportunity at 3375 Capital Cir NE Bldg C100, Tallahassee, FL. This 6,748 SF building, renovated in 2025, presents an appealing prospect for office building users with rare direct frontage and signage on Capital Circle NE within Deerwood Office Park.

PROPERTY HIGHLIGHTS

- Direct frontage and signage on Capital Circle NE within Deerwood Office Park
- Professional offices suites that would be ideal for financial services, construction/engineering, insurance, medical / dental offices user
- Interior is Three story professional office layout with reception/waiting area, hard offices, conference room (upstairs and downstairs), restrooms and breakroom in-place
- Turnkey ready
- Access to both Capital Circle NE and Raymond Diehl Road for ingress/egress
- 2,240 SF of Vacancy. Additional floors both have new 5 year leases in place.

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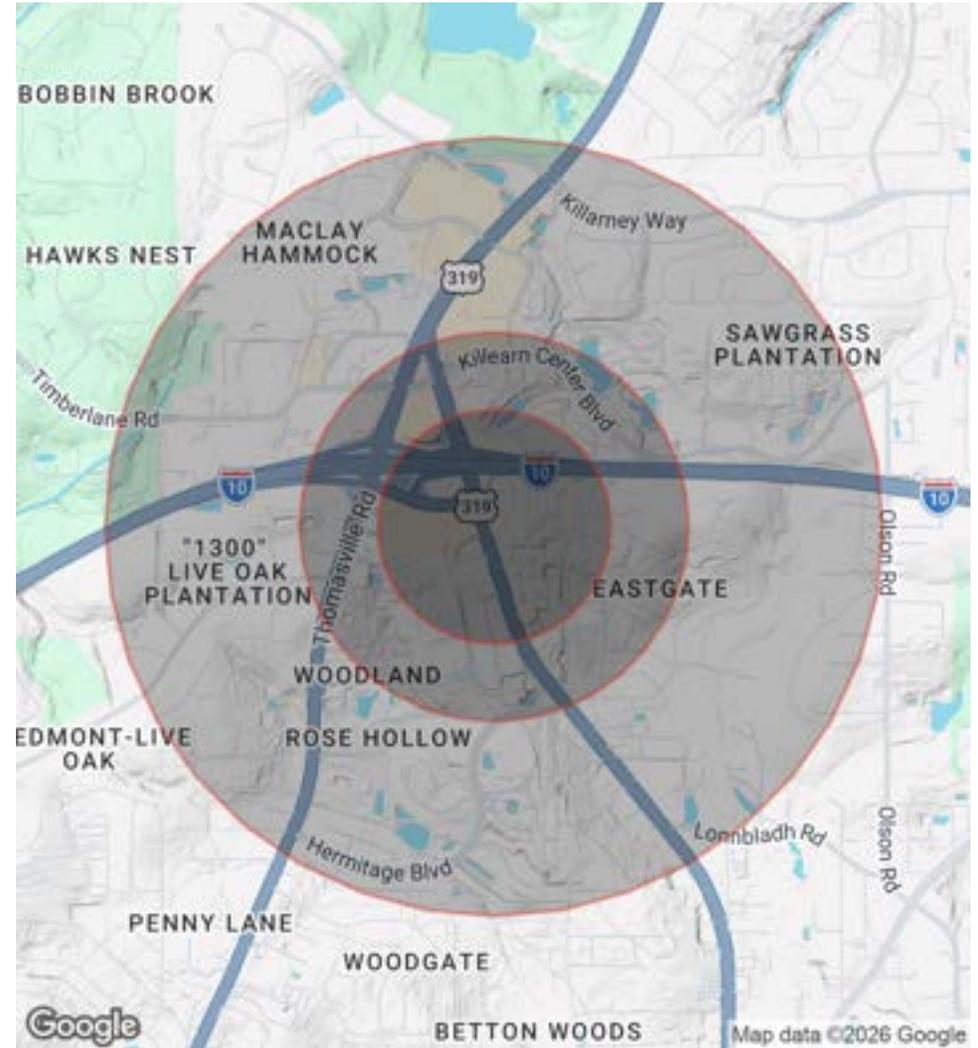
POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 404 | 1,567 | 6,045 |
| Average Age | 45 | 45 | 45 |
| Average Age (Male) | 42 | 42 | 42 |
| Average Age (Female) | 47 | 47 | 46 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 210 | 829 | 3,005 |
| # of Persons per HH | 1.9 | 1.9 | 2 |
| Average HH Income | \$80,620 | \$81,792 | \$94,991 |
| Average House Value | \$413,780 | \$431,051 | \$444,363 |

Demographics data derived from AlphaMap



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Direct: **850.228.6690**

PROFESSIONAL BACKGROUND

Born and raised in Tallahassee, FL., Whitney joined Structure with a focus on Healthcare Real Estate and site selection. Whitney graduated with a Bachelors in Business Administration from Florida State University and an MBA in Healthcare Management from Florida Institute of Technology where she also played collegiate volleyball.

She has over 10 years experience in Marketing and Sales roles in the diagnostic imaging industry across N Florida and S Georgia. In 2018, she played an integral role in opening her family's construction company which has cultivated her passion for site selection and project management. In this role she oversees business finances, marketing and payroll.

Whitney is a mom of 3 and enjoys exploring the outdoors with her family any opportunity they get.

EDUCATION

Bachelors, Business Administration, Florida State University
MBA. Healthcare Management. Florida Institute of Technology

Structure Commercial Real Estate, a Real Estate IQ firm

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