



699 & 799 West Gaines Street  
Tallahassee, FL 32304



## 2nd Generation Restaurant Available

- Convenient access to the FSU campus that is directly across the street which has approximately 43,569 students
- Located in the Gaines Street corridor that has been significantly redeveloped over the past several years changing this submarket into the focal point for student housing, shopping and dining
- There are nearly 10,000 apartment beds within a short walking distance with over 1,000 more beds under construction
- Superior visibility and exposure to Gaines Street which serves as a primary east-west arterial providing access from the FSU campus to the downtown CBD that is home to Florida's state capital
- Greenwise Publix is adjacent to the Deck building
- Boutique hotel Indigo directly across from the Block with 140 keys
- The strategic location on Gaines Street is the center-point connecting the 3 college campuses in the market opening up convenient access to 63,841 students (Florida State, Florida A&M, Tallahassee Community College)

Join retailers like:



**CHASE**  **STRAYER**   
UNIVERSITY

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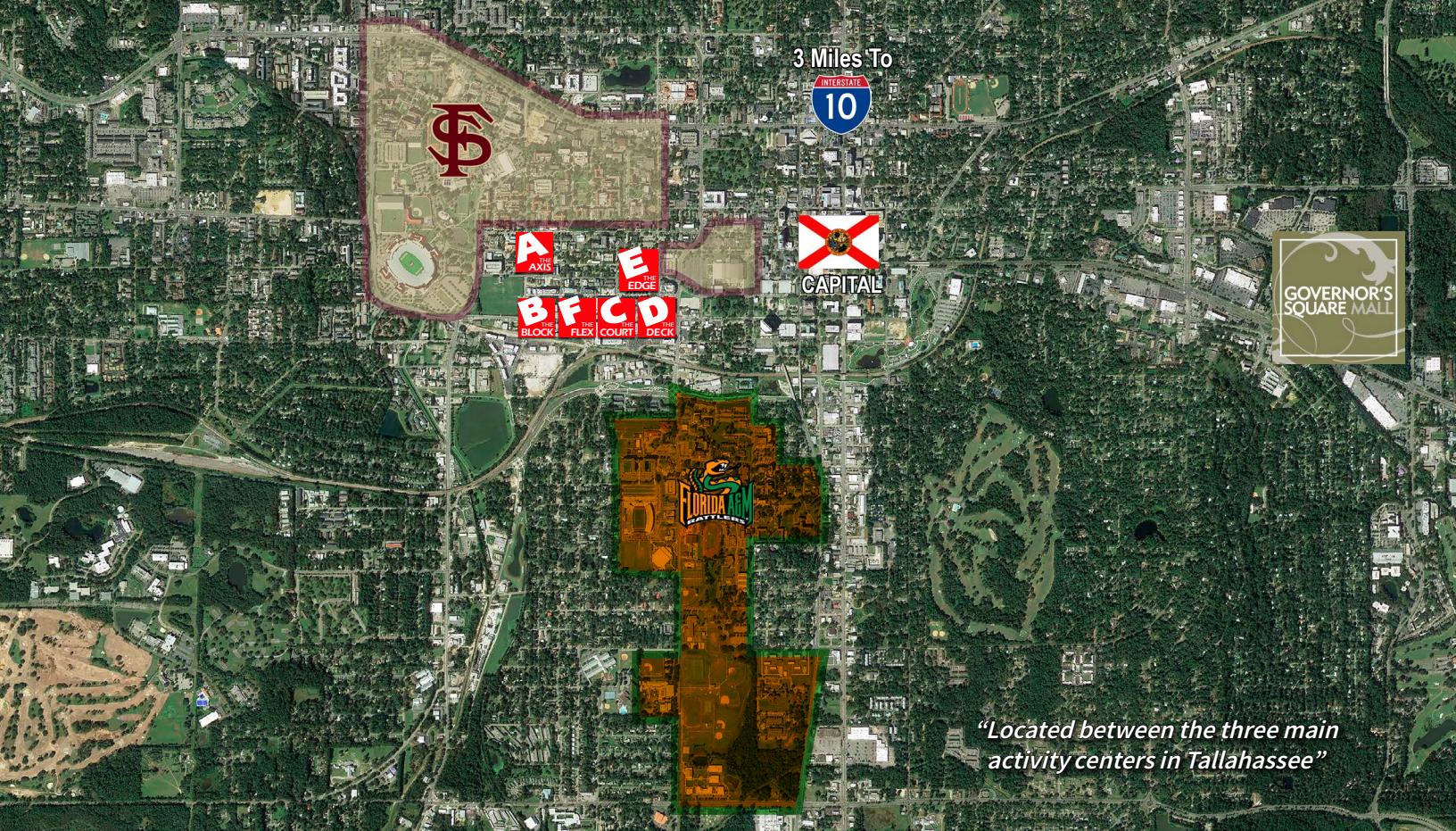
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## Important Area Facts:

- The number of people in the Capitol during a normal workday is 1,500. During the Legislative session, this number increases to over 5,000
- There are 10,000 beds within walking distance
- Approximately 33,000 employees within a 1-mile radius of the project
- Nearly 96,000 employees within a 3-mile radius



### Florida State University

- 2022 Enrollment: 43,569
- Faculty & Staff:
  - » 2,408 faculty members
  - » 5,900 staff
- Doak Campbell Stadium:
  - » Largest football stadium in the ACC
  - » Largest continuous brick structure in the United States



### Florida Agricultural and Mechanical University (FAMU)

- 2022 Enrollment : 9,027
- Faculty & Staff: 1,722 employees
- Founded on October 3, 1887
- 156 buildings spread over 422 acres

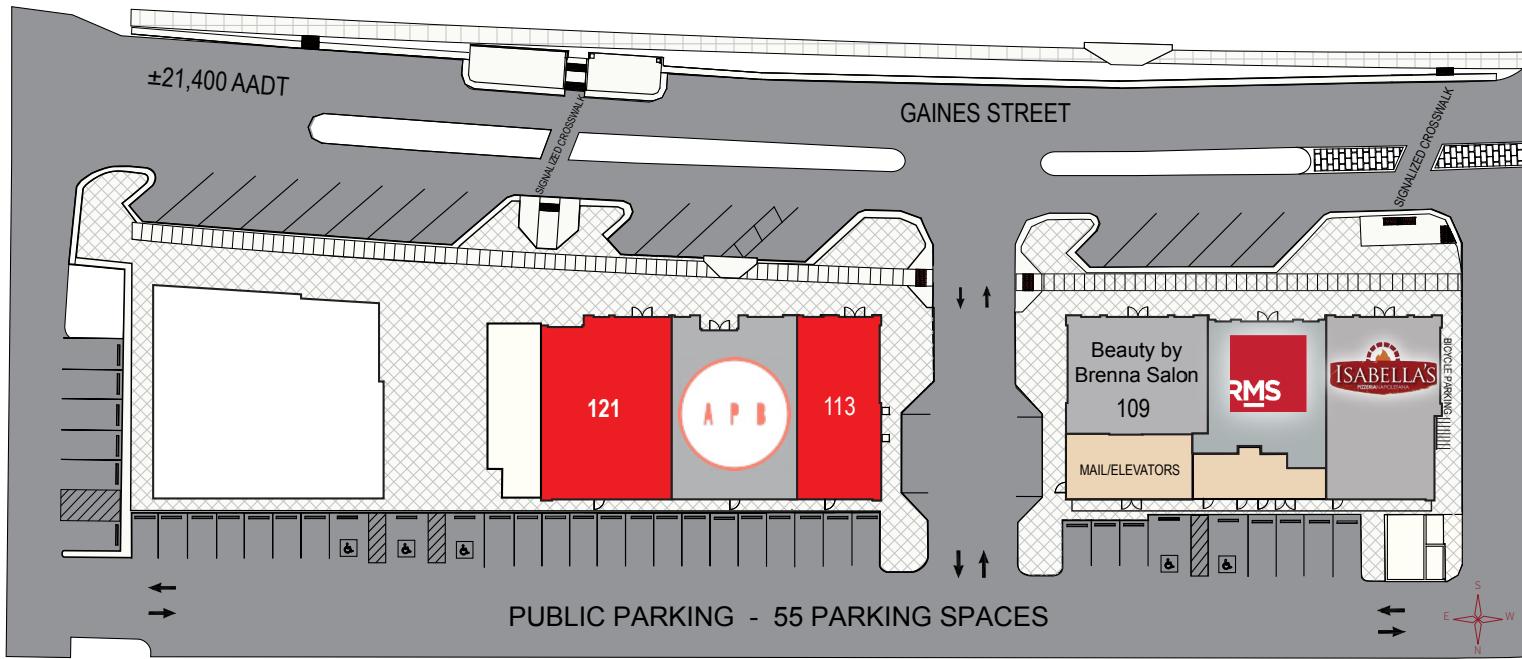


### Tallahassee Community College

- 2022 Enrollment : 11,245
- Faculty & Staff: 1,468 employees
- Founded in 1966
- 24 buildings spread over 270 acres



## 799 West Gaines Street - SITE PLAN

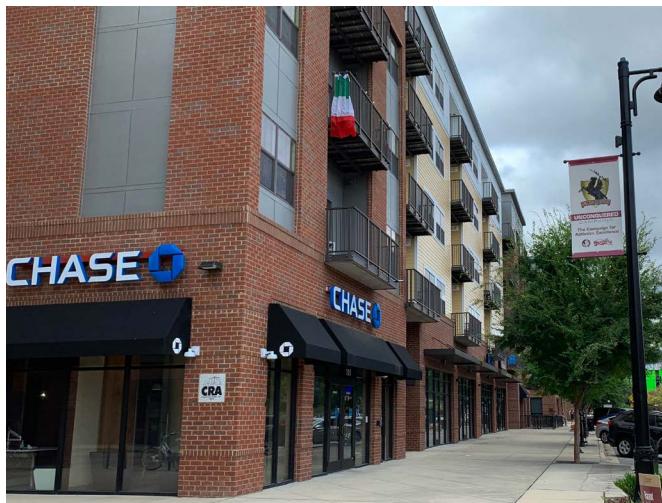


LEASED

AVAILABLE

LOI OR LEASE PENDING

SUITE #	TENANT	SF
101	Isabella's Pizzeria	1,723
105	Risk Management Solutions	1,809
109	Beauty By Brenna Salon	1,350
113	AVAILABLE - 2nd Gen Restaurant	1,570
117	APB	1,802
121	AVAILABLE	2,081
TOTAL GLA		10,335

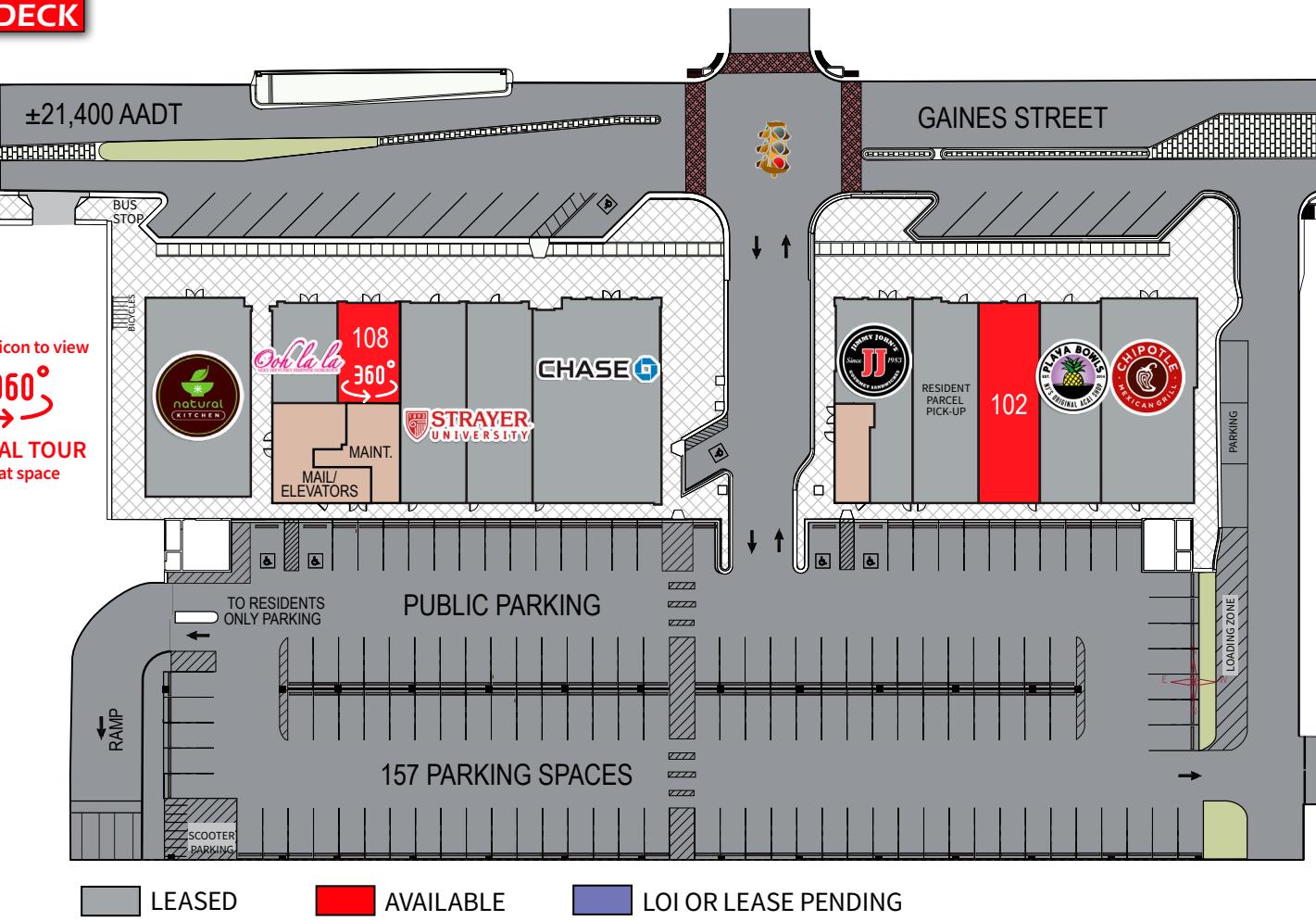


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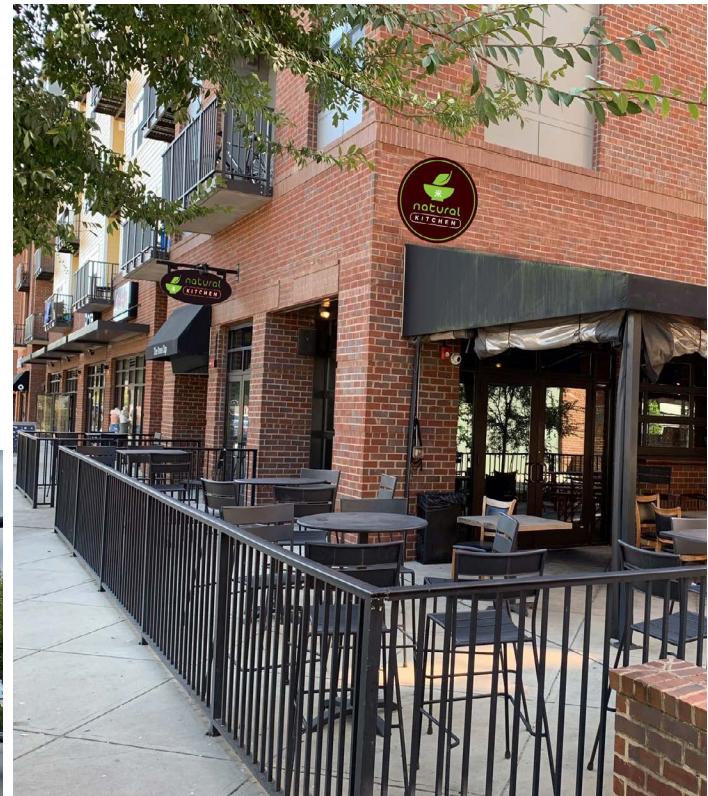
## 699 West Gaines Street - SITE PLAN

Click on icon to view  
360°  
VIRTUAL TOUR  
of that space



SUITE #	TENANT	SF
100	Chipotle	2,448
101	Playa Bowls	1,536
102	AVAILABLE	1,534
103	Resident Parcel Pick Up	1,675
104	Jimmy Johns	1,531
105	Chase Bank	3,253
106	Strayer University	1,661
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108	AVAILABLE	800
109	Ooh La La Boutique	846
110	Natural Kitchen	2,620
TOTAL GLA		20,187

360°



# STADIUM CENTRE MARKET AERIAL

