



OFFICE PARK LEASE OPPORTUNITY

EDGEWATER CORPORATE CENTER

2639 NORTH MONROE STREET, TALLAHASSEE, FL 32303

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OFFICE PARK SUMMARY

EXECUTIVE SUMMARY



LEASE RATE

\$18.75 SF Mod. Gross

PROPERTY OVERVIEW

[Property Website](#)

OFFERING SUMMARY

Building Size:	124,000 SF
Available SF:	100 - 20,000 SF
Lot Size:	7.26 Acres
Renovated:	2019
Zoning:	Commercial Activity Center
Submarket:	North Tallahassee

Edgewater Executive Center is positioned in the path of growth and activity in Tallahassee. With direct access to both US 27 that connects to Downtown Tallahassee and U.S. Interstate 10 connecting east and west Tallahassee, Edgewater is the only office park in region that provides a central point of business operations in area and located less than 3 miles from Capitol.

From executive offices suites to single tenant floors up to 20,000 SF, Edgewater Corporate Center can be the path from start-up to established company without changing your address. Whether changing size, structure or business platform, Edgewater has professional office suites ready to lease with flexible floor plans and designs. Institutional ownership and onsite management allows for a higher level of service and quality of setting for tenants and their employees/visitors.

PROPERTY HIGHLIGHTS

- Parking - 4:1000
- From 100 SF Executive suites to 20,000 SF full floor occupancy
- Easy access to Interstate 10 and major travel corridors in North Tallahassee
- US 27 / Monroe Street corridor under infrastructure upgrade and commercial re-development phase by BluePrint Authority [<https://blueprintia.org/projects/north-monroe-gateway/>]

AVAILABLE SPACES

LEASE SPACES

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
B112	Available	6,826 SF	Full Service	\$22.00 SF/yr	Perfect for mixture of hard office and open office production space; this executive suite has a dedicated entrance, conference/training room, break area ready to for a professional office user
B200 Technology Center	Available	6,500 - 18,000 SF	Full Service	\$19.75 SF/yr	Formerly a technology software company with call center capability along with training, open work area, executive suites and R&D areas, the space can be functional for multiple users for professional, association, call center, back-office, government contractors and related. The IT infrastructure is very robust and includes an onsite generator servicing the entire floor.
C200 Multi-Tenant or Single-Tenant Options	Available	4,500 - 18,000 SF	Modified Gross	\$18.75 SF/yr	Currently constructed with offices along exterior with side lights, conference and production rooms in the core and interior open work area for modular furniture or colab areas. The floor has multiple entrance points that allows for small suite or full floor users to have flexible designs and layouts.

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EXTERIOR PHOTOS

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

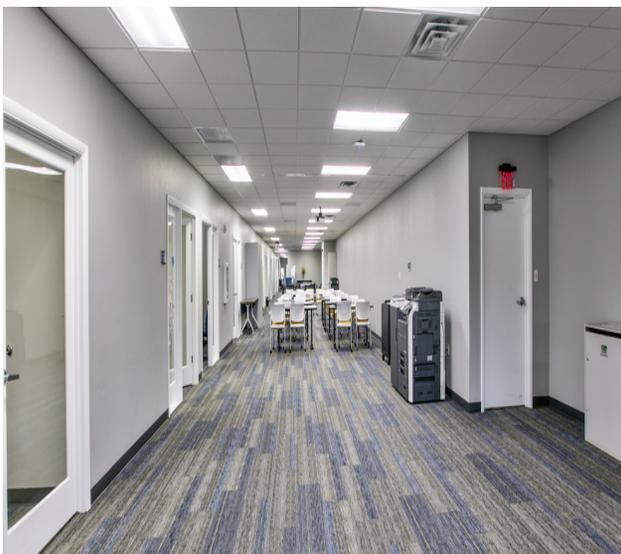
ADDITIONAL PHOTOS



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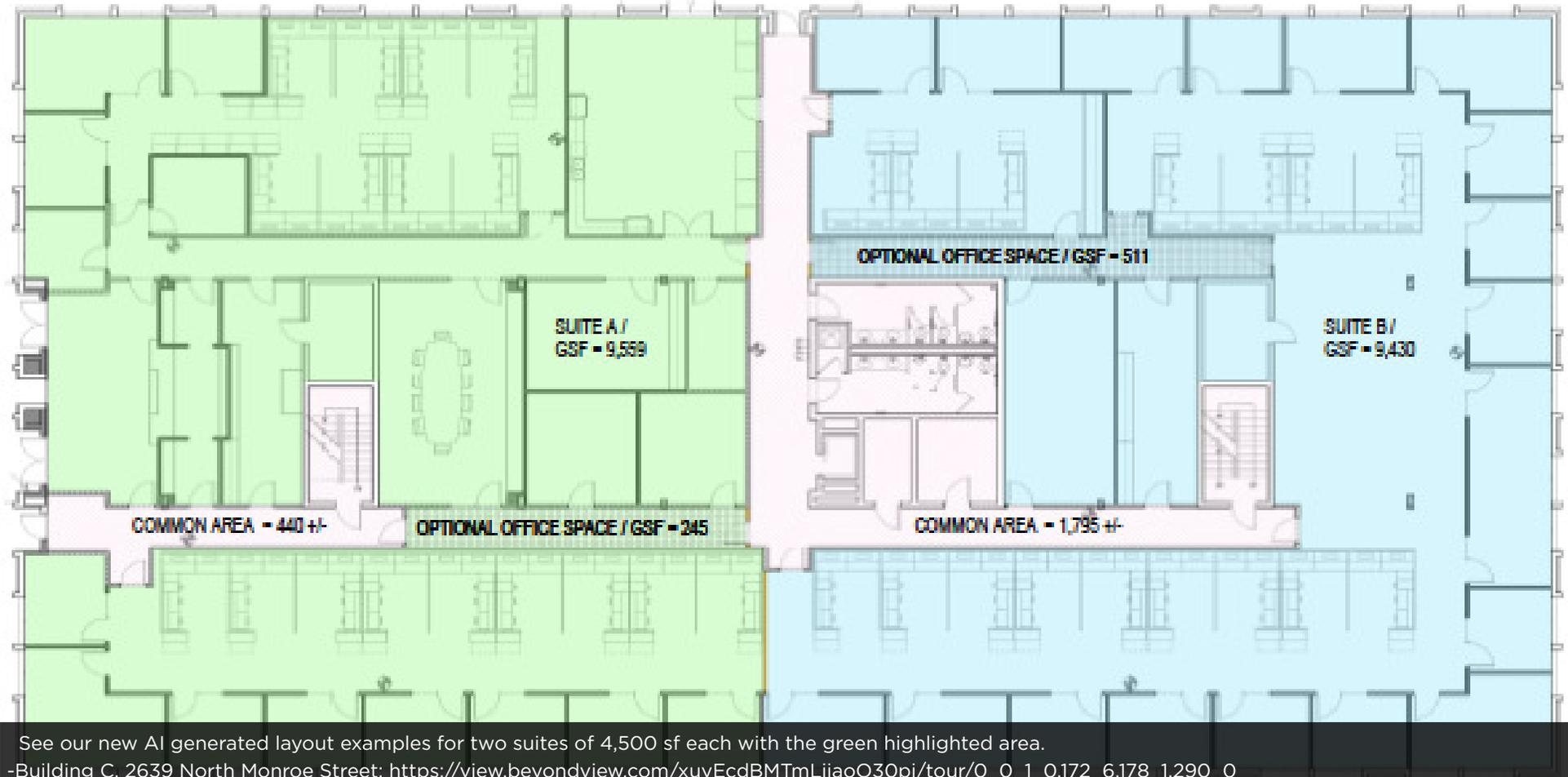
EXECUTIVE SUITES PHOTOS

ADDITIONAL PHOTOS



EDGEWATER CORPORATE CENTER - BLDG. C-200 EXAMPLE PLANS

FLOOR PLANS



See our new AI generated layout examples for two suites of 4,500 sf each with the green highlighted area.

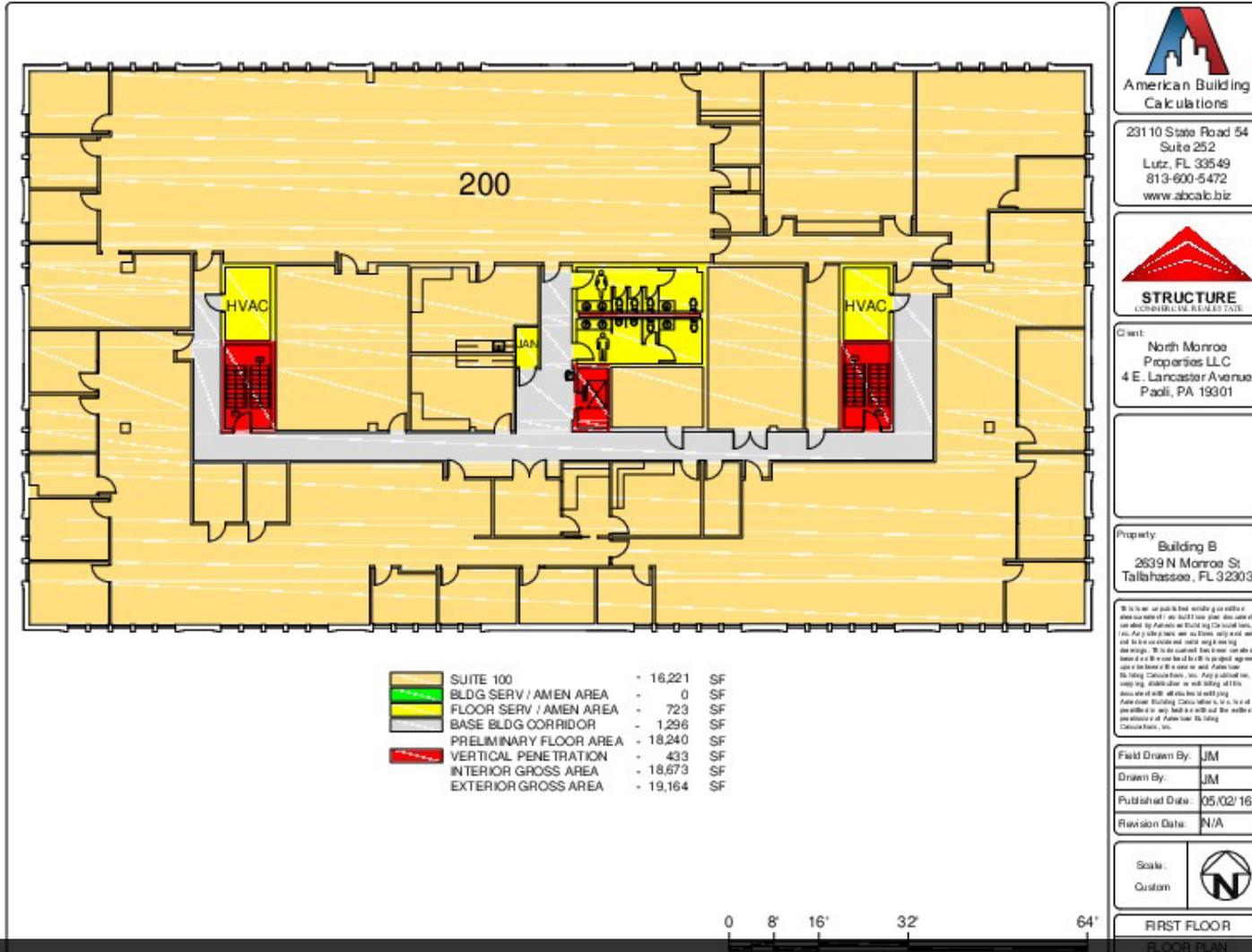
-Building C, 2639 North Monroe Street: https://view.beyondview.com/xuyEcdBMTmLiiaoO30pi/tour/0_0_1_0.172_6.178_1.290_0

-Building C, 2639 North Monroe Street: https://view.beyondview.com/xuyEcdBMTmLiiaoO30pi/tour/1_0_6_0.174_0.236_1.290_0

GLASS BUILDING SQUARE FOOTAGE = 20,764 GSF

EDGEWATER CORPORATE CENTER - BUILDING B-200

FLOOR PLANS



23110 State Road 54
Suite 252
Lutz, FL 33549
813-600-5472
www.abcalc.biz



Client:
North Monroe
Properties LLC
4 E. Lancaster Avenue
Paoli, PA 19301

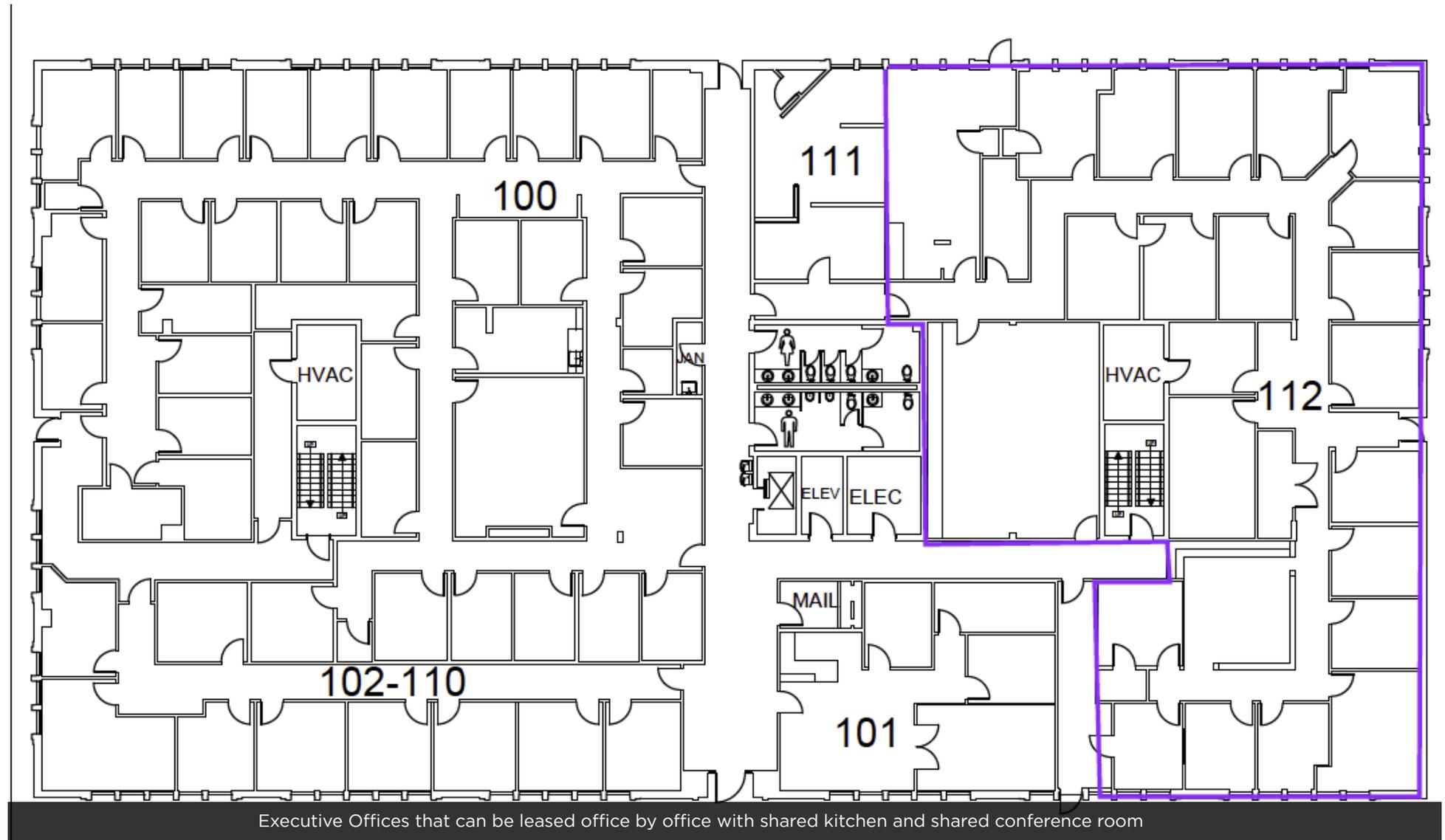
Property:
Building B
2639 N Monroe St
Tallahassee, FL 32303

We warrant our calculations are based on the information provided to us and are not a guarantee of accuracy. We warrant our calculations are based on the information provided to us and are not a guarantee of accuracy. We warrant our calculations are based on the information provided to us and are not a guarantee of accuracy.

The floor plan has the ability to break down into 2 or 3 different suites. The addition of an exterior elevator is in design adding to interior access points.



EDGEWATER CORPORATE CENTER- BLDG. B (EXECUTIVE OFFICES)



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EDGEWATER CORPORATE CENTER

SITE PLAN



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EDGEWATER CORPORATE CENTER

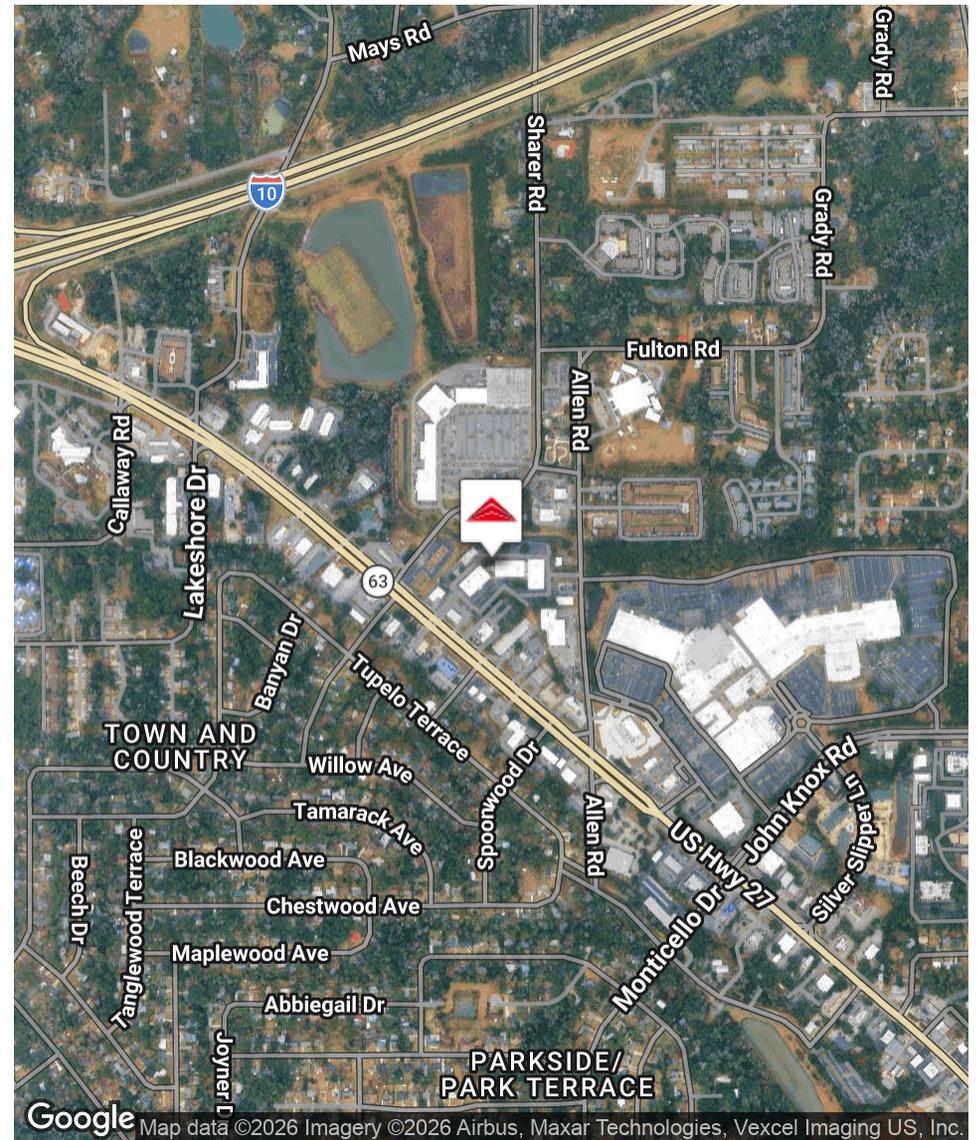
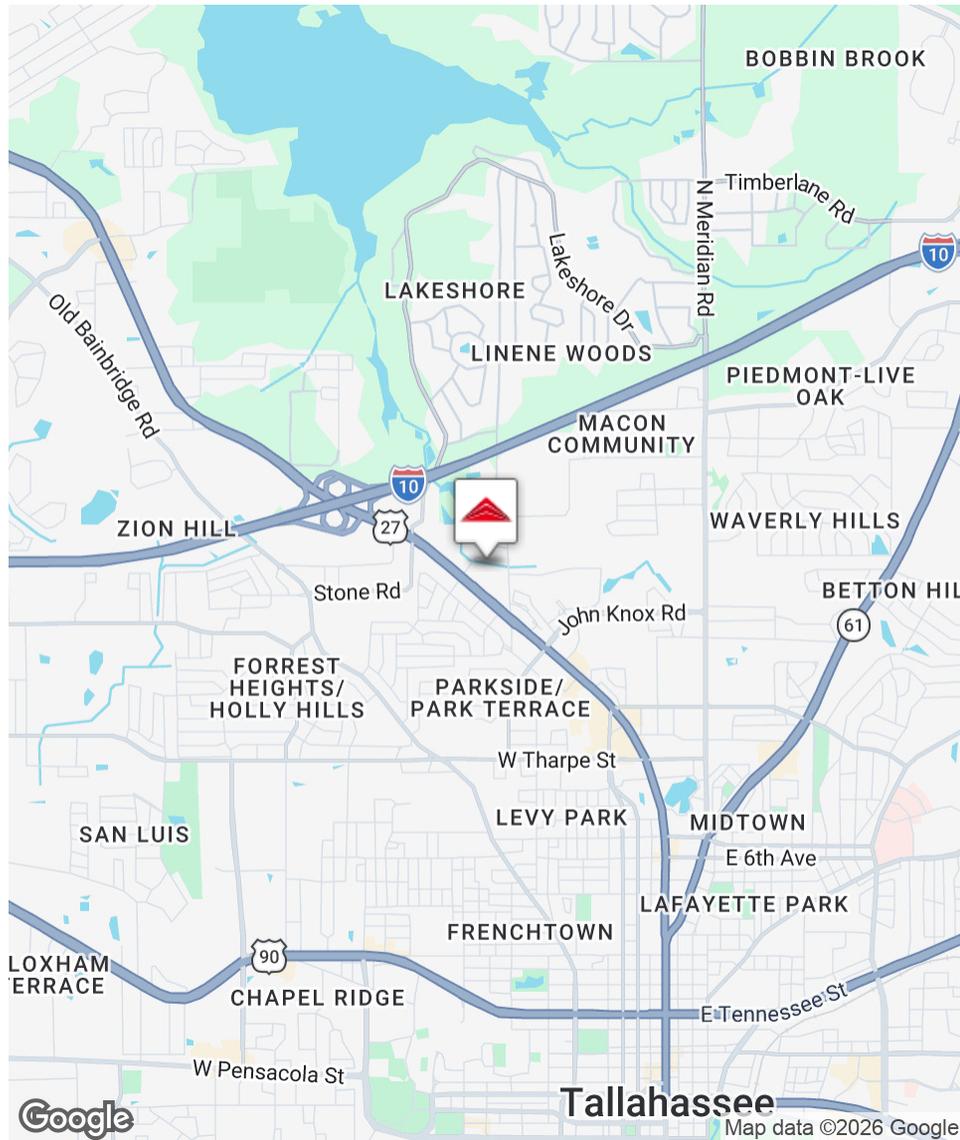
RETAILER MAP



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EDGEWATER CORPORATE CENTER

LOCATION MAPS

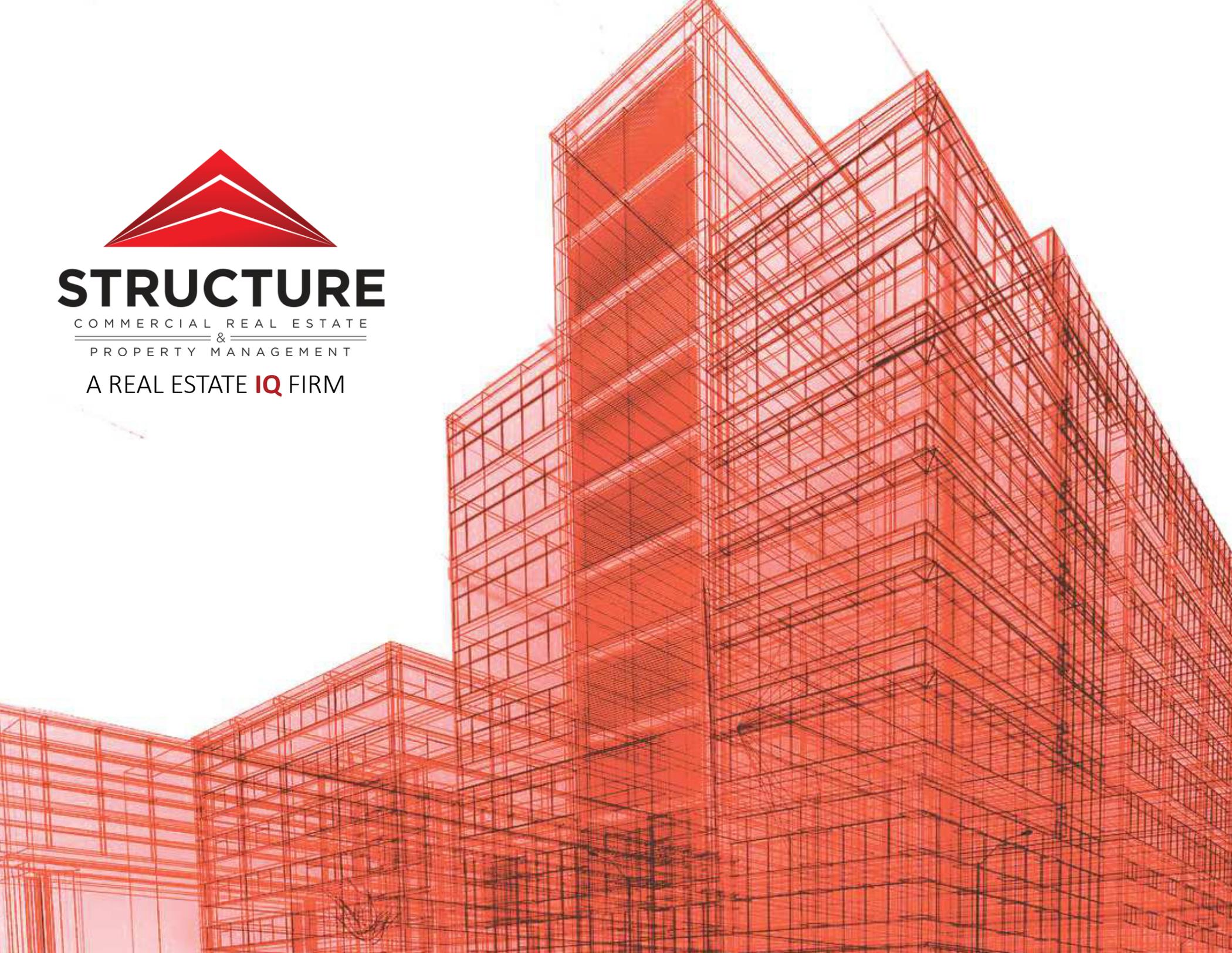




STRUCTURE

COMMERCIAL REAL ESTATE
&
PROPERTY MANAGEMENT

A REAL ESTATE **IQ** FIRM





A B O U T

Our firm provides the professional services of Commercial Real Estate brokerage & leasing, and Commercial Property Management. Created on a foundation of *knowledge* and *integrity*, STRUCTURE's focus is providing *customized strategic, brokerage, and management solutions* for our private and institutional clients. Our structured services platform allows our clients to *focus* on their own business operations, knowing that STRUCTURE's team of real estate experts is taking care of all of the strategic and operational real estate details. The end result is *custom-tailored real estate solutions* that fulfill your business objectives and maximize your cost-savings.

