

AAA TENANT INVESTMENT



PROPERTY FOR SALE

5067 TENNESSEE CAPITAL BLVD

TALLAHASSEE FL 32303

~~4.61%~~

5.00%

CAP RATE



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INVESTMENT OVERVIEW

PROPERTY SUMMARY

Address	5067 Tennessee Capital Blvd Tallahassee, FL 32303
Total Building Size (SF)	34,809
Land Area (Acres)	4.28
PRICE	\$8,000,000 (5.00% Cap Rate)
Current NOI	\$400,954
NOI PSF	11.52
Type	Office

Secure a long-term lease with one of the strongest tenants in the country—Florida State! Florida State guarantees you unmatched stability and reliability with its prestigious AAA investment rating. This isn't just a lease; it's a partnership with a financially robust institution known for its commitment to fiscal responsibility. Don't miss this opportunity to invest in a partnership that promises security and growth—let Florida State be your trusted tenant!

All required improvements for the tenant have been completed. The HVAC system was replaced in 2021, and the membrane roofing has been redone. New awnings, a loading dock lift, bathrooms, and flooring have also been installed. These upgrades ensure that the property effectively meets the tenant's needs for the long term.



INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

***Long-Term Lease: 8+ years** remaining on the lease with 1.6% yearly increases, providing stable, long-term income.

***High-Quality Tenant:** Leased to the State of Florida, a strong and low-risk tenant with a AAA credit rating.

***Recent Renovations:** The building was recently renovated, ensuring modern facilities and reduced maintenance costs.

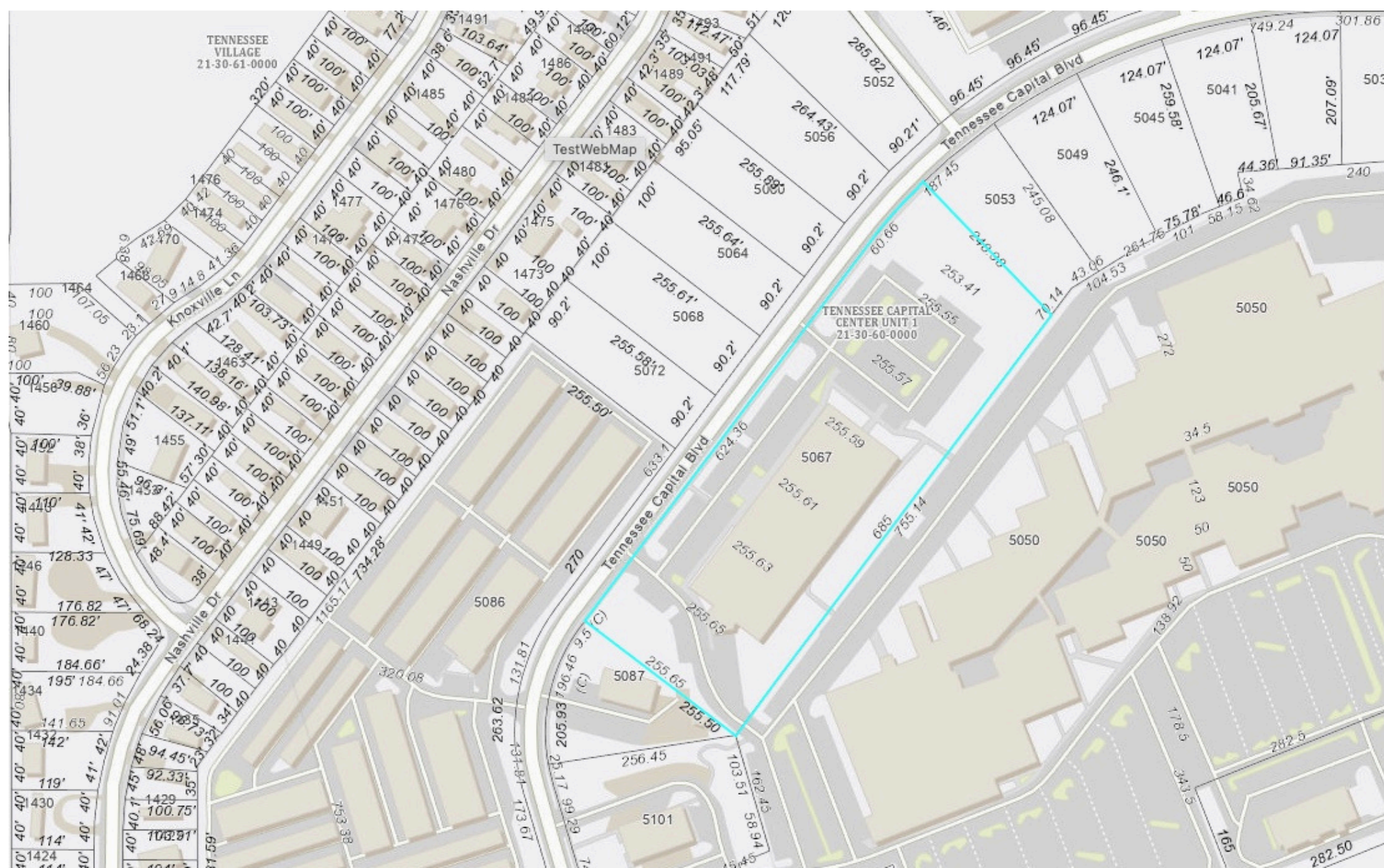
***Upgraded Infrastructure:** Key updates include:

- New HVAC system for energy efficiency and comfort.
- Recently replaced roof membrane, ensuring durability and protection.
- New flooring throughout, enhancing aesthetics and usability.

***Investment Security:** Low-risk investment due to the reliable nature of government leases.



LOCAL MAP



CONTACT US

MARCO ROMERO

407 450 9244

marco@rbrorlando.com

BRUNO MAGRI

407 421 8056

bmagri@myorlandooasis.com



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