



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

**\$18.25 - 19.75 SF/yr**

### PROPERTY OVERVIEW

[Property Website](#)

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
- Multiple fiber telecommunication lines in Park
- Easy access to Interstate 10 and major travel corridors in North Tallahassee
- Corporate Setting with both private and public tenancy, surrounded by retail and lodging

### OFFERING SUMMARY

Building Size:	124,000 SF
Available SF:	100 - 30,000 SF
Lot Size:	7.26 Acres
Renovated:	2019
Zoning:	Commercial Activity Center
Submarket:	North Tallahassee

# AVAILABLE SPACES

## LEASE SPACES

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
BUILDING C100 - Professional Suites	Available	2,000 - 9,500 SF	Full Service	\$18.25 SF/yr	Newly Renovated Small office suite concept with multiple design layouts for full or partial occupancy; Fiber in Bldg. along with large training, conference, multiple restrooms and copy/work area.
Building C200: Multi-Tenant or Single-Tenant Options	Available	4,500 - 20,000 SF	Full Service	\$19.75 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.
B-200 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.



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# EXTERIOR PHOTOS

## ADDITIONAL PHOTOS





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# ADDITIONAL PHOTOS

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## EXECUTIVE SUITES PHOTOS

### ADDITIONAL PHOTOS







# EDGEWATER CORPORATE CENTER - BLDG. C-200 EXAMPLE PLANS

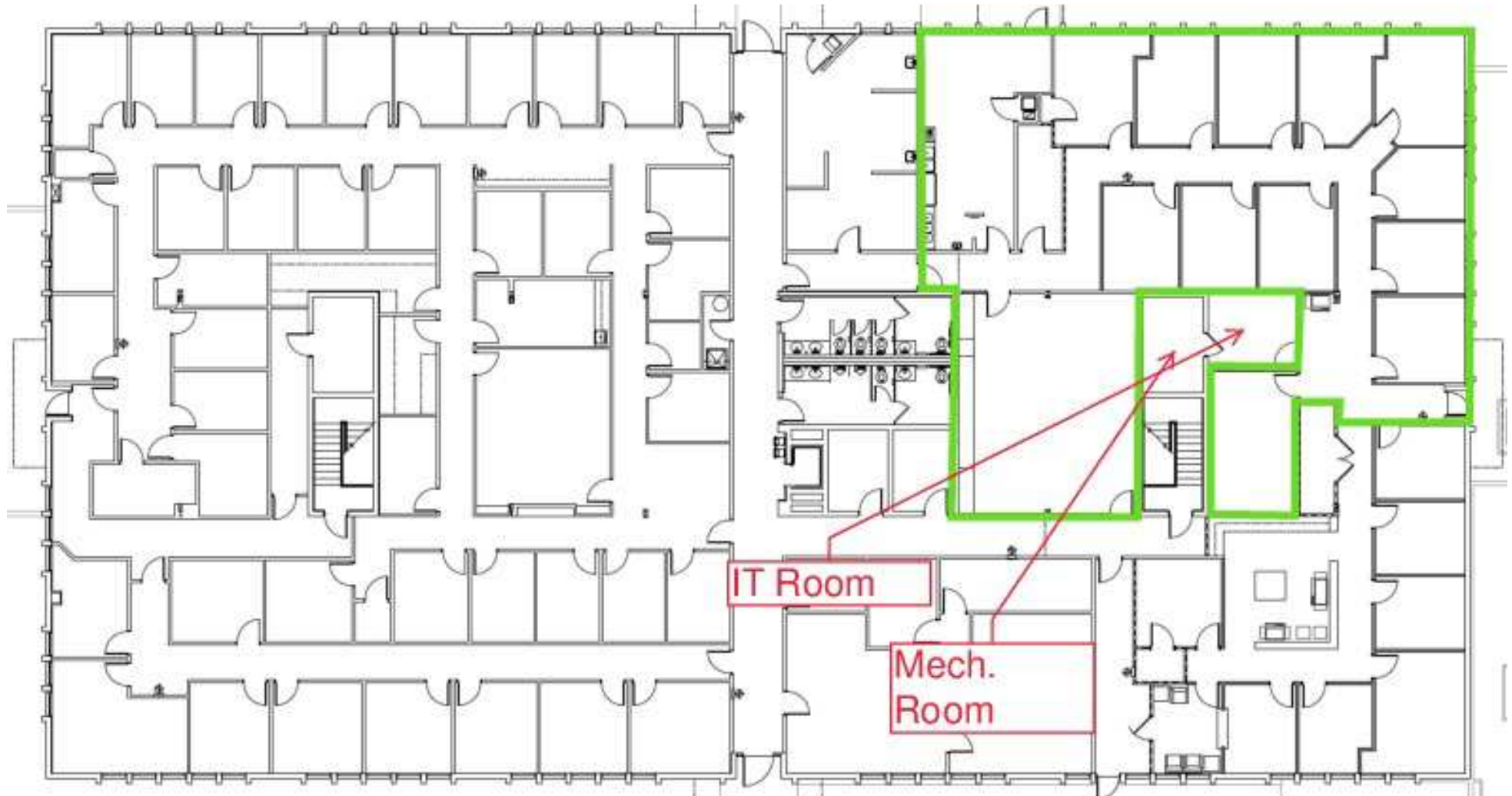
## FLOOR PLANS





# EDGEWATER CORPORATE CENTER- BLDG. B (EXECUTIVE OFFICES)

## FLOOR PLANS



Executive Offices that can be leased office by office with shared kitchen and shared conference room

# EDGEWATER CORPORATE CENTER - BUILDING C-100

## FLOOR PLANS



Multiple dedicated suites from 2,000 to 3,500 SF with shared break and conference / work rooms / training areas as amenities.



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# EDGEWATER CORPORATE CENTER

SITE PLAN



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# EDGEWATER CORPORATE CENTER

## RETAILER MAP

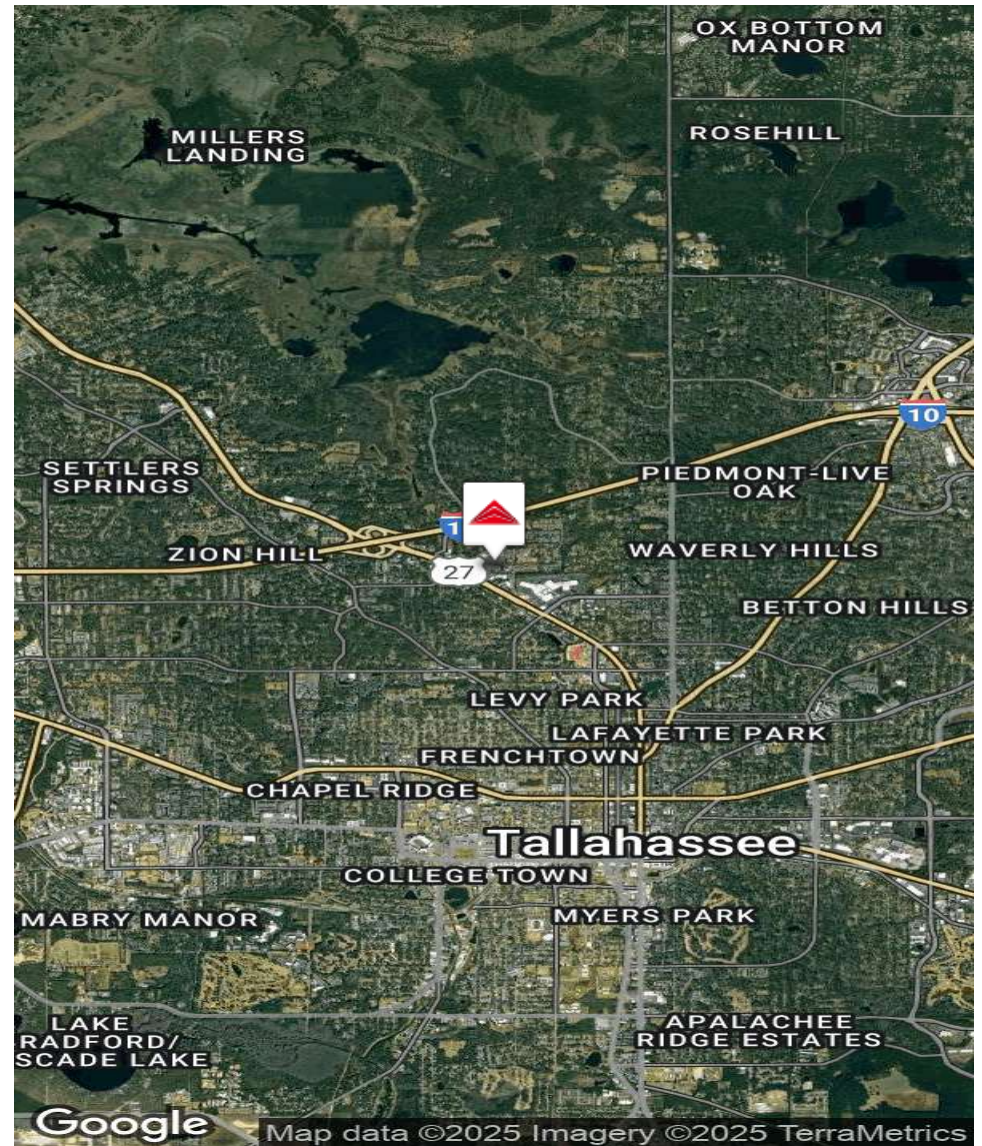
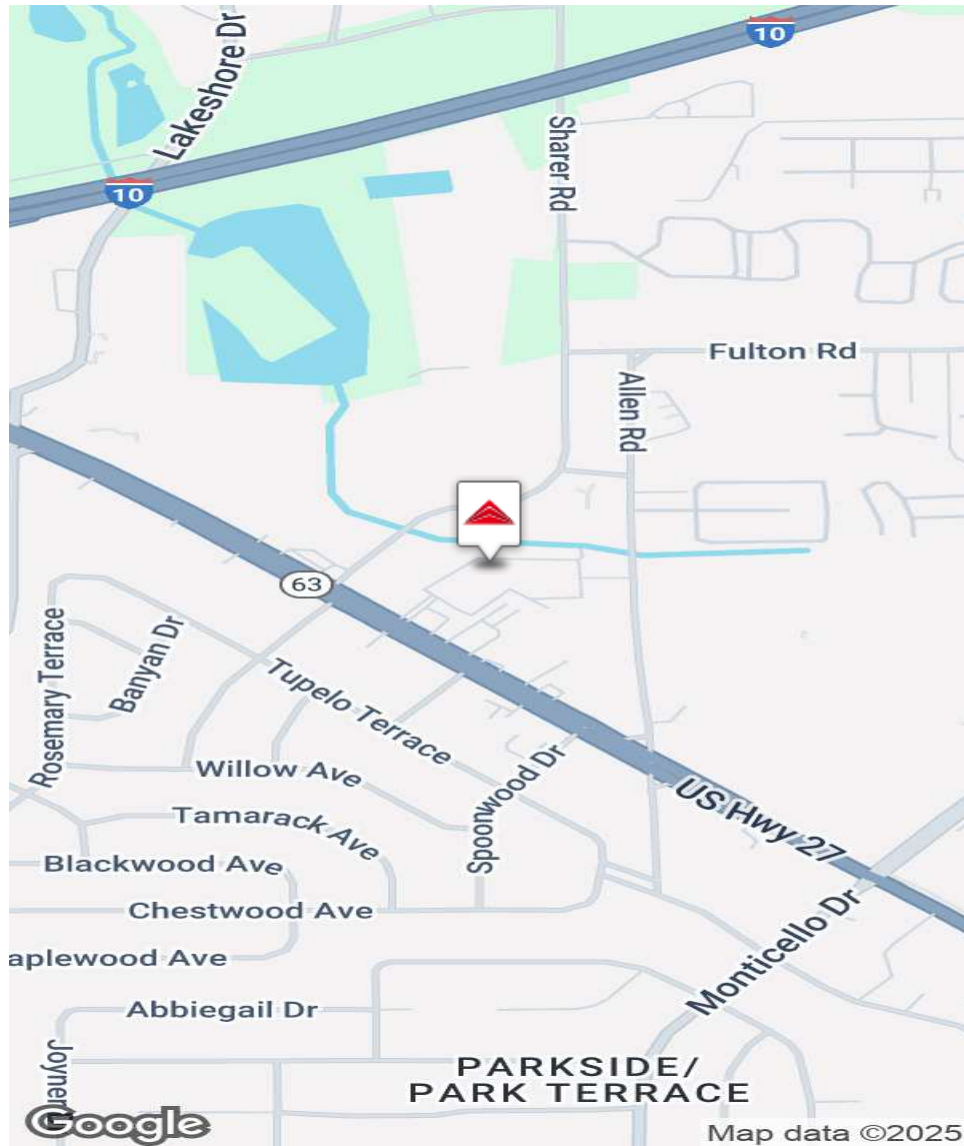




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# EDGEWATER CORPORATE CENTER

## LOCATION MAPS



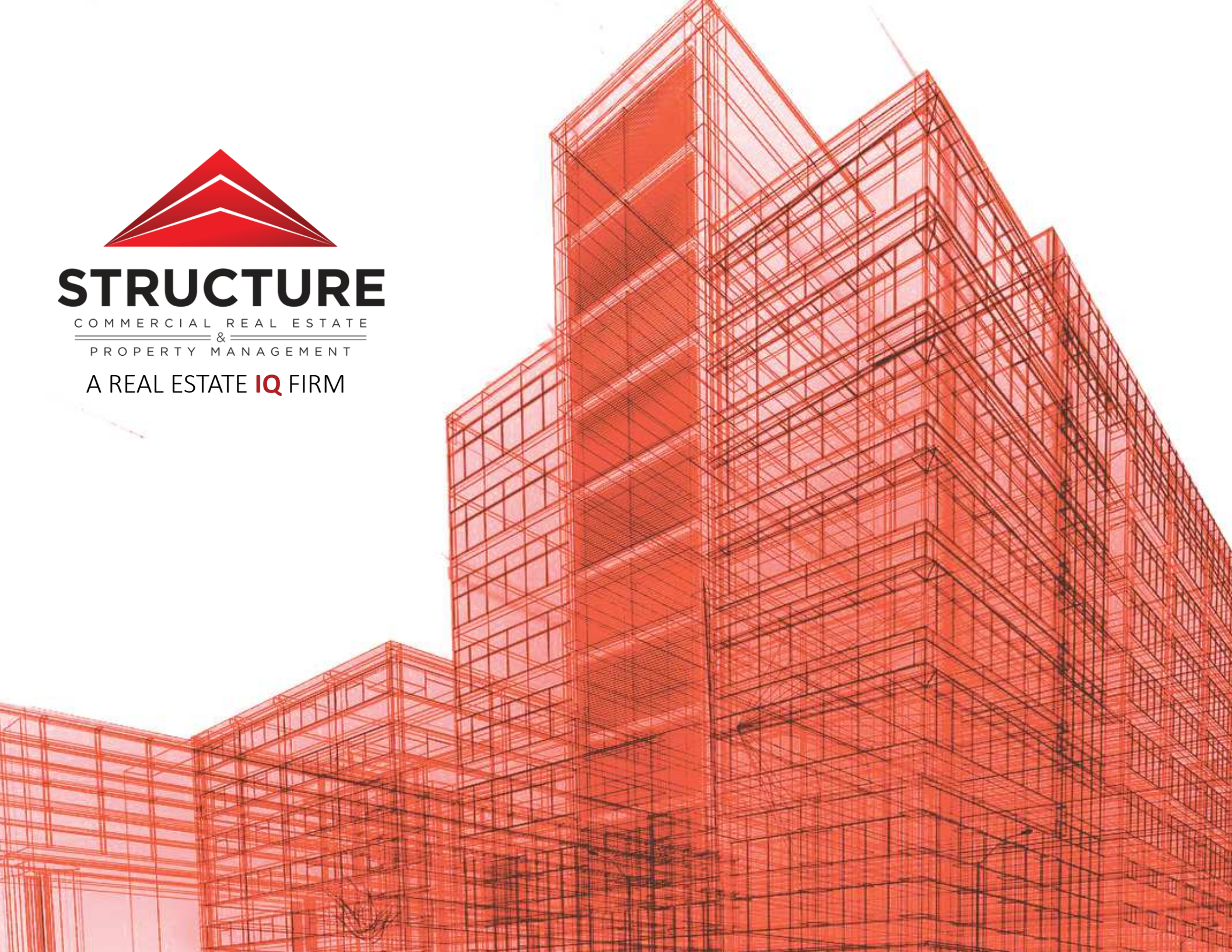




# STRUCTURE

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# 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.

