



**STADIUM
CENTRE**

699 & 799 West Gaines Street
Tallahassee, FL 32304



800 to 1,809 s.f. available

- Convenient access to the FSU campus that is directly across the street which has approximately 43,701 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 capitol
- 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 66,000 students (Florida State, Florida A&M, Tallahassee Community College)

Join retailers like:



CONTACT

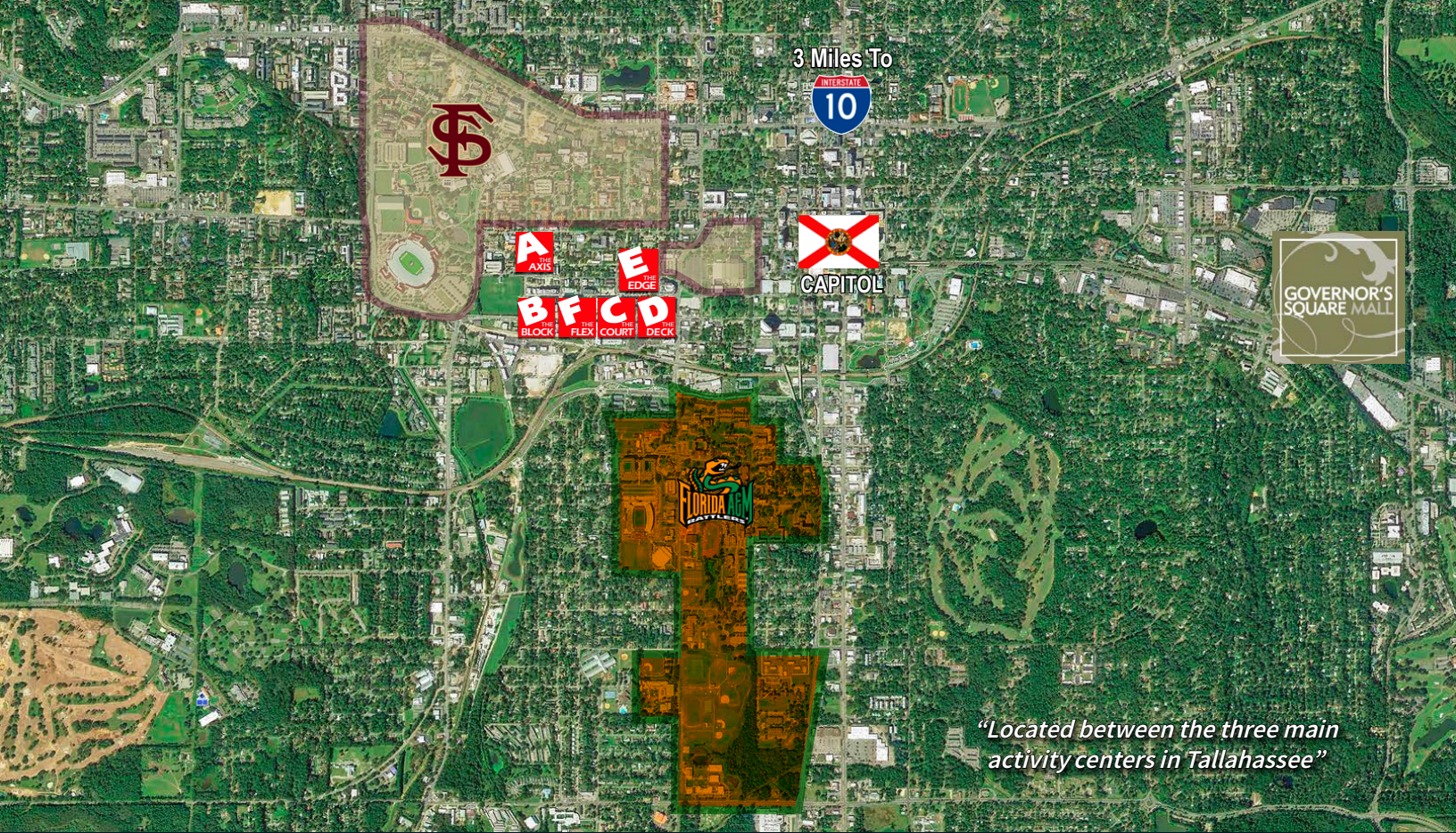
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Important Area Facts:

- 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 32,000 employees within a 1-mile radius of the project
- Over 108,000 employees within a 3-mile radius



Florida State University

- 2023 Enrollment: 43,701
- Faculty & Staff:
 - » 2,727 faculty members
 - » 3,920 instructional staff
- Doak Campbell Stadium:
 - » Largest football stadium in the ACC
 - » Largest continuous brick structure in the United States



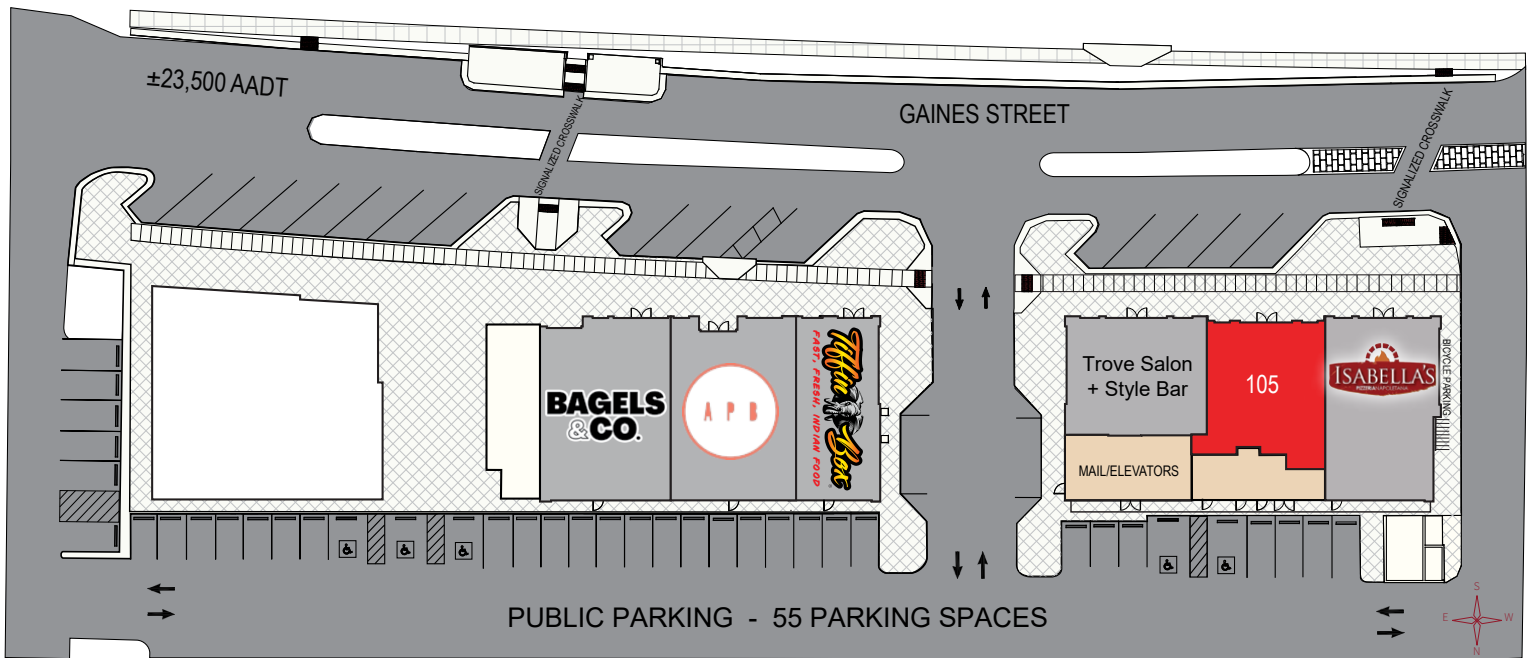
Florida Agricultural and Mechanical University (FAMU)

- 2023 Enrollment : 10,028
- Faculty & Staff: 2,429 employees
- Founded on October 3, 1887
- 156 buildings spread over 422 acres



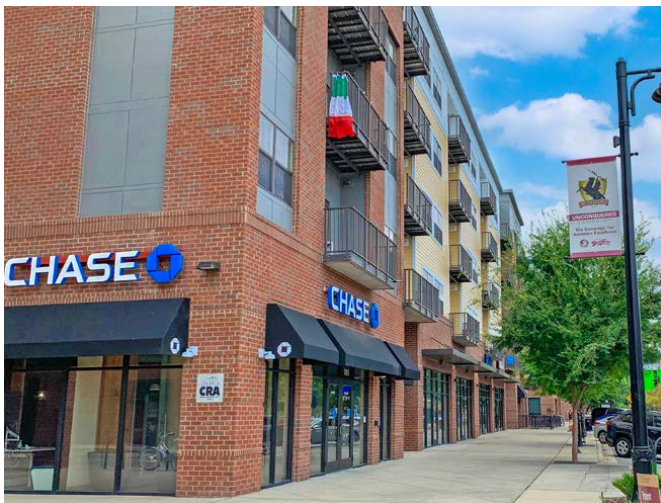
Tallahassee Community College

- 2023 Enrollment : 11,671
- Faculty & Staff: 1,424 employees
- Founded in 1966
- 24 buildings spread over 270 acres



LEASED
 AVAILABLE
 LOI OR LEASE PENDING

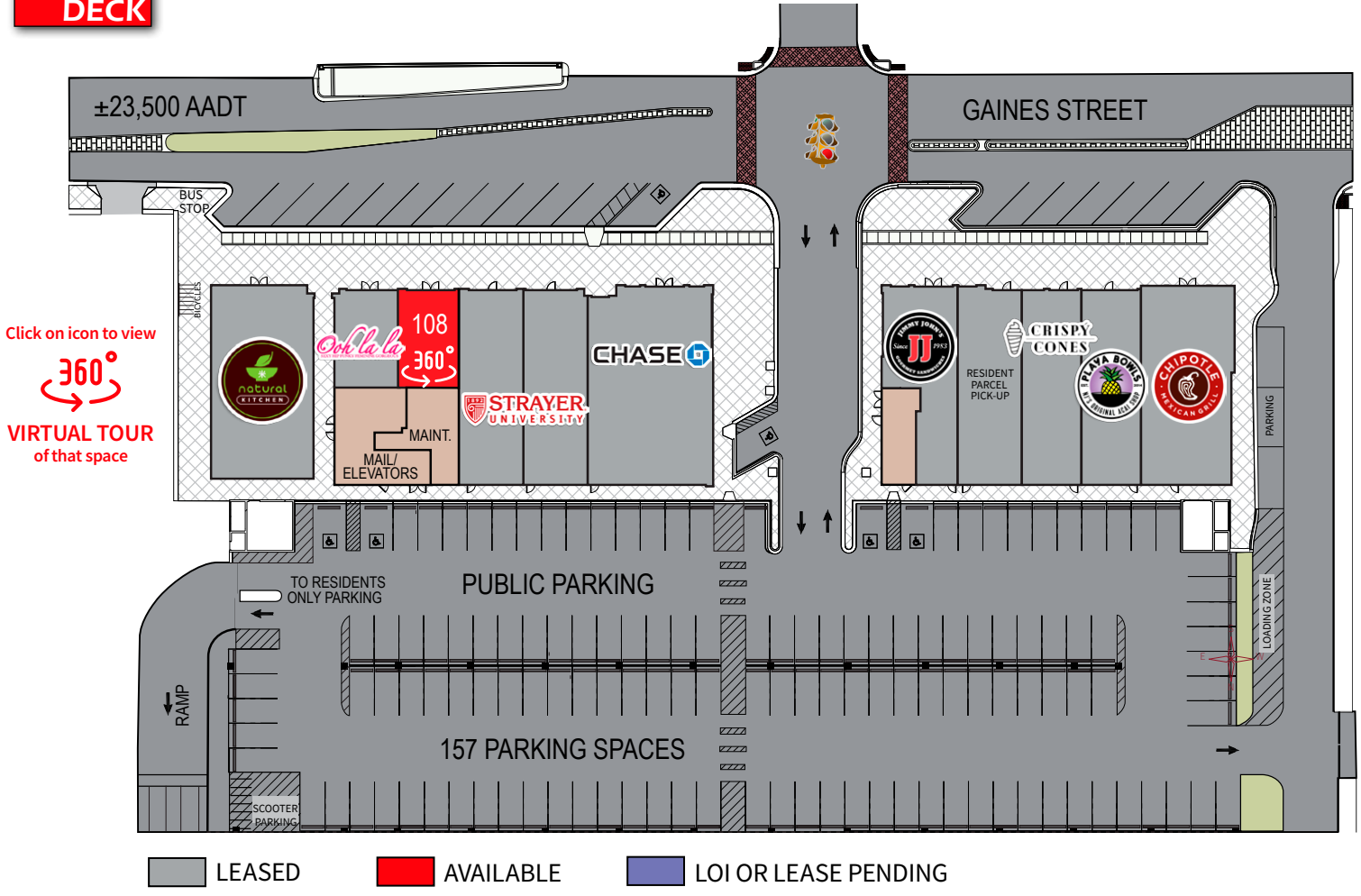
SUITE #	TENANT	SF
101	Isabella's Pizzeria	1,723
105	AVAILABLE 8/2025	1,809
109	Trove Salon + Style Bar	1,350
113	Tiffin Box	1,570
117	APB	1,802
121	Bagels & Co.	2,081
TOTAL GLA		10,335



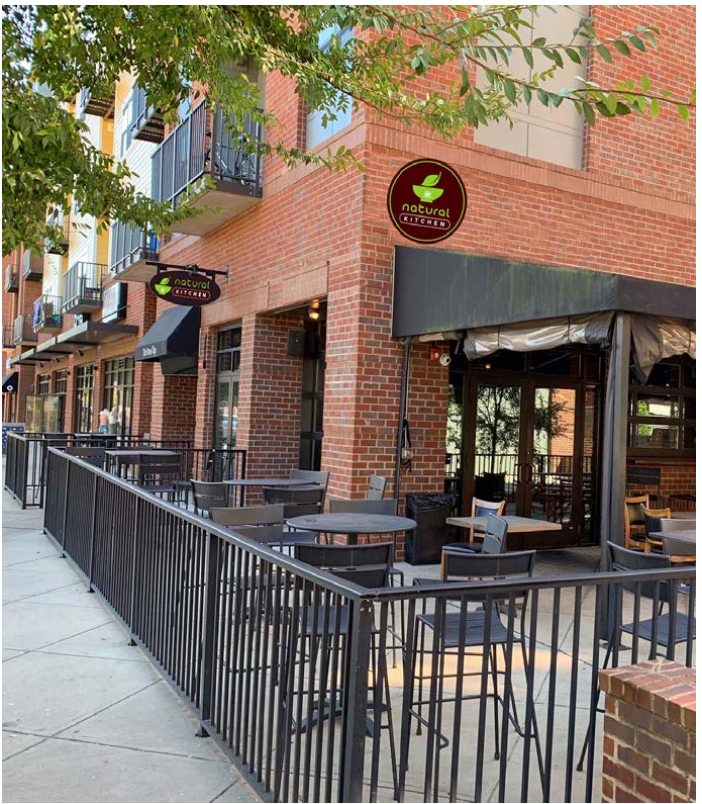
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699 West Gaines Street - SITE PLAN



SUITE #	TENANT	SF
100	Chipotle	2,448
101	Playa Bowls	1,536
102	Crispy Cones	1,536
103	Resident Parcel Pick Up	1,675
104	Jimmy Johns	1,531
105	Chase Bank	3,253
106	Strayer University	1,661
107	Strayer University	1,668
• 108	AVAILABLE	800
109	Ooh La La Boutique	859
110	Natural Kitchen	2,620
TOTAL GLA		19,587



STADIUM CENTRE MARKET AERIAL



W Tennessee St (41,000±AADT)

CASANAS VILLAGE
181 Beds

W Brevard St

QUANTUM
ON WEST CALL
752 Beds

CASA CALDERON
APARTMENTS
112 Beds

THE STANDARD
876 Beds

HOTEL DUVAL
117 Keys



2,100 High School
Students

Stadium Drive (17,000±AADT)

FSU Athletic Complex
(Dick Houser Stadium 6,700 seats,
Soccer, Softball, Track, Tennis)

Publix

OGLESBY UNION

UNIVERSITY HOUSING
706 Beds

FOUR POINTS
BY SHERATON
164 Keys
W Tennessee St (39,000±AADT)

BACKWOODS
Bistro

Aloft
HOTELS
162 Keys

Franklin Blvd (9,000±AADT)

STADIUM
PLACE
APARTMENTS

SEMINOLE
LEGENDS
CONDOMINIUMS
76 Beds

DOAK CAMPBELL STADIUM
79,560 Seats

UNIVERSITY HOUSING
1,537 Beds

UNIVERSITY HOUSING
1,778 Beds

UNIVERSITY HOUSING
1,130 Beds

DUNKIN'

ROWE
583 Beds

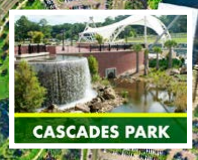
COLLEGEWOOD
APARTMENTS
55 Beds

PLAZA
202 Units

Monroe St (34,500±AADT)

MILLER'S
ALE HOUSE

Apalachee Pkwy (32,000±AADT)



CASCADES PARK

VILLA DYLANO
APARTMENTS
252 Beds

RENEGADE
CONDOS
97 Beds

INDIAN VILLAGE
APARTMENTS
60 Beds

FSU Intramural
Fields

COLLEGE PLACE
311 Beds

COLLEGE TOWN
APARTMENTS
140 Beds

ECLIPSE
140 Beds

601
283 Beds

Donald L. Tucker
Civic Center
FLORIDA STATE UNIVERSITY

M-F-H
MUSEUM
FLORIDA STATE UNIVERSITY

FL Supreme
Court

FL State
Capitol

MADISON
SOCIAL
345 Beds

PHASE 1
135 Beds

PHASE 3
330 Beds

RESIDENCE
IN INN
MARRIOTT
135 Keys

GAINES ST (23,500±AADT)

FLORIDA DEPARTMENT
OF EDUCATION

FLORIDA
SUPREME COURT

AC
HOTELS
MARRIOTT
154 Keys

Checkers

THE LOETS
48 Beds

THE BLOCK
233 Beds

THE FLEX
340 Beds

THE COURT
260 Beds

THE DECK
349 Beds

GreenWise
GARAGES
ON GAINES

Hampton
Inn
124 Keys

CENTURY PARC
74 Beds

Railroad Square
Art District

HYATT
HOUSE
120 Keys

ELEVATE ON
CASCADE
100 Beds

SUBWAY

Lake Bradford Rd (26,000±AADT)

TWELVE-TWENTY
BROOKLYN YARD
116 Beds

