

3375 CAPITAL CIR NE BLDG C100

Tallahassee, FL 32308

PROFESSIONAL OFFICE SPACE FOR LEASE



WHITNEY EUBANKS

Consultant
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DANIEL H. WAGNON, SIOR

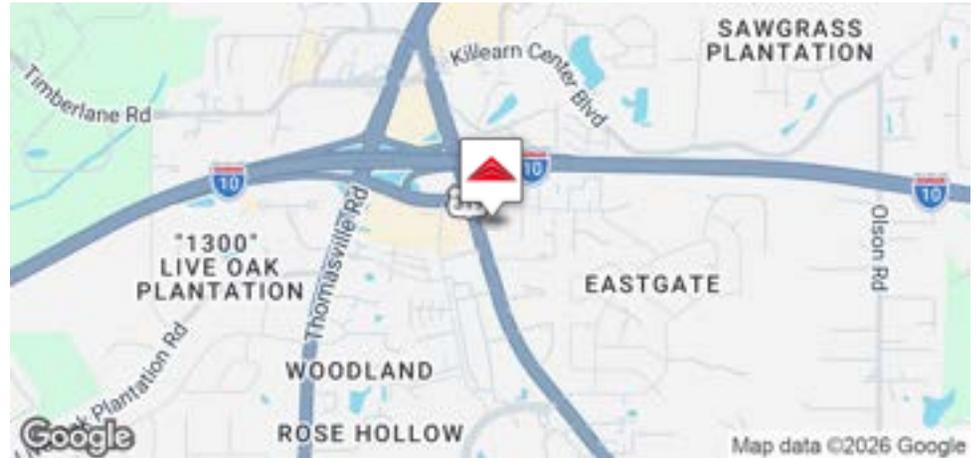
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OFFICE BUILDING FOR LEASE



LEASE SUMMARY

Lease Rate:	\$600.00 - 3,850.00 per month (Full Service)
Building Size:	6,748 SF
Available SF:	2,200-4,480 SF
Parking:	Onsite, Adjacent

PROPERTY OVERVIEW

3 story office building ready to lease. With approx 4,480SF of professional office space in the highly desired NE part of Tallahassee. Office Space can be split into 2,200+/- SF 1st and 2nd story suites with private entry in the front of the building and an ADA ramp.

PROPERTY HIGHLIGHTS

- Direct frontage and signage on Capital Circle NE within Deerwood Office Park
- Professional offices suites that would be ideal for financial services, construction/engineering, insurance, medical / dental offices user
- Interior is two story professional offices layout with reception/waiting area, hard offices, conference room (upstairs and downstairs), restrooms and breakroom in-place
- Turnkey ready
- Access to both Capital Circle NE and Raymond Diehl Road for ingress/egress

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LEGEND

Available

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
301	Available	596 - 2,200 SF	Full Service	\$900 per month	Executive Office Space just off Capital Circle NE near I-10. Suite 301 offers 2 private offices, additional space available up to 7 total offices and 2 storage rooms.
302	Available	220 - 2,200 SF	Full Service	\$600 per month	Executive Office Space just off Capital Circle NE near I-10. Suite 302 offers 1 private offices, additional space available up to 7 total offices and 2 storage rooms.
303	Available	375 - 2,200 SF	Full Service	\$750 per month	Executive Office Space just off Capital Circle NE near I-10. Suite 303 offers 1 private offices plus storage closet, additional space available up to 7 total offices and 2 storage rooms.
304	Available	509 - 2,200 SF	Full Service	\$1,100 per month	Executive Office Space just off Capital Circle NE near I-10. Suite 304 offers 3 private offices, additional space available up to 7 total offices and 2 storage rooms.

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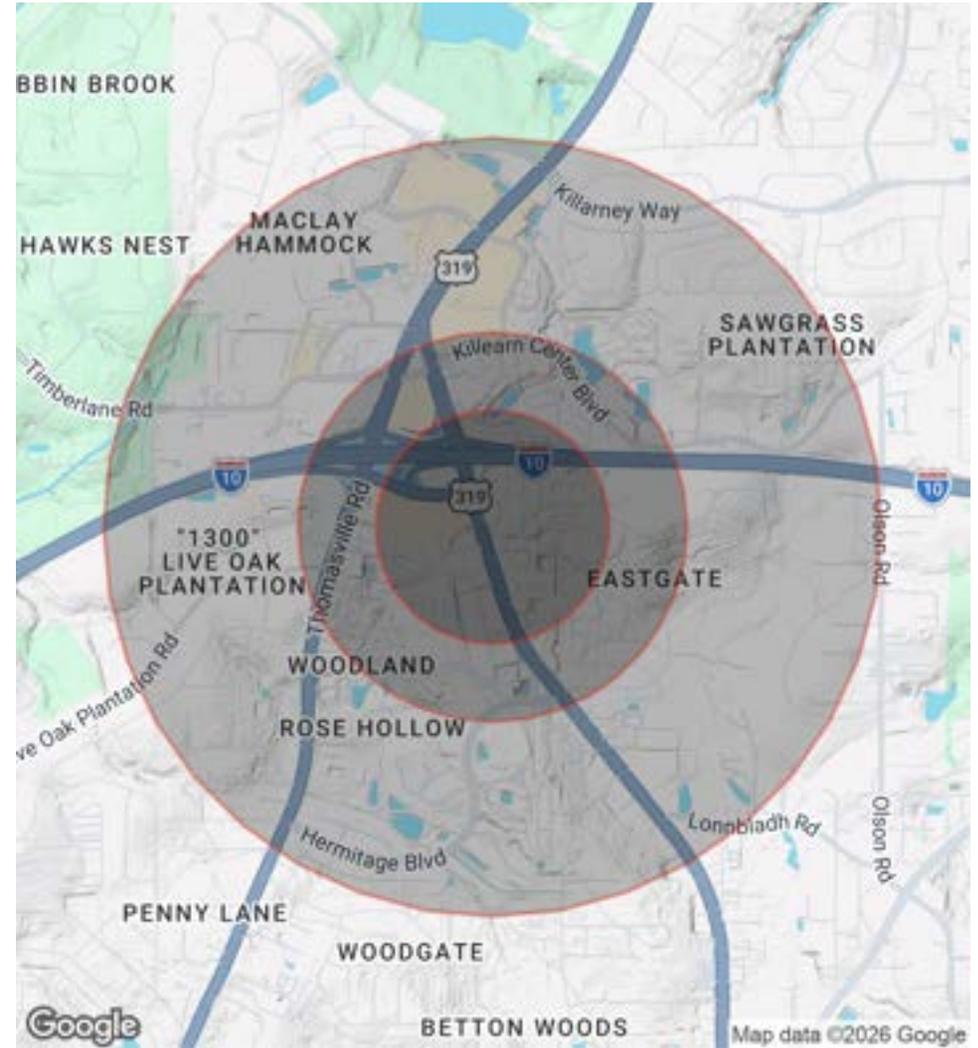
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	525	1,625	5,983
Average Age	44	45	45
Average Age (Male)	41	42	42
Average Age (Female)	45	47	46

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	276	855	2,982
# of Persons per HH	1.9	1.9	2
Average HH Income	\$75,708	\$81,370	\$93,944
Average House Value	\$401,019	\$427,246	\$442,854

Demographics data derived from AlphaMap



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Direct: **850.228.6690**

PROFESSIONAL BACKGROUND

Born and raised in Tallahassee, FL., Whitney joined Structure with a focus on Healthcare Real Estate and site selection. Whitney graduated with a Bachelors in Business Administration from Florida State University and an MBA in Healthcare Management from Florida Institute of Technology where she also played collegiate volleyball.

She has over 10 years experience in Marketing and Sales roles in the diagnostic imaging industry across N Florida and S Georgia. In 2018, she played an integral role in opening her family's construction company which has cultivated her passion for site selection and project management. In this role she oversees business finances, marketing and payroll.

Whitney is a mom of 3 and enjoys exploring the outdoors with her family any opportunity they get.

EDUCATION

Bachelors, Business Administration, Florida State University

MBA. Healthcare Management. Florida Institute of Technoloav

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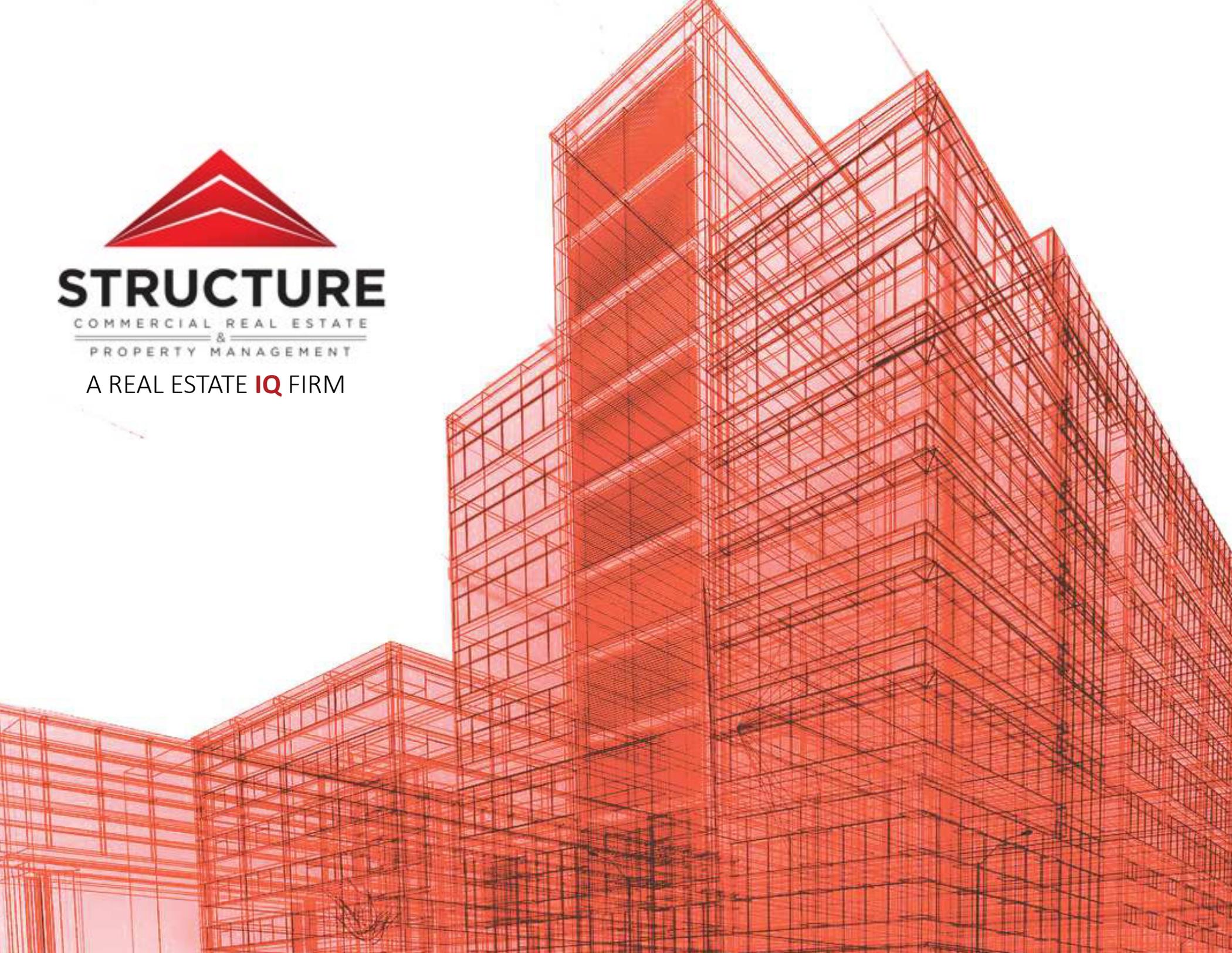




STRUCTURE

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.

