

Class A Professional Office Building For Sale or Lease

***3664 Coolidge Court
Tallahassee, Florida 32311***



Exclusively Offered By
Jeff Billingsley
Broker-Associate
850 668-3333 or 850 556-2147
jbillingsley@johnnyblurealty.com

While this information is deemed to be correct, no guarantee is given as to its accuracy. Buyer should independently verify all information.

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Executive Summary

3664 Coolidge Court Tallahassee, Florida



3664 Coolidge Court is Class A professional office building located in the very popular Southwood Development. Designed by CRA Architects, the building features a modern exterior, as well as steel and concrete construction which allows for easy floor plan modifications. It is an outstanding business location given its proximity to multiple state agency headquarters in the Florida (CCOC) Capital Circle Office Complex including Departments of Revenue, Emergency Management, Public Service Commission and many others. The building features a combination of executive office space, open areas for modular workstations, conference rooms, break rooms, elevator, fiber optic service, as well as a large training room on the first floor.

- **Built in 2007**
- **15,351 sq. ft. +/- consisting of:**
 - **13,551 sq. ft. +/- Office Space**
 - **1,800 sq. ft. +/- Training Room Facility**
- **Zoning: Southwood PUD**
- **New HVAC Rooftop Unit (RTU)**
- **Steel/Concrete Construction**
- **Monument Signage**
- **Large Windows**
- **Combination of Hardwall Offices and Open Areas For Modular Furniture.**
- **Close to Multiple State Agency Headquarters and District Court of Appeals**
- **Quick Access to Tallahassee International Airport (TLH)**
- **Fiber Optic Service**



Sale Price: \$2,250,000.00 or For Lease @ \$19.00 Per Sq. Ft. Modified Gross

Craig Commercial Realty 3360 Capital Circle Northeast, Suite A, Tallahassee, Florida 32308
Phone: (850) 668-3333 Fax: (850) 668-4756

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Exterior Elevated View



Aerial View Looking North



3664 Coolidge
Court





State of Florida Capital
Circle Office Center
(CCOC)

Florida Department of
Revenue Headquarters

Florida District
Court of Appeals

3664 Coolidge
Court

Coolidge Court

Aerial View Looking East



Building Entrance Lobby



Building Elevator



Executive Suite Entrance



Executive Suite Office and Bathroom



Executive Suite Conference Room



First Floor Production Work Room



Second Floor Small Conference Room/Office



First Floor Conference/Training Room



First Floor Conference/Training Room Kitchen



Typical Corner Office (2nd Floor)



Typical Corner Office (2nd Floor)



Typical Corner Office (2nd Floor)



Modular Systems Furniture 2nd Floor



Administrative Space



Administrative Space



Typical Restroom



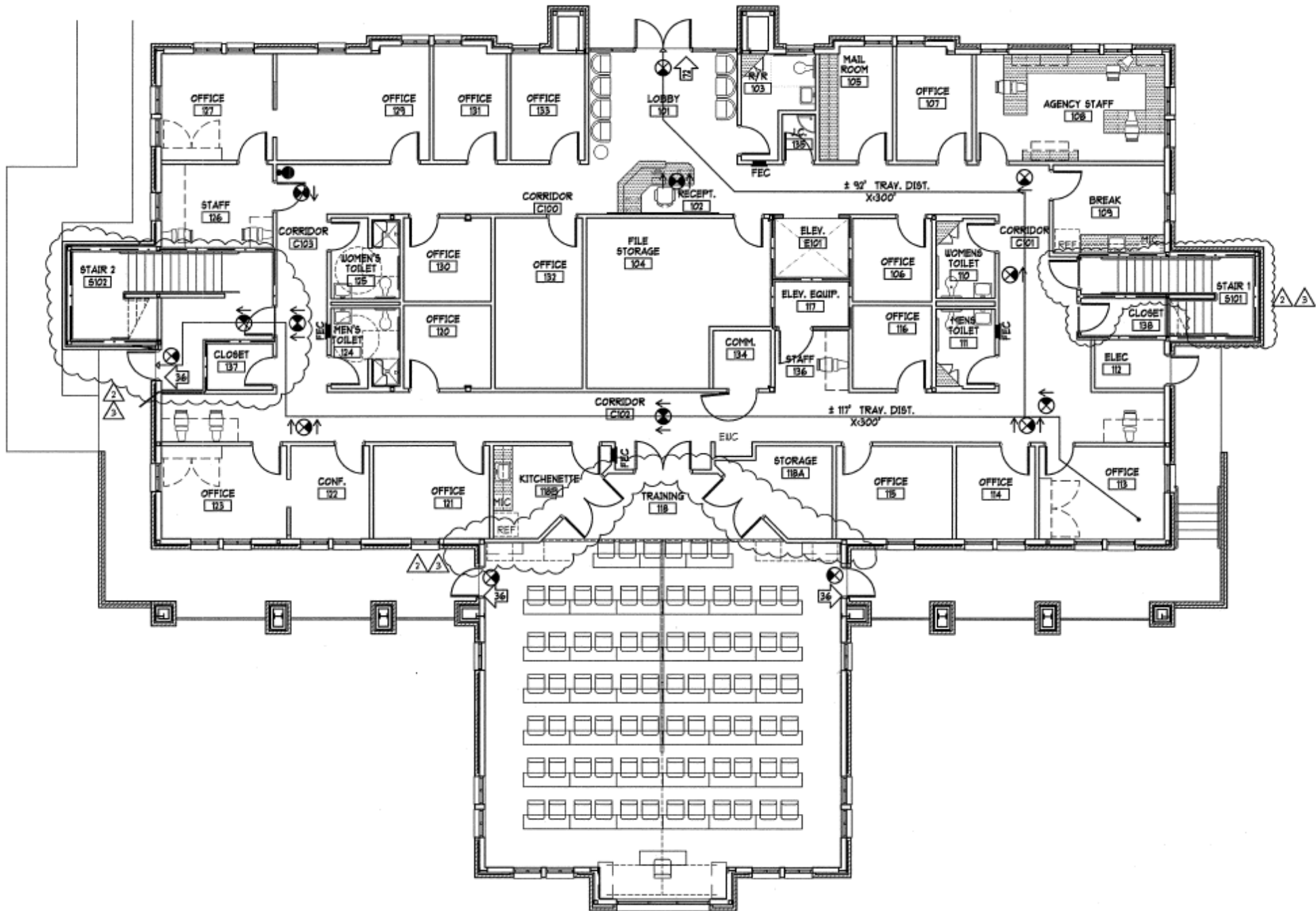
Restroom with Shower (Accessible)



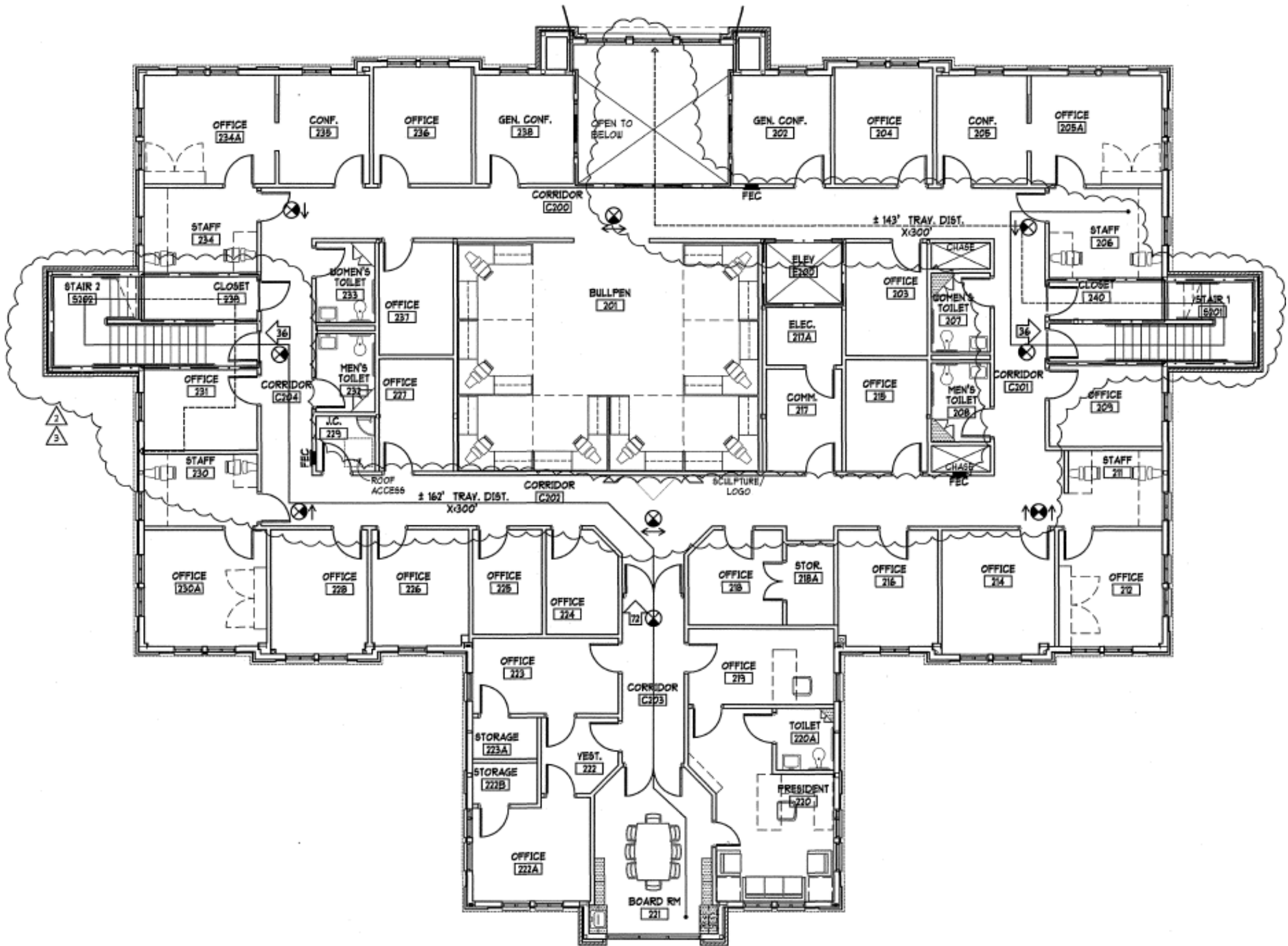
New HVAC Roof Top Unit (RTU)



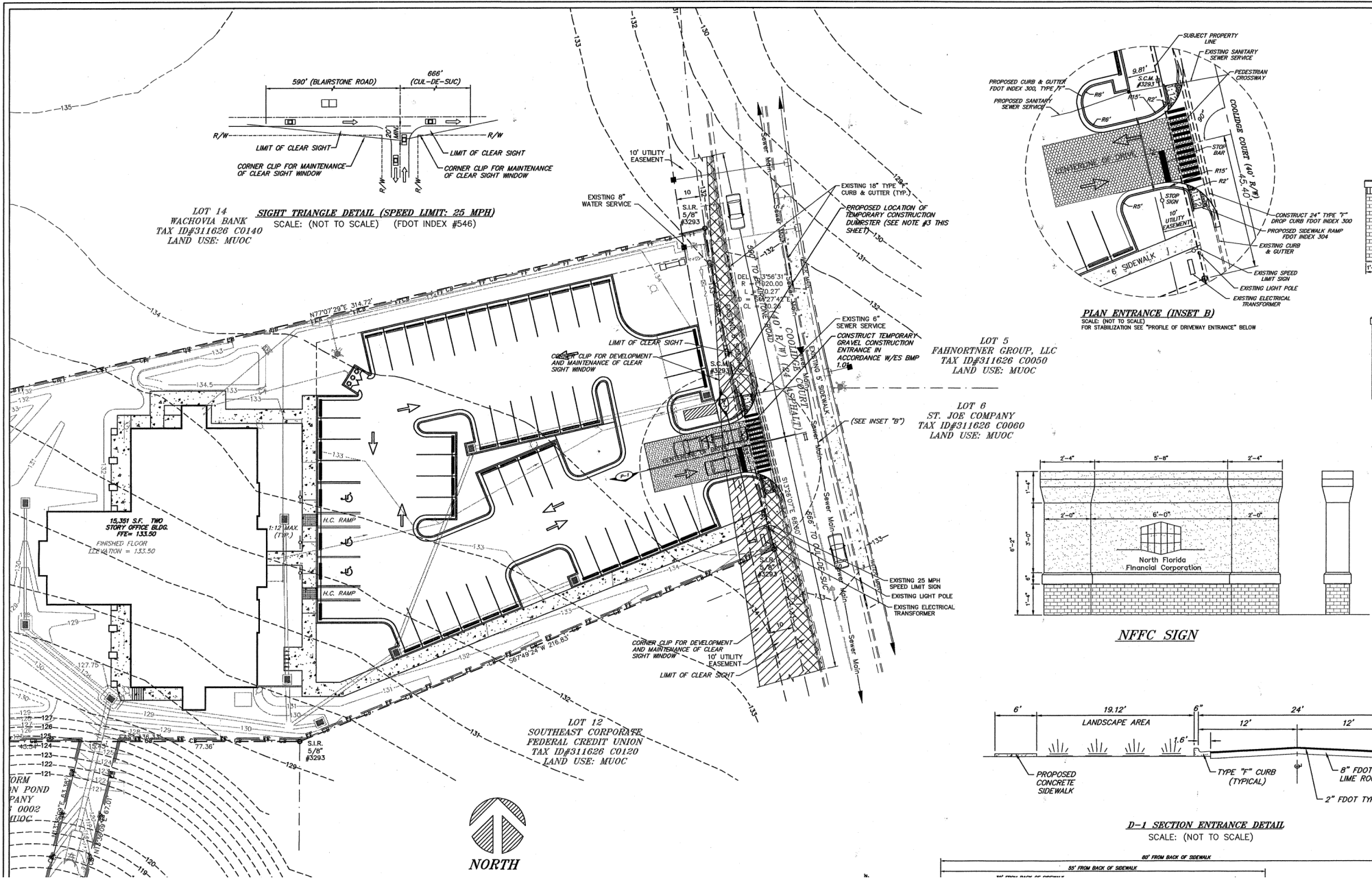
Floor Plan (1st Floor)



Floor Plan (2nd Floor)



Site Plan



ELECTRICAL

Exterior Elevations

