

OFFICE BUILDING FOR SALE



COLDWELL BANKER
COMMERCIAL
HARTUNG

OAKVIEW BUILDING @ SUMMIT EAST **1591 SUMMIT LAKE DRIVE** **TALLAHASSEE, FL 32317**



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Coldwell Banker Commercial
HARTUNG

3303 Thomasville Rd, Suite #201

Tallahassee, FL 32308

850.386.6160

PROPERTY SUMMARY



**COLDWELL BANKER
COMMERCIAL**
HARTUNG



| | |
|-----------------------|--|
| Sale Price: | \$3,500,000 |
| Address: | 1591 Summit Lake Dr, Tallahassee, FL 323017 |
| Building: | 18,624 SF Gross |
| Lot Size: | 1.23 Acres |
| Year Built: | 2007 |
| Property ID: | #121725 C0020 |
| Zoning: | IC - Interchange Commercial |
| Property Type: | Class A Office Space |
| Market: | Tallahassee |
| Submarket: | East Tallahassee |

HIGHLIGHTS

- ✓ Ownership would prefer to lease back the second floor, terms negotiable.
- ✓ Prestigious two-story office building features high ceilings, custom moldings and high-grade finishes.
- ✓ Has finished 2,227 SF attic area (included in gross SF)
- ✓ Perfect floor plan to fit any office need.
- ✓ Summit East is a technology and amenity driven SMART campus style office park.
- ✓ In addition to cutting edge technology, Summit East offers amenities such as an onsite hotel, daycare, as well as green space, a nature trail, and a beautiful lake.

AREA:

Tallahassee east @ I-10 and Hwy 90.
Immediate access to I-10 and only fifteen minutes to Downtown Tallahassee.
Adjacent to Amazon fulfillment center and just south of the new Welaunee Heel Mixed Use Development



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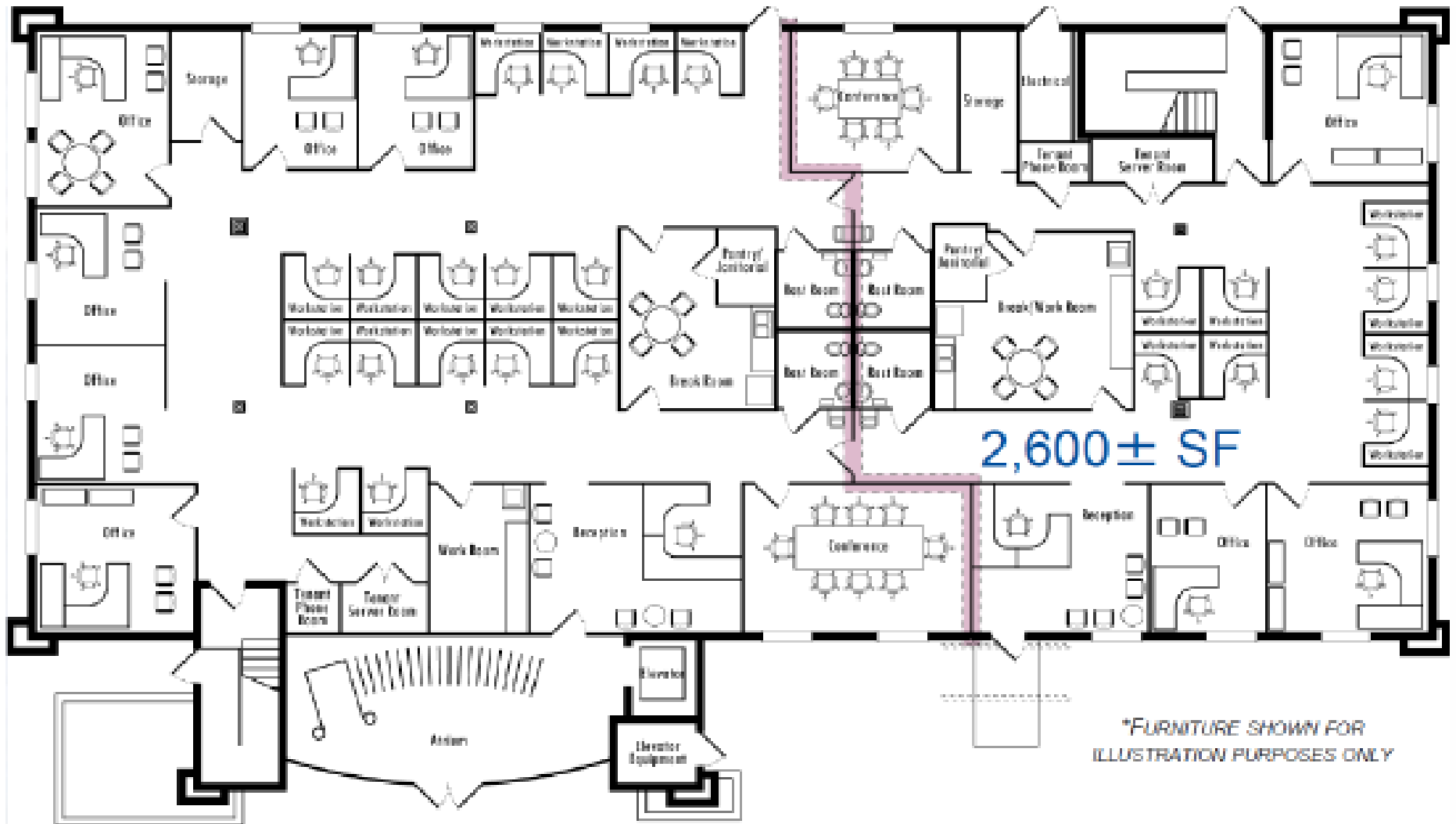
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FIRST FLOOR PLAN



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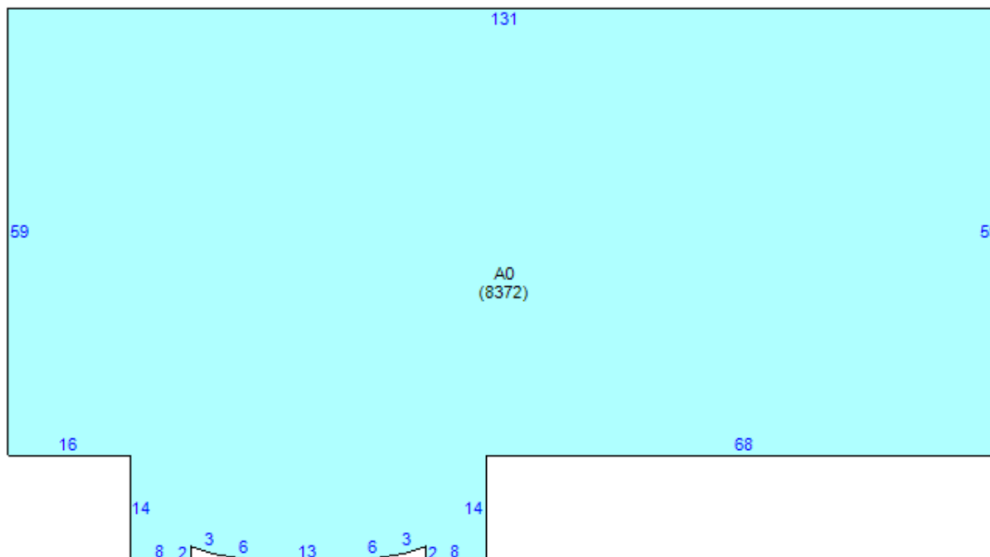
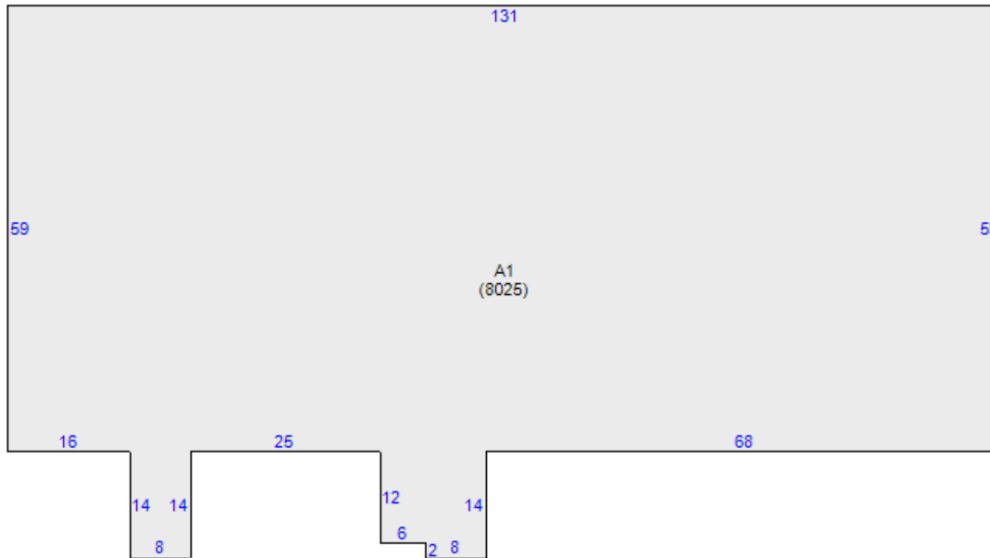
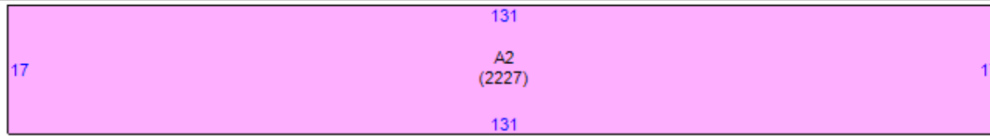
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BUILDING SKETCH

Leon County Property Appraiser



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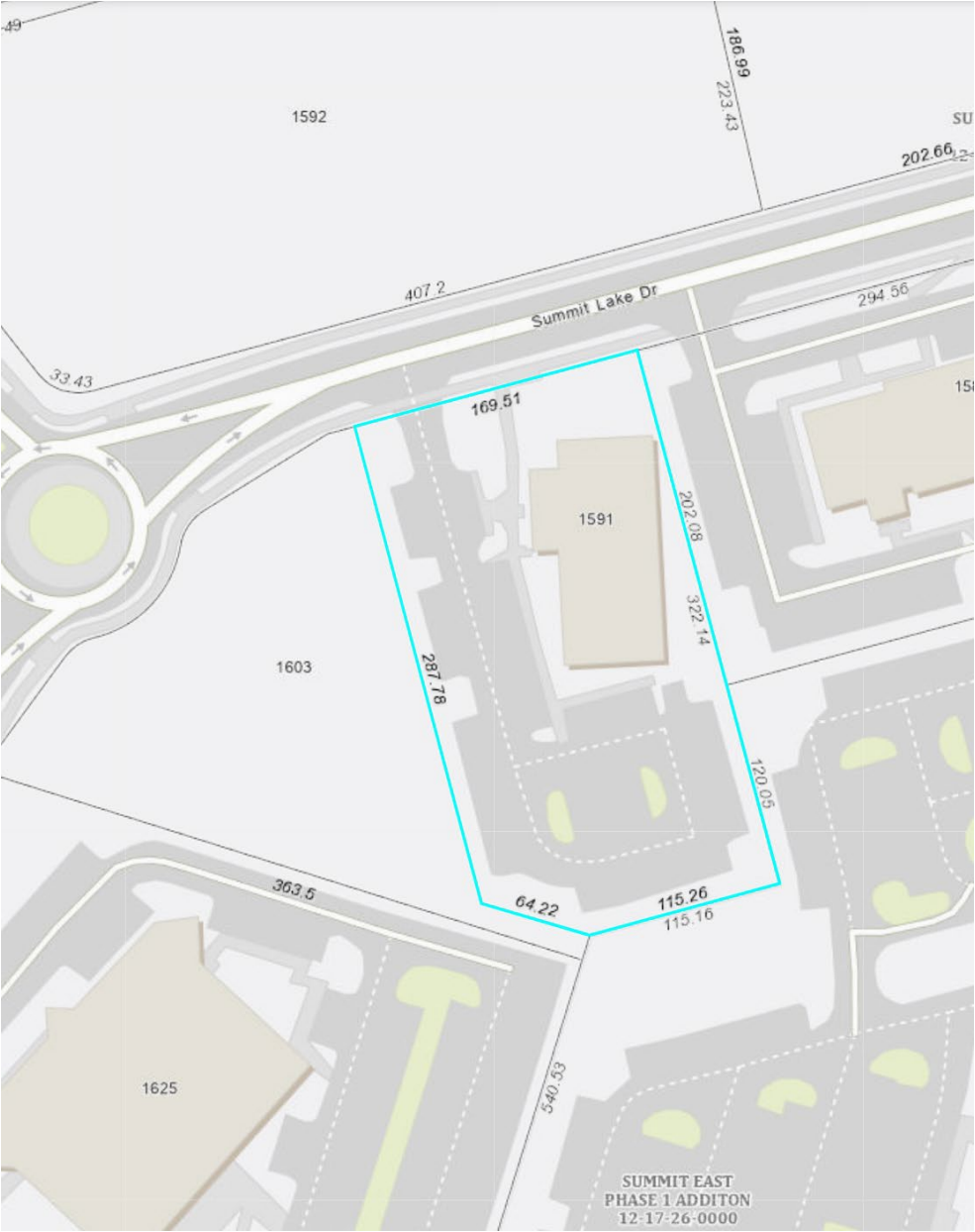


| Area # | Description | SqFt |
|--------|-----------------|-------|
| A0 | Office Mid Rise | 8,372 |
| A1 | Office Mid Rise | 8,025 |
| A2 | Attic Finished | 2,227 |

GIS MAPS



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LOCATION MAP



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AERIAL MAP



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Welaunee Heel Mixed Use
Development

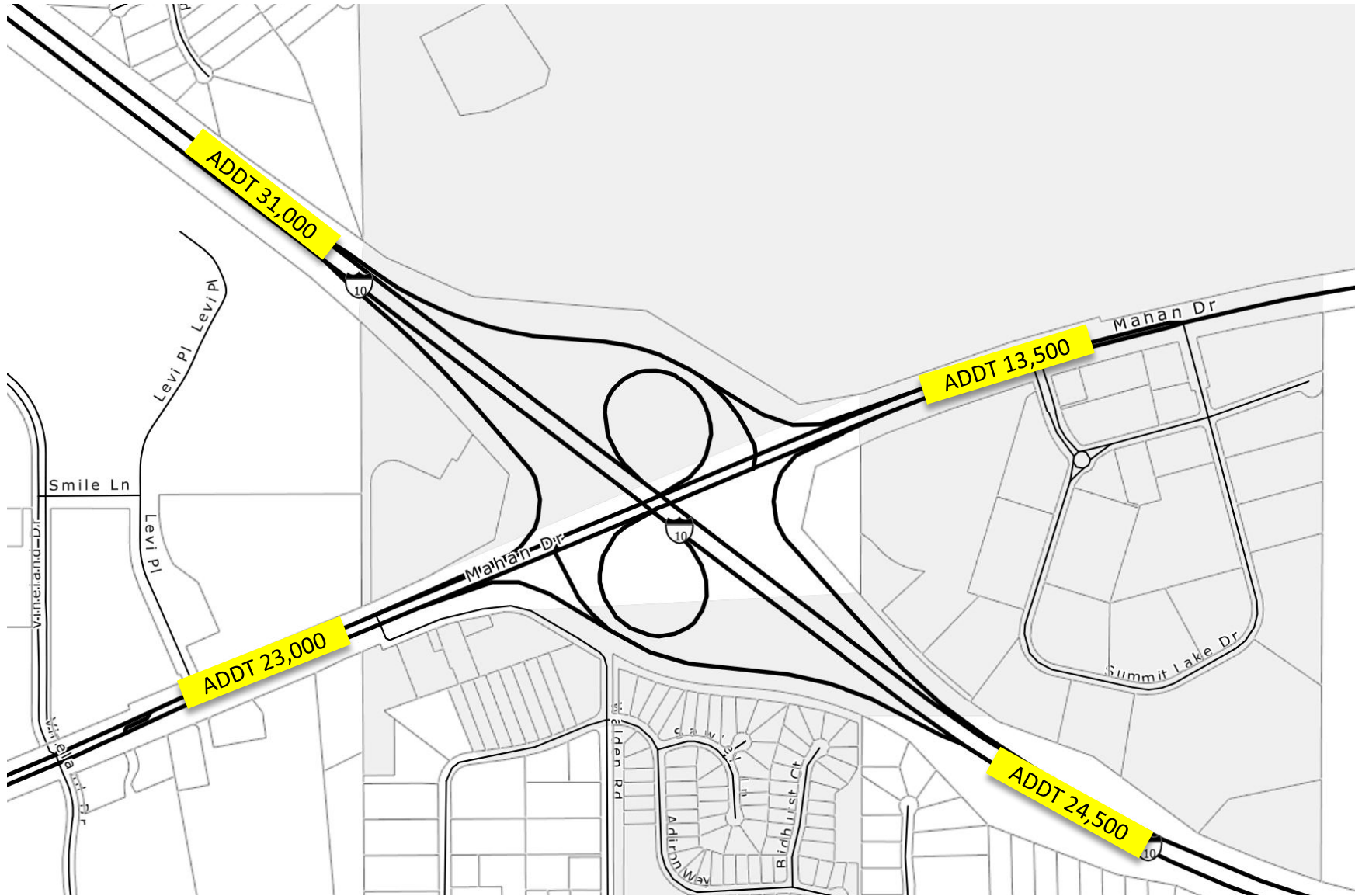
SUBJECT PROPERTY



TRAFFIC COUNTS



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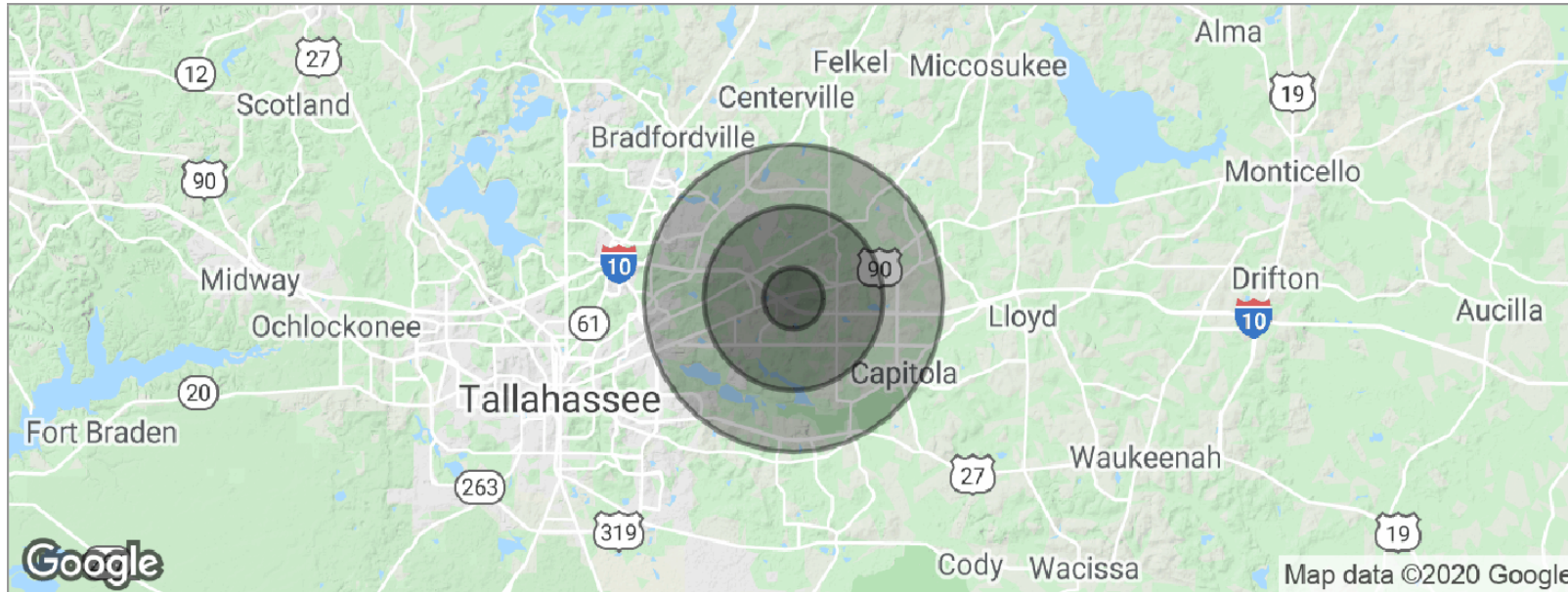
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DEMOGRAPHICS



**COLDWELL BANKER
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| POPULATION | 1MILE | 3 MILES | 5 MILES |
|--------------------------------|--------------|----------------|----------------|
| Total population | 957 | 8,695 | 34,340 |
| Median age | 42.3 | 41.5 | 39.5 |
| Median age (Male) | 41.6 | 40.1 | 38.2 |
| Median age (Female) | 43.6 | 42.8 | 40.7 |
| HOUSEHOLDS & INCOME | 1MILE | 3 MILES | 5 MILES |
| Total households | 331 | 3,083 | 13,591 |
| # of persons per HH | 2.9 | 2.8 | 2.5 |
| Average HH income | \$110,882 | \$106,969 | \$86,715 |
| Average house value | \$301,646 | \$301,432 | \$255,581 |

* Demographic data derived from 2010 US Census