

MAGNOLIA CENTRE I

1203 Governors Square Blvd, Tallahassee, FL 32301

OFFICE BUILDING FOR LEASE



DANIEL H. WAGNON, SIOR

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WHITNEY EUBANKS

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PROPERTY DESCRIPTION

With each floor consisting of 9,700 sq. ft. floor plates, the office layouts provide for 1/4, 1/2 to full floor users the ability to have either an open floor plan or hard office intensive setup, as needed. The building offers very competitive lease terms favorable to market and being close to the State of Florida government agencies, including Lottery HQ and FL-DOT HQ. This site provides tenants a downtown Tallahassee location at a percentage of the typical price.

PROPERTY HIGHLIGHTS

- Less than 1/2 mile to State Capitol buildings and FL DOT HQ
- \$1.5m+ in capital upgrades completed
- 4:1000 parking ratio (free surface)
- Generator & Fiber onsite

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LOCATION DESCRIPTION

Magnolia Centre I is located in the the office sub-market directly to the east of Downtown Tallahassee, which experienced significant retail and commercial growth over the last 36 months. With access from the main travel corridors of Apalachee Parkway, Park Avenue, and Magnolia Drive, this office asset is centralized for professional services firms, government tenants/contractors, engineering firms, technology firms, etc. The FL DOT and FL Lottery Headquarters are less than 1/8 mile as well as being adjacent to a vibrant neighborhood mixed-use development with Starbucks, Hilton, various restaurants and retail shops.

OFFERING SUMMARY

Lease Rate: \$22.00 SF/yr (Full Service)
Available SF: 1,885 - 4,600 RSF



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LEASE AVAILABILITIES - 1Q 2026

LEASE INFORMATION

Lease Type: Full Service (Incl. Janitorial) Lease Term: Min. 3 years
Total Space: 1,885 SF - 4,600 SF Lease Rate: \$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 202	Available	1,885 SF	Full Service	\$22.00 SF/yr
Unit 100	Available	4,600 SF	Full Service	\$22.00 SF/yr
Unit 203	Available	2,172 SF	Full Service	\$22.00 SF/yr

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EXTERIOR / TRADE MAP



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INTERIOR PHOTOS



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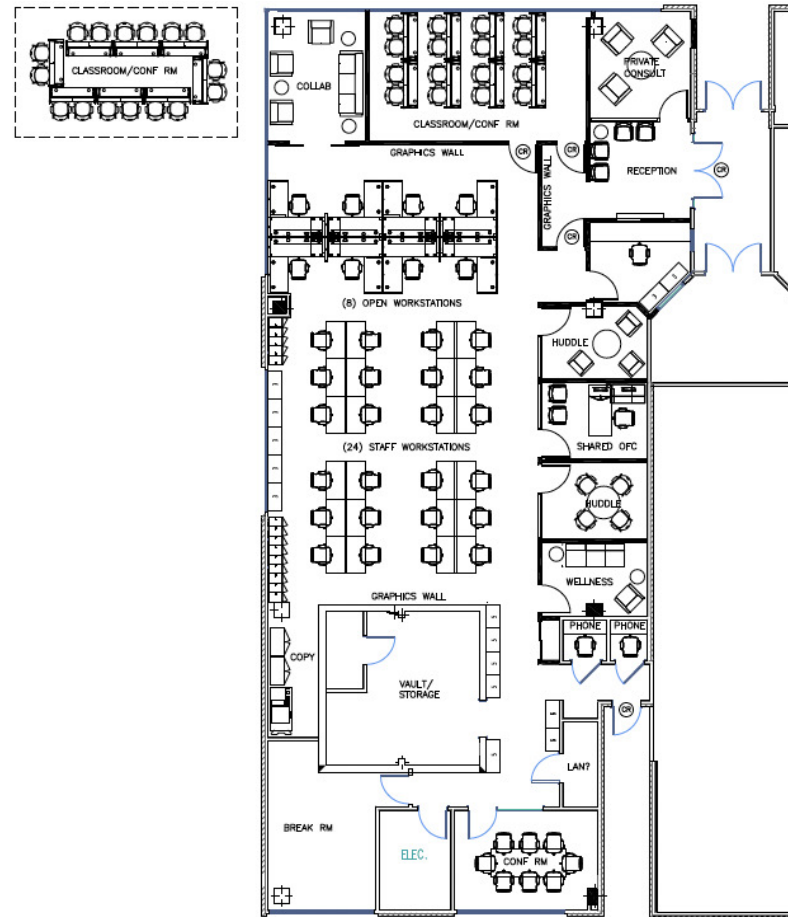
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FIRST FLOOR OFFICE SUITE - AS-BUILT



1 Magnolia Center - Suite 100

Suite 100 = 4,600 RSF (Modular Furniture and Office Desks included)

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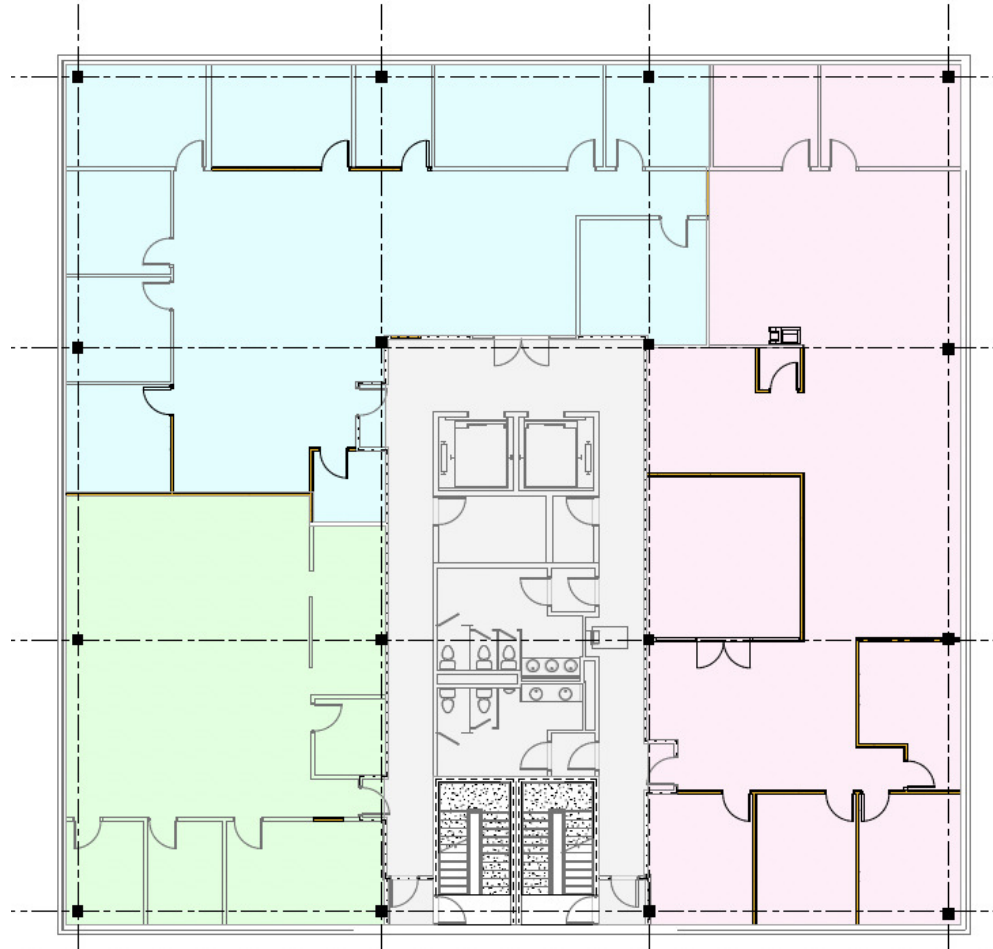
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2ND FLOOR OFFICE SUITE (PINK SHADED AREA)



Suite 200 (GREEN) = 2,045 RSF (LEASED) + Suite 201 (BLUE) = 3,451 RSF (LEASED) - Suite 202 (PINK) = 4,058 RSF

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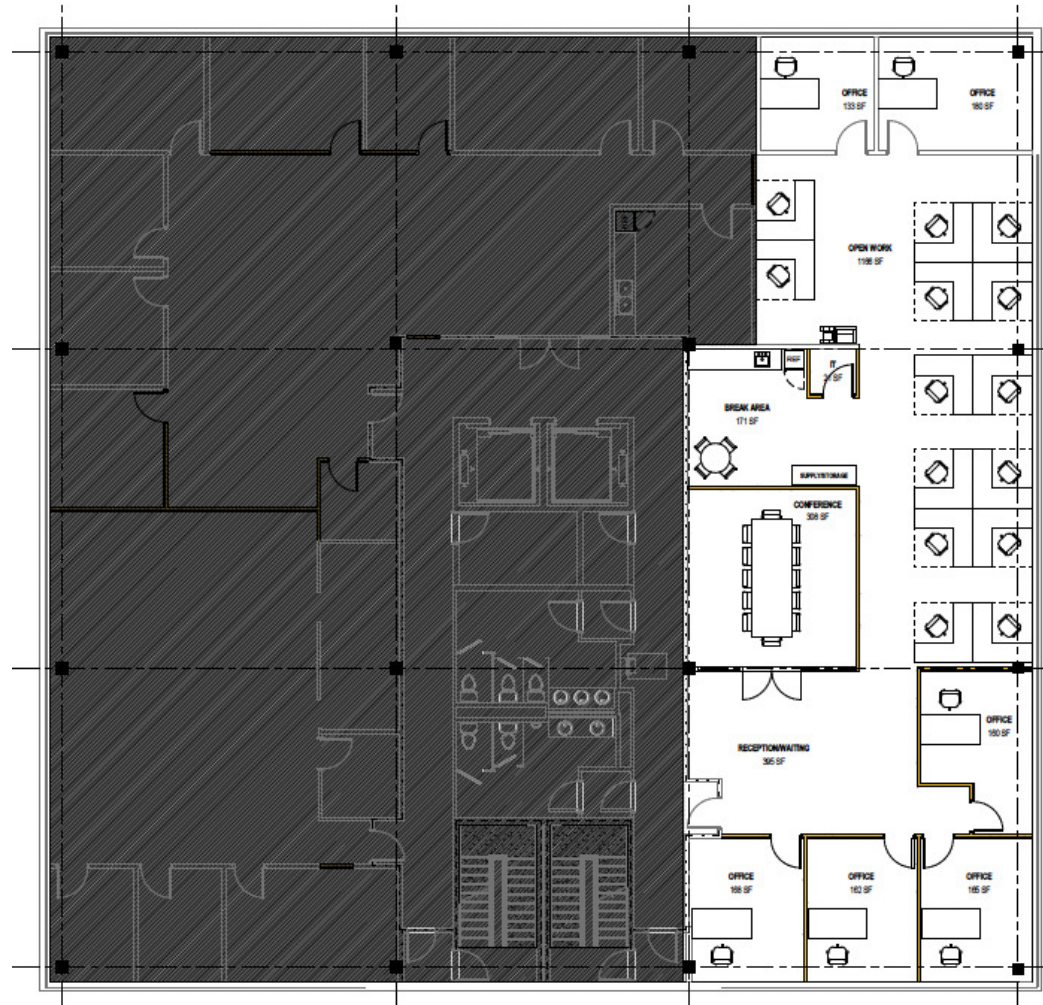
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SUITE 202+203 - CONCEPTUAL LAYOUT/TEST FIT - 4,058 SF



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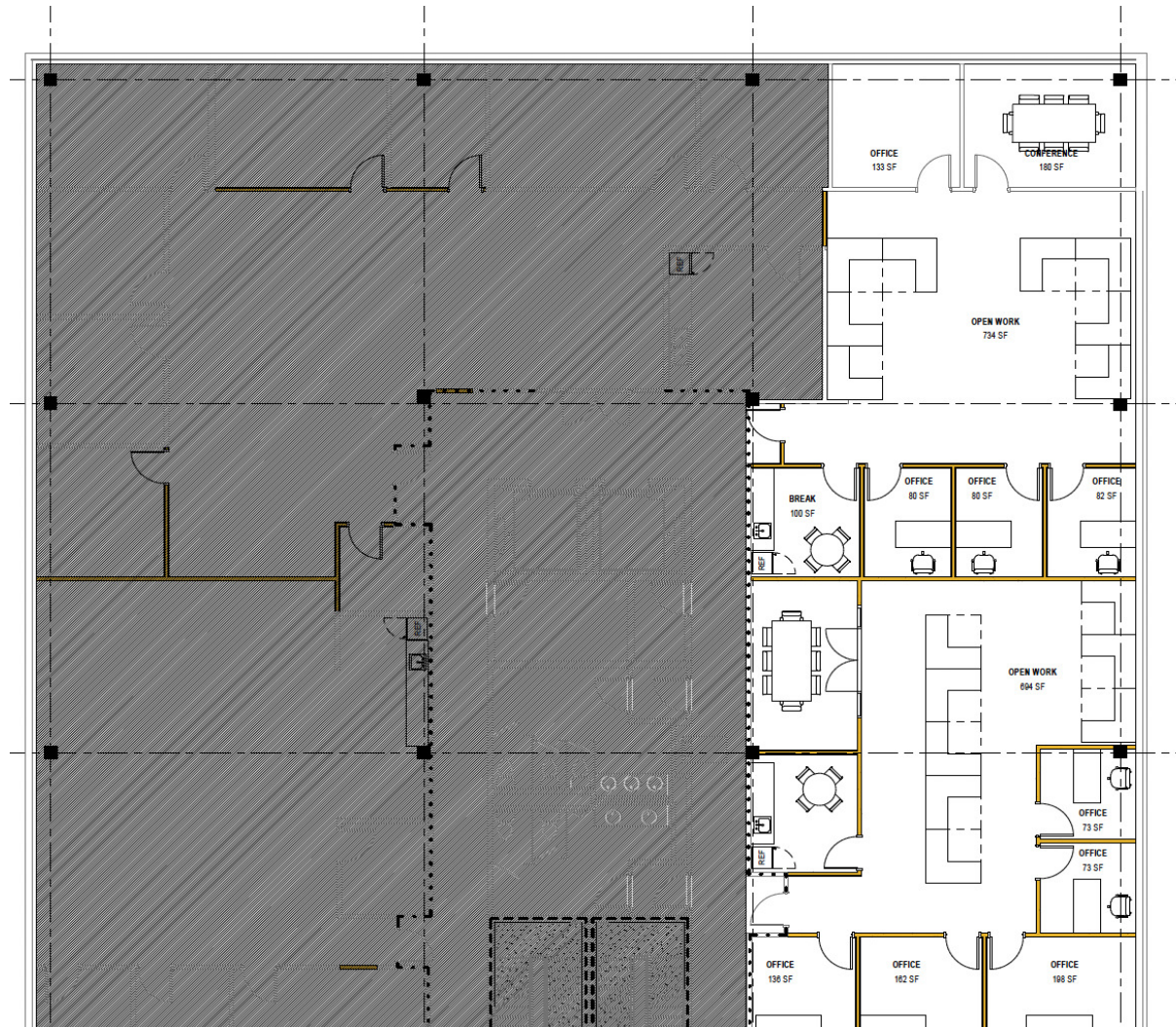
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SEPARATED SUITE 202 - 1,885 RSF AND SUITE 203 - 2,172 RSF AS CONCEPTUAL LAYOUT/TEST FIT



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AERIAL - RETAIL LINKAGES



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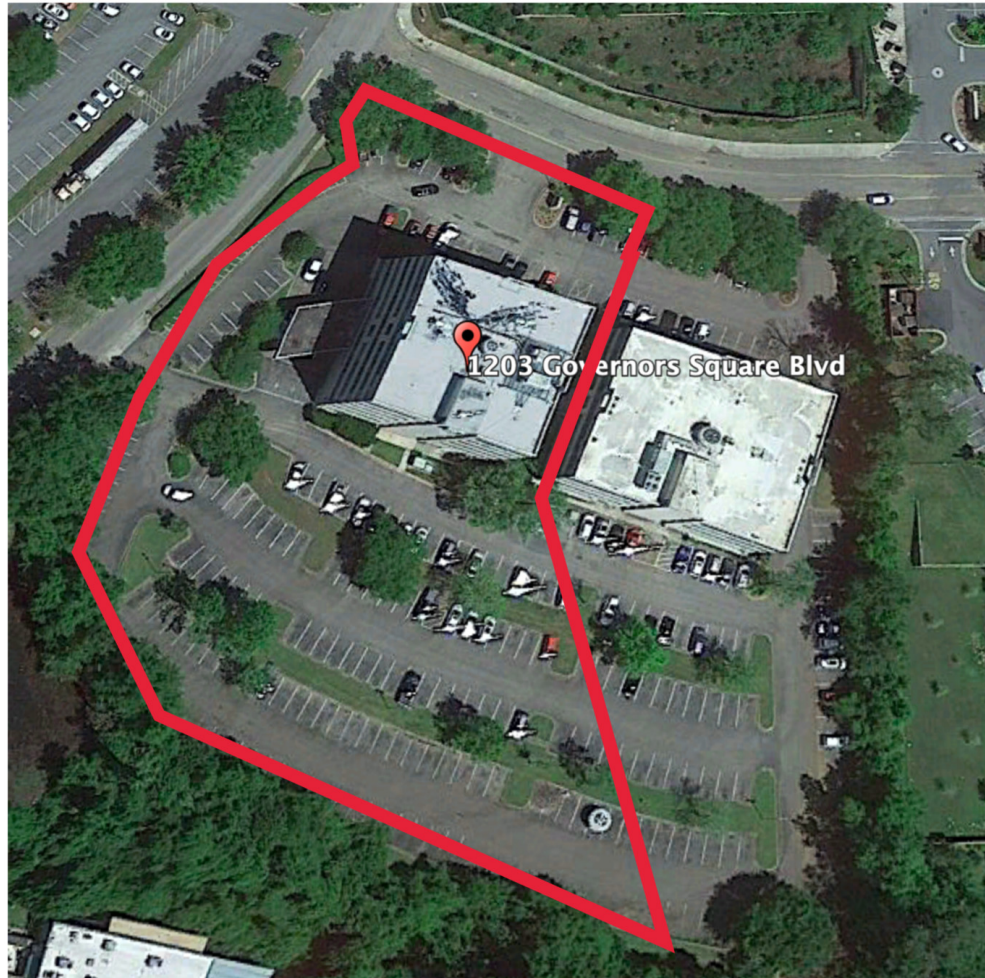
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PARKING AREA (IN RED)



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