



COMMERCIAL REAL ESTATE

OFFICE SPACE FOR SALE



Alliance Center - 3rd, 4th & 5th Floors

119 S Monroe Street
Tallahassee, FL 32301

BEN WILKINSON
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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

ALLIANCE CENTER - 3RD, 4TH & 5TH FLOORS

119 S MONROE STREET, TALLAHASSEE, FL 32301



OFFERING SUMMARY

Sale Price:	\$10,950,000.00 (Includes 3rd, 4th & 5th floors)
CAP Rate:	7.5% Income Producing
Lot Size:	0.43 Acres
Year Built:	2009
Building Size:	76,000 + sf
Max Contig	13,075 sf
APN:	21-36-81-0000
Zoning:	CC (Central Core)

PROPERTY HIGHLIGHTS

- 13,075 SF per floor (3rd, 4th, & 5th)
- Mixed-Use, 5-story structure including retail, office & condo space
- Prime downtown location
- Beautiful first floor corporate lobby/reception area
- High-quality finishes on every floor
- Parking garage
- High traffic count with over 27,500 ADT
- Multiple meeting/conference spaces

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Alliance Center

ACCOUNT	Sq Ft	2024	
INCOME			
COMMERCIAL RENT INCOME			
Holtzman Vogel Baran Torchinsky & Josefiak PLLC	13,075	276,307.43	
Florida Department of Management Services	26,150	804,112.50	
TOTAL COMMERCIAL RENT INCOME		1,080,419.93	
NNN & OTHER INCOME			
Property Tax Reconciliation		42,750.00	
Utilities Reimbursements		-	
Parking Income		1,200.00	
Miscellaneous Income		360.00	
TOTAL NNN & OTHER INCOME		44,310.00	
TOTAL INCOME		1,124,729.93	
EXPENSES			
TOTAL POTENTIAL RECOVERABLE EXPENSES		304,841.49	
NET OPERATING INCOME		819,749.69	7.50% \$10,950,000

RENT ROLL

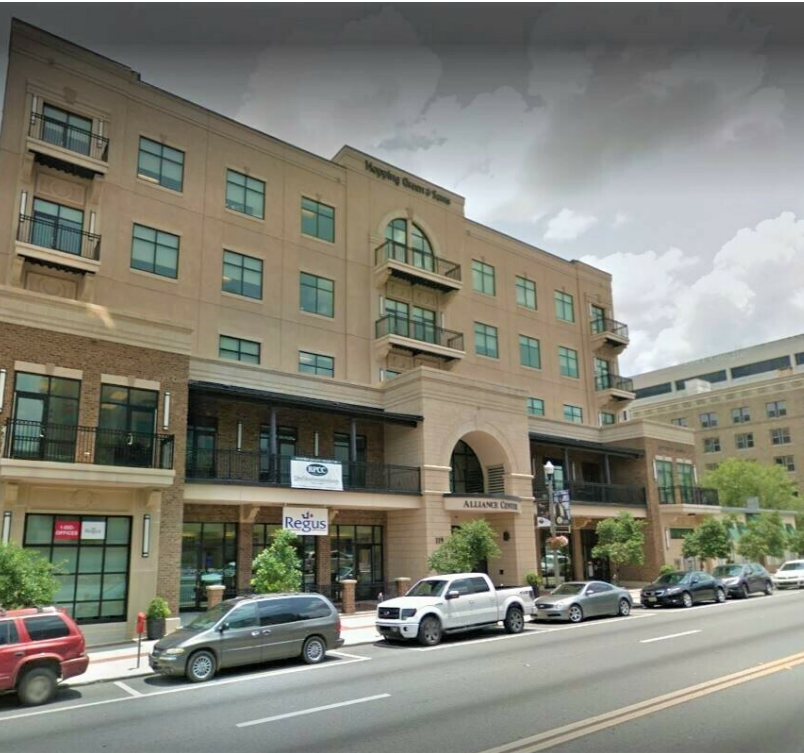
Tenant:	Terms: (Lease Exp)	FLOOR:
DMS (Dept. of Management Services)	3/31/2025	3 rd & 4th
Holtzman Vogel Baran Torchinsky & Josefiak	12/2034	5 th



PHOTOS - EXTERIOR AND MAIN LOBBY

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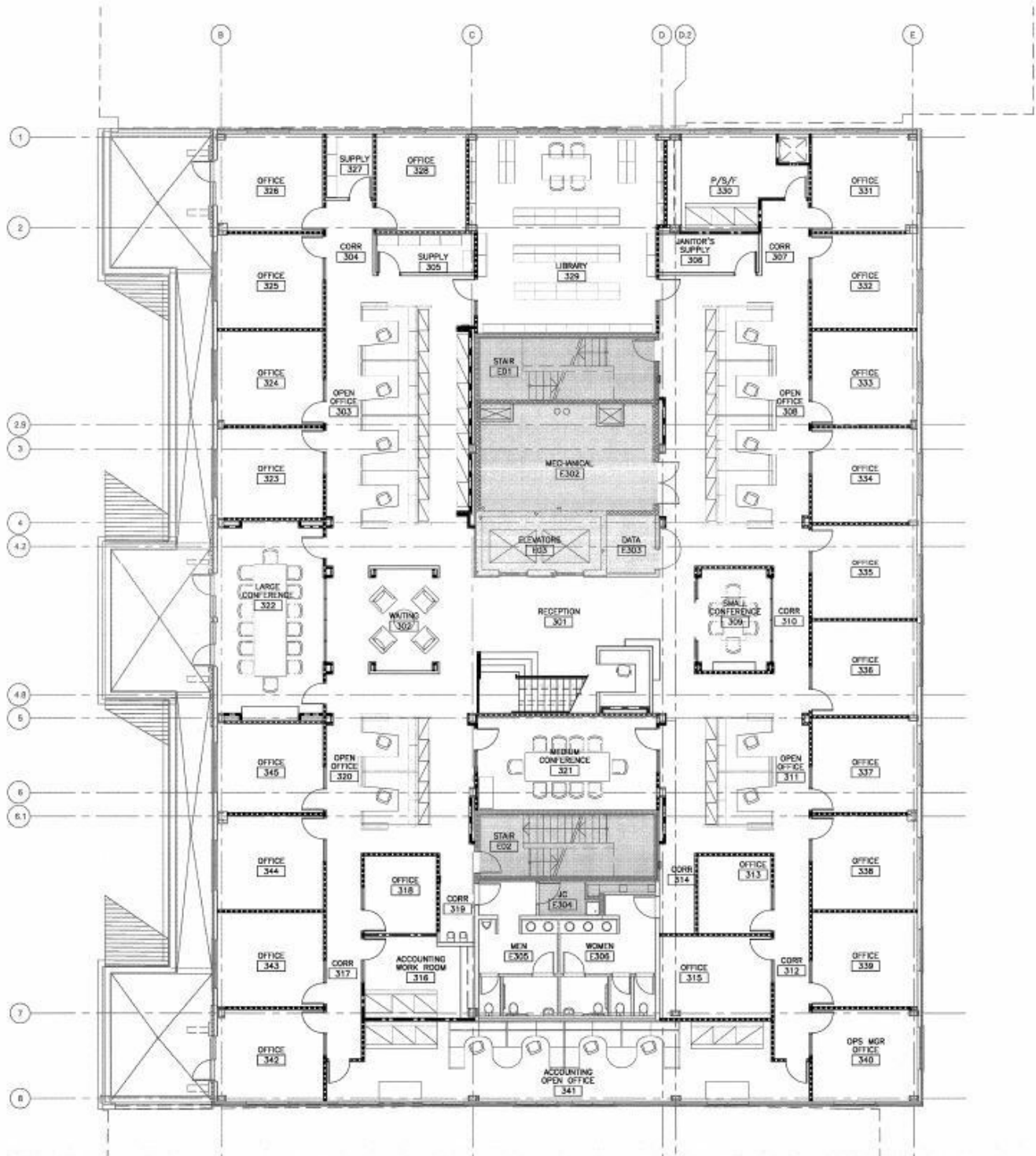




3RD FLOOR PLANS (13,075 SF)

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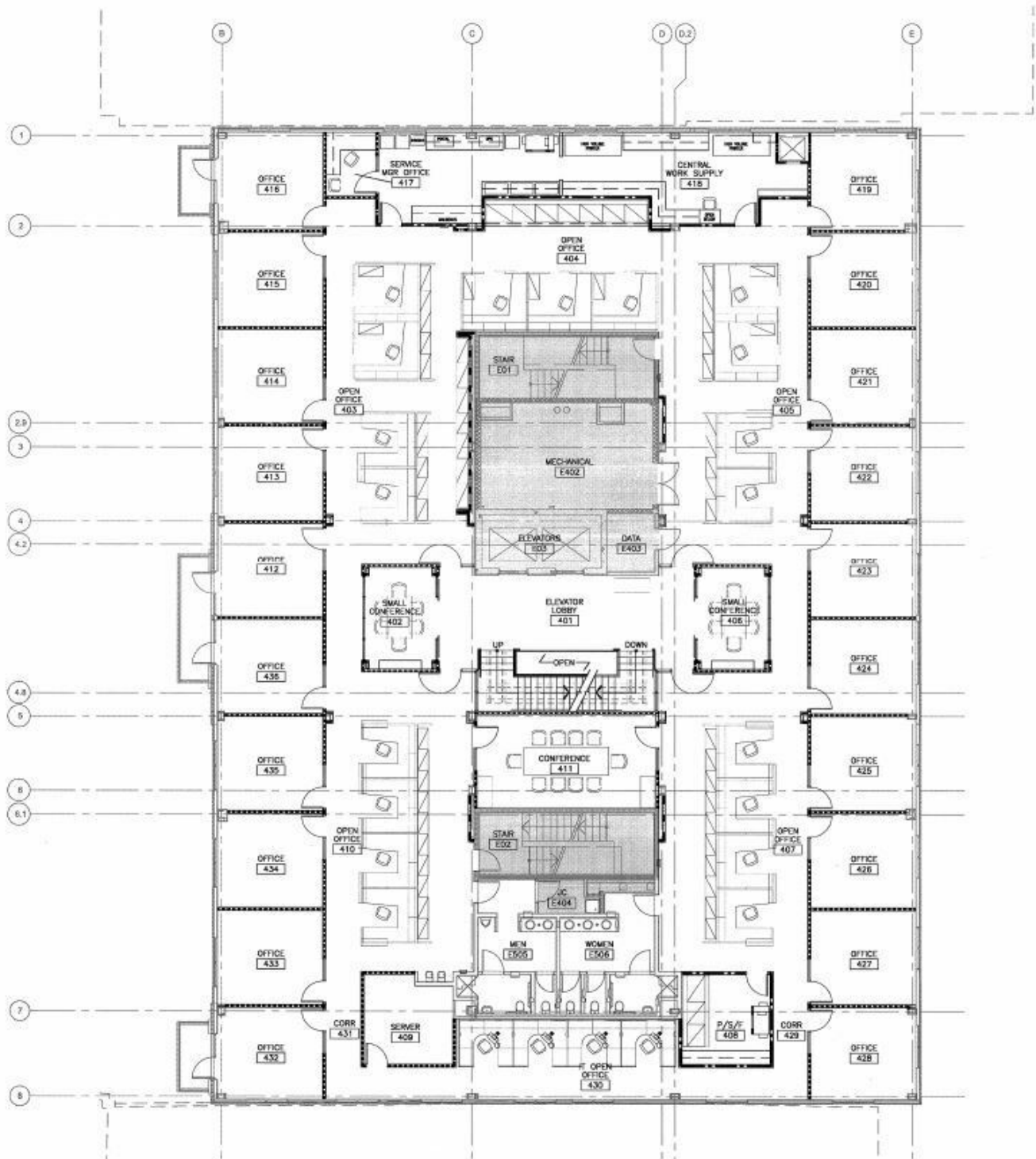




4TH FLOOR PLANS (13,075 SF)

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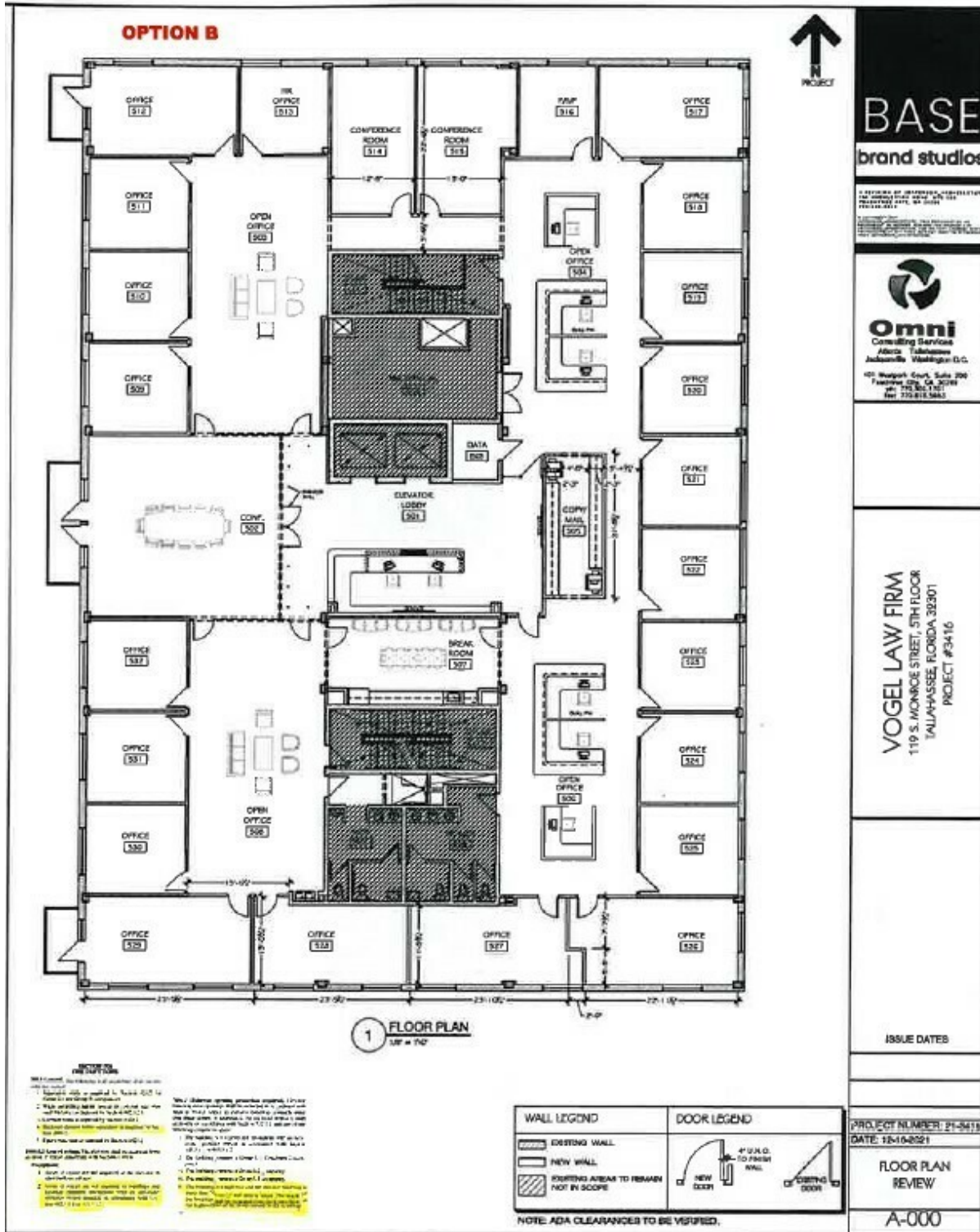




5TH FLOOR PLANS (13,075 SF)

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DOWNTOWN MAP

ALLIANCE CENTER

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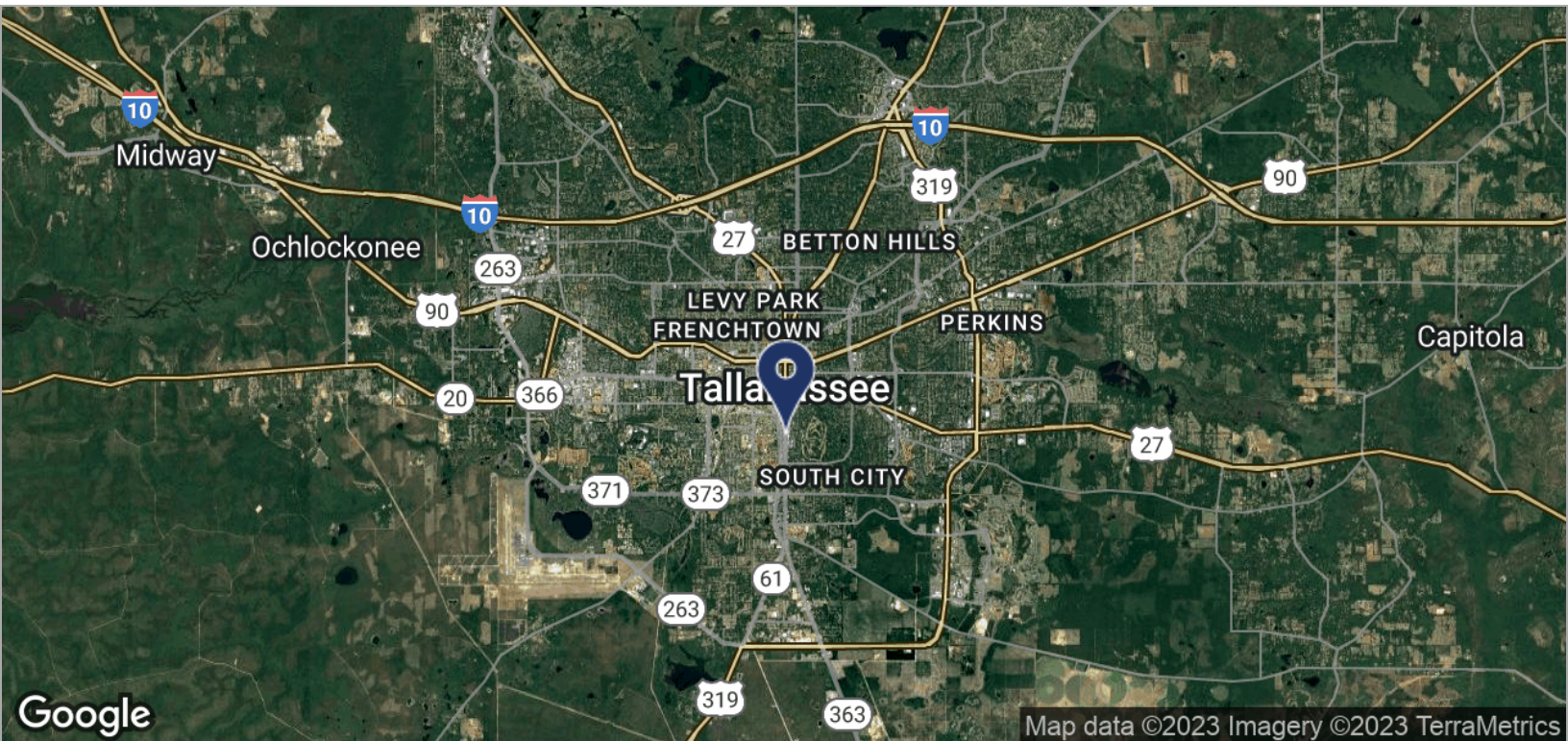




LOCATION MAPS

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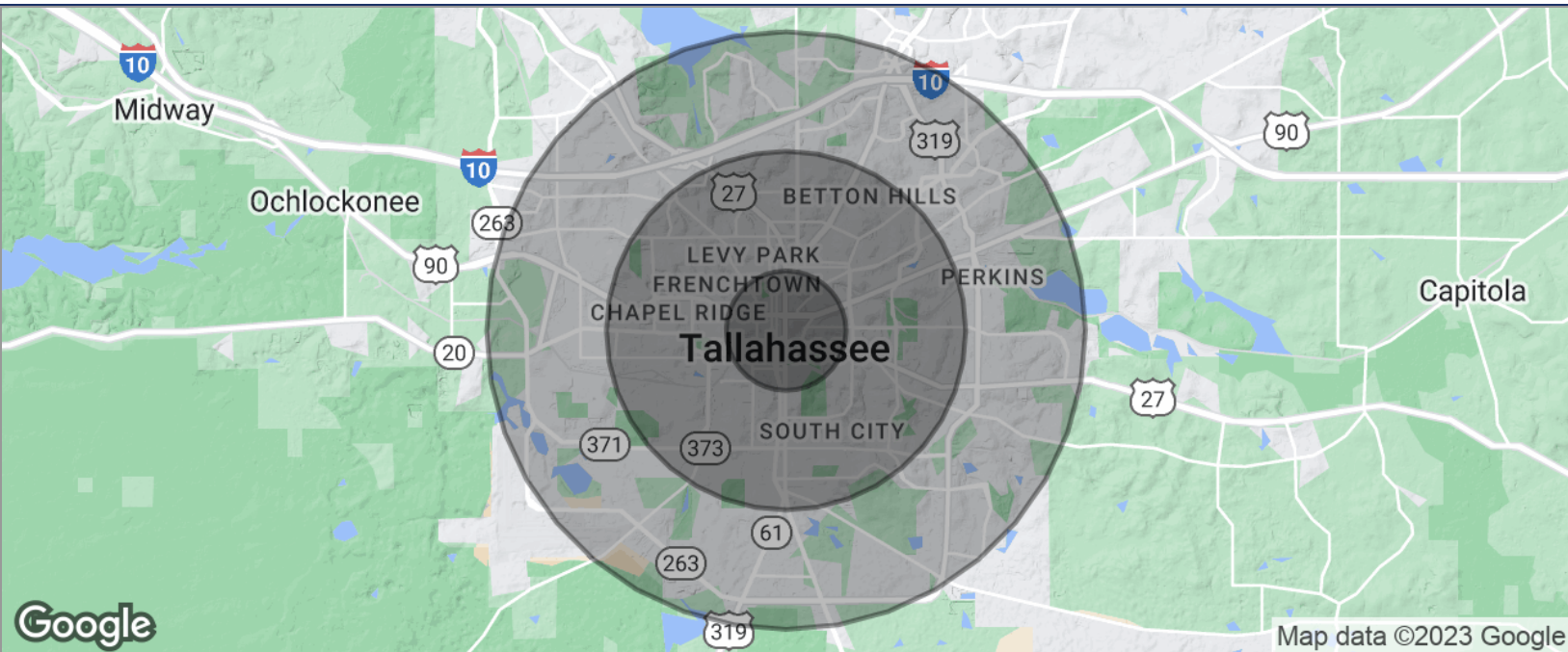




DEMOGRAPHICS MAP

ALLIANCE CENTER

119 S MONROE STREET, TALLAHASSEE, FL 32301



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,326	94,651	170,176
MEDIAN AGE	29.5	28.0	29.0
MEDIAN AGE (MALE)	30.1	27.3	28.4
MEDIAN AGE (FEMALE)	29.1	28.5	29.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,120	38,929	71,088
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$35,700	\$40,901	\$46,782
AVERAGE HOUSE VALUE	\$260,335	\$209,579	\$207,948

* Demographic data derived from 2020 ACS - US Census

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