

OFFICE SUITE FOR LEASE



Executive Office Suite
Southwood Business Park
1909 Hillbrooke Trail, Unit 4
Tallahassee, FL 32311

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EXECUTIVE SUMMARY

SOUTHWOOD BUSINESS PARK

1909 HILLBROOKE TRAIL, UNIT 4, TALLAHASSEE, FL 32311

**OFFERING SUMMARY**

Lease Price:	\$18.81/SFT/YR (\$2750/month)
Available SF:	1,754 sf (Unit 4)
Lot Size:	0.25 Acres
Year Built:	2006
APN:	31-16-04-909-0040
Zoning:	PUD

[Click Here for Zoning Information](#)

PROPERTY OVERVIEW

Class A, executive office suite for lease. Four offices totaling 1,754 sq. ft. Amenities include a full kitchen and breakroom, copy room, flex space, premium finishes, and ample surface parking. Property is convenient to many retailers and restaurants including CVS Pharmacy, Publix, McDonalds, Starbucks, Wendy's and many more.

LOCATION OVERVIEW

Located in the Southwood Business Park across from North Florida Financial Group.

EXTERIOR PHOTOS

SOUTHWOOD BUSINESS PARK

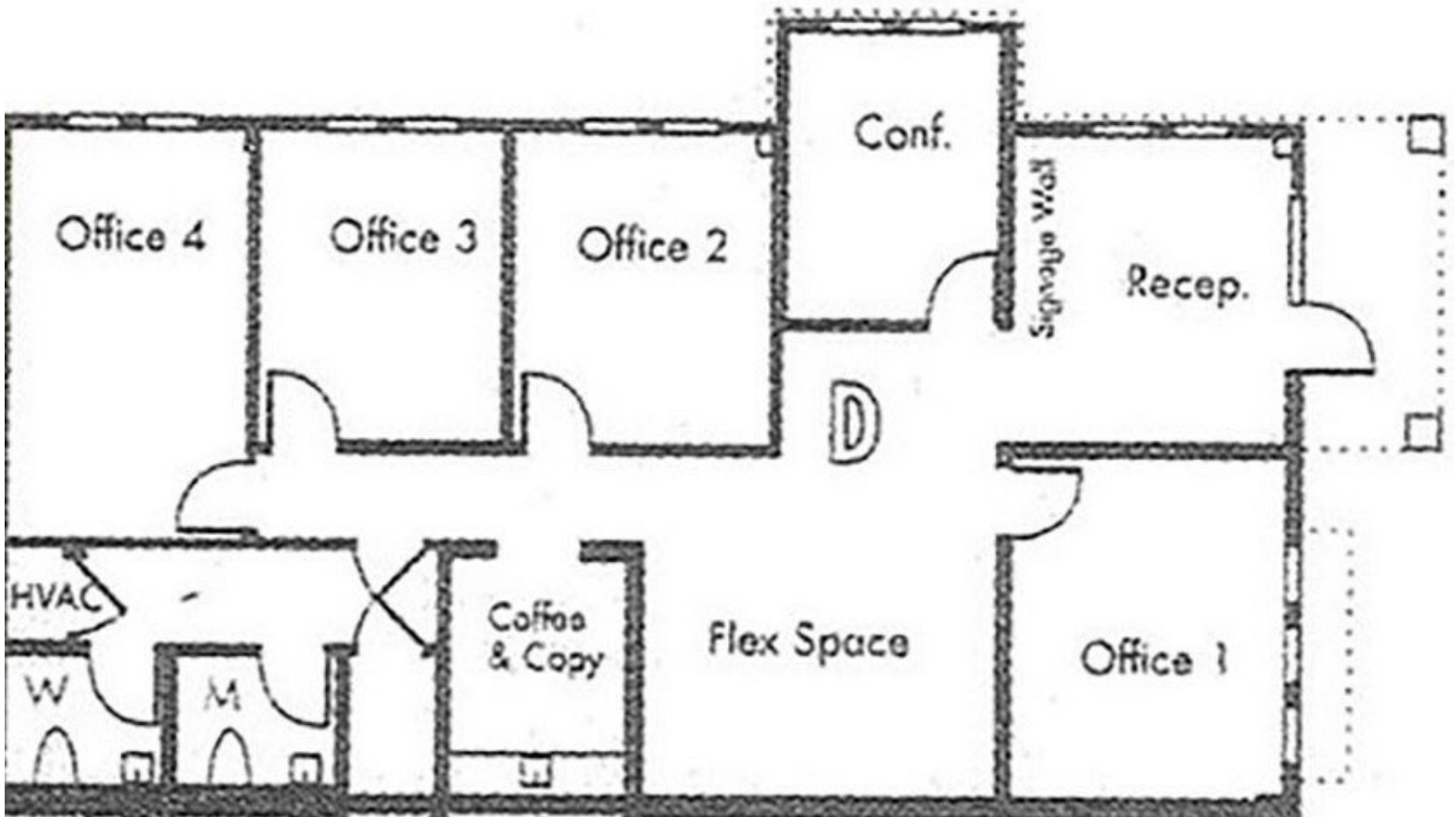
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FLOOR PLAN - UNIT 4

SOUTHWOOD BUSINESS PARK

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AERIAL PHOTO - UNIT 4

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RETAILER MAP

SOUTHWOOD BUSINESS PARK

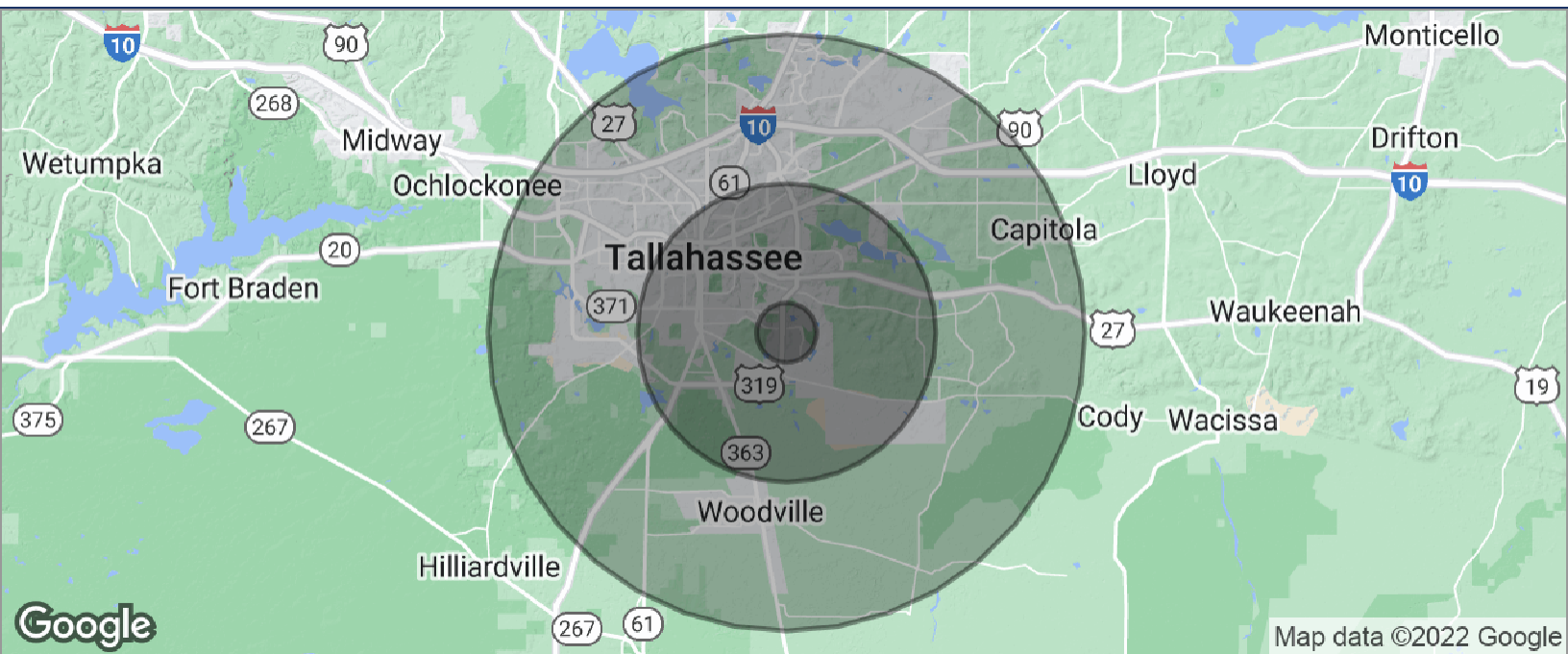
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DEMOGRAPHICS MAP

SOUTHWOOD BUSINESS PARK

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,543	77,600	244,632
MEDIAN AGE	30.1	31.8	31.9
MEDIAN AGE (MALE)	29.8	29.9	31.1
MEDIAN AGE (FEMALE)	30.4	33.4	32.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	699	34,932	101,806
# OF PERSONS PER HH	2.2	2.2	2.4
AVERAGE HH INCOME	\$61,554	\$51,148	\$56,098
AVERAGE HOUSE VALUE	\$136,384	\$189,036	\$227,765

* Demographic data derived from 2010 US Census