

TALLAHASSEE WELLPLEX

1321 Executive Center Dr, Tallahassee, FL 32301

OFFICE BUILDING FOR LEASE



WHITNEY EUBANKS

Consultant
850.228.6690
whitney@structureiq.net

DANIEL H. WAGNON, SIOR

Principal
850.656.6555 x105
daniel@structureiq.net



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OFFERING SUMMARY

Lease Rate: \$18.00 SF/yr (MG)

Building Size: 49,952 SF

Available SF: 1,800 - 25,000 SF

Renovated: 2024

Zoning: AC

PROPERTY OVERVIEW

Renovated in 2024, suites range in size from 1200SF to 25,000SF with availability on the 1st and 2nd Floors. All suites have new Carpet and Paint and are move in ready!

PROPERTY HIGHLIGHTS

- Recently renovated and move in ready
- Large windows for natural light in all spaces
- Elevator Access
- Building Generator
- Extensive Parking

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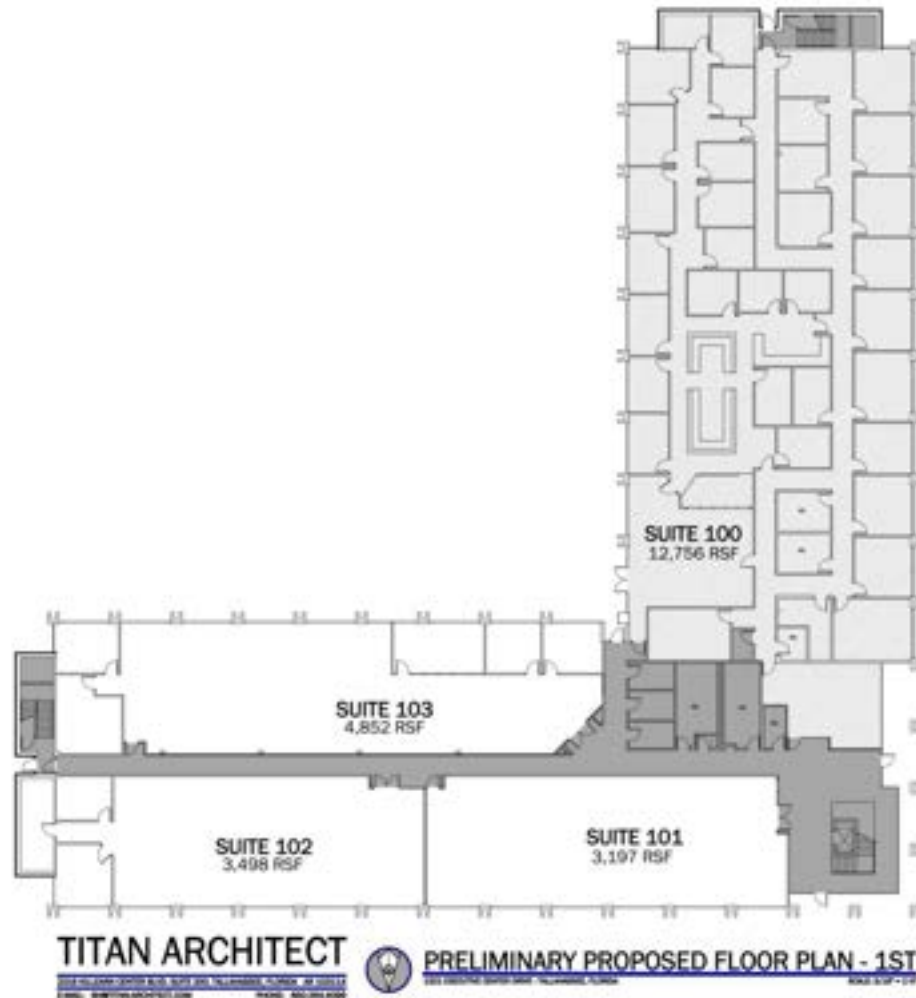
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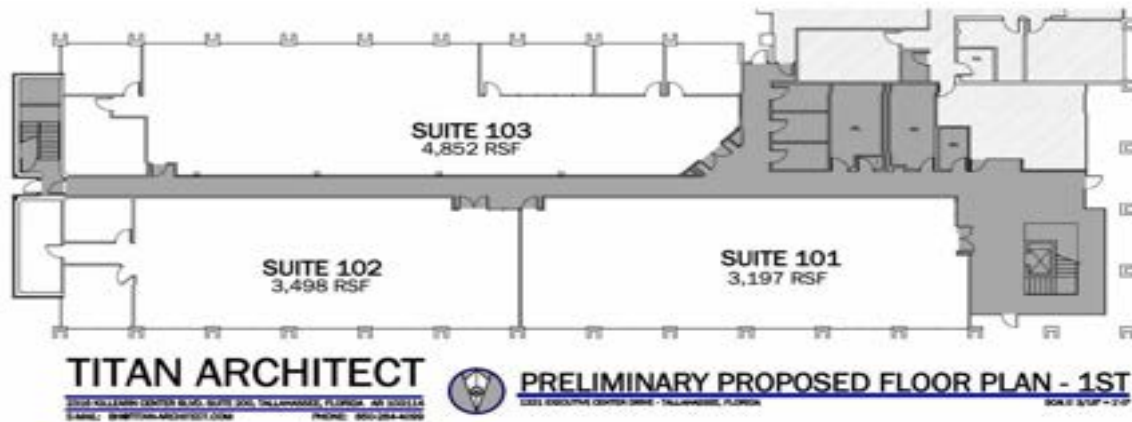
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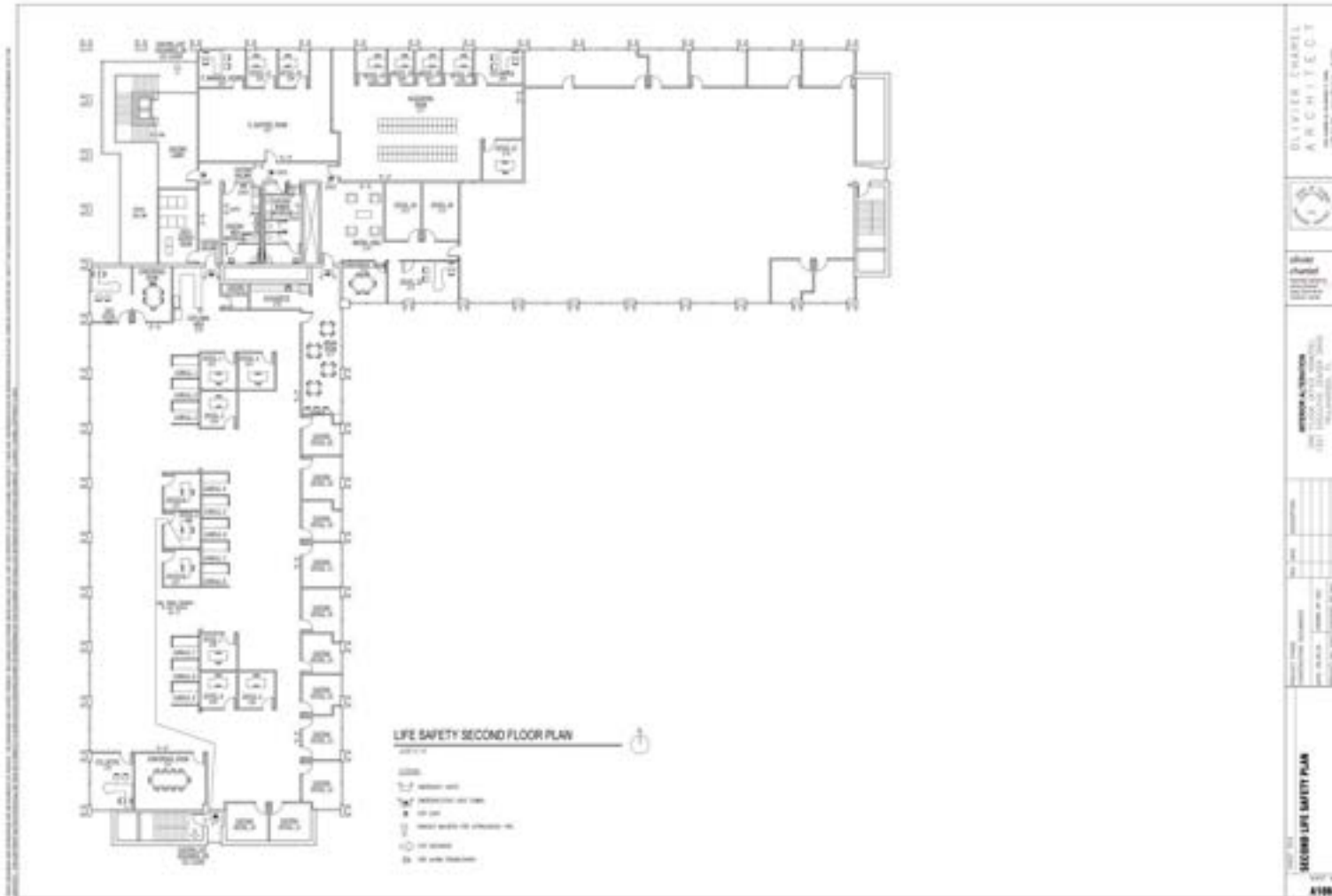
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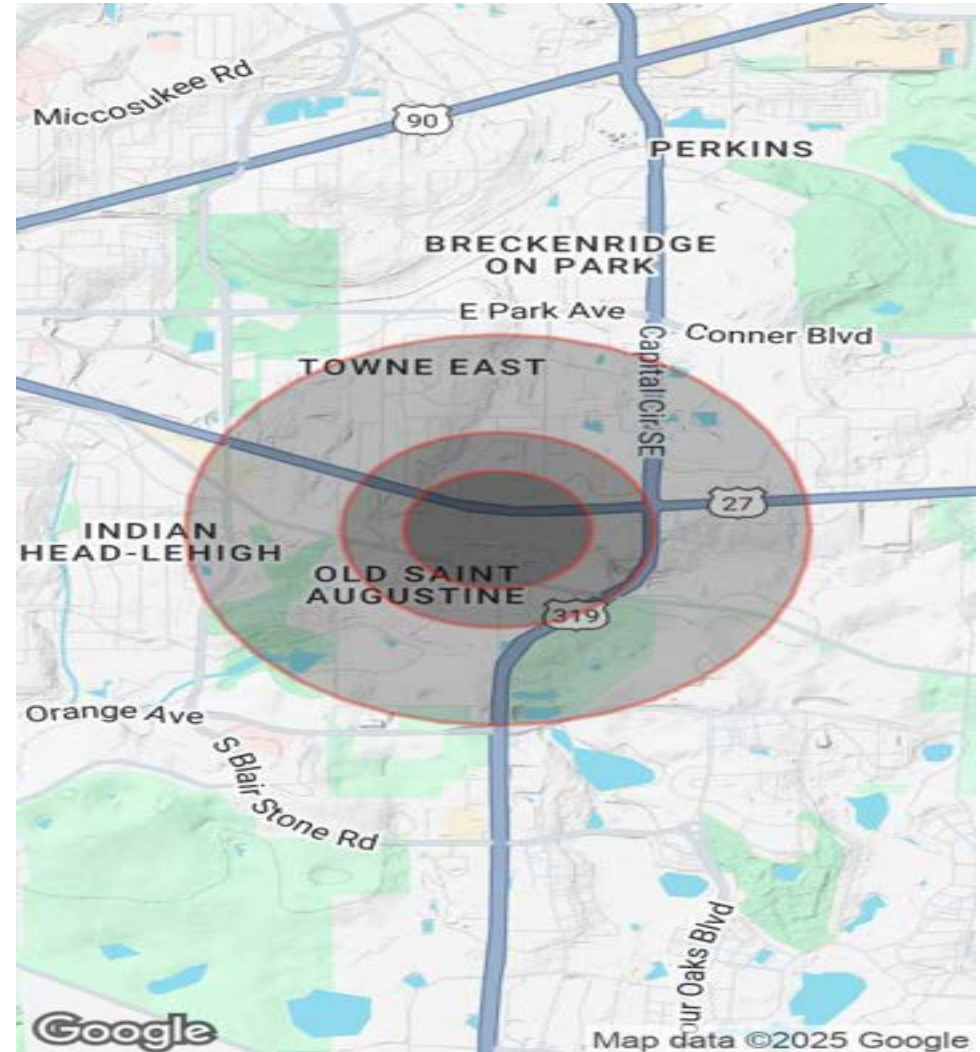
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,198	2,825	9,703
Average Age	35	35	36
Average Age (Male)	34	34	35
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	634	1,446	4,761
# of Persons per HH	1.9	2	2
Average HH Income	\$72,851	\$71,286	\$72,875
Average House Value	\$233,538	\$241,113	\$239,831

Demographics data derived from AlphaMap



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Direct: **850.228.6690**

PROFESSIONAL BACKGROUND

Born and raised in Tallahassee, FL., Whitney joined Structure with a focus on Healthcare Real Estate and site selection. Whitney graduated with a Bachelors in Business Administration from Florida State University and an MBA in Healthcare Management from Florida Institute of Technology where she also played collegiate volleyball.

She has over 10 years experience in Marketing and Sales roles in the diagnostic imaging industry across N Florida and S Georgia. In 2018, she played an integral role in opening her family's construction company which has cultivated her passion for site selection and project management. In this role she oversees business finances, marketing and payroll.

Whitney is a mom of 3 and enjoys exploring the outdoors with her family any opportunity they get.

EDUCATION

Bachelors, Business Administration, Florida State University

MBA. Healthcare Management. Florida Institute of Technology

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1705 Metropolitan Blvd. Suite 201

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PROFESSIONAL BACKGROUND

Daniel has over 24 years of experience with 6 years in capital markets, investment banking, and asset valuation and over 18 years of experience in providing comprehensive corporate real estate and consulting services. His clientele includes users and owners of commercial real estate throughout the Southeast United States. Daniel's main focus has been on providing strategic planning, asset management and brokerage for institutional, corporate, non-profit and government clients. Such services also include portfolio optimization, analyzing consolidating opportunities, and executing real estate leases, acquisitions, dispositions, and developments.

EDUCATION

Bachelor of Business Administration (BBA) and Master of Business Administration (MBA)
The University of Georgia, Terry College of Business

MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR)
Former Board Member - Early Learning Coalition of Big Bend

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