



**COMMERCIAL REAL ESTATE**

OFFICE SPACE FOR LEASE



# Alliance Center - 3rd & 4th Floors

119 S Monroe Street  
Tallahassee, FL 32301

**BEN WILKINSON**  
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3520 Thomasville Road, Suite 200  
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## EXECUTIVE SUMMARY

## 3RD AND/OR 4TH FLOORS AVAILABLE

119 S MONROE STREET, TALLAHASSEE, FL 32301



## OFFERING SUMMARY

<b>Available SF:</b>	13,075 sf (3rd FL) 13,075 sf (4th FL)
<b>Lease Rate:</b>	\$21.00 sf (NNN)
<b>Lot Size:</b>	0.43 Acres
<b>Year Built:</b>	2009
<b>Building Size:</b>	76,000 + sf
<b>Max Contiguous:</b>	13,075 sf
<b>APN:</b>	21-36-81-0000
<b>Zoning:</b>	CC (Central Core)

[Click Here for Zoning Information](#)

## PROPERTY OVERVIEW

The Alliance Center is a five-story, mixed-use structure featuring high quality finishes on every floor and located in the heart of Downtown Tallahassee. Currently, 13,075 sf is available on the 3rd & 4th floor and can be leased separately.

## PROPERTY HIGHLIGHTS

- Prime downtown location includes over 76,000 sf of retail, office & condo space
- Beautiful first floor corporate lobby/reception area
- Parking garage
- High traffic count with over 27,500 ADT
- Multiple meeting/conference spaces

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ADDITIONAL PHOTOS

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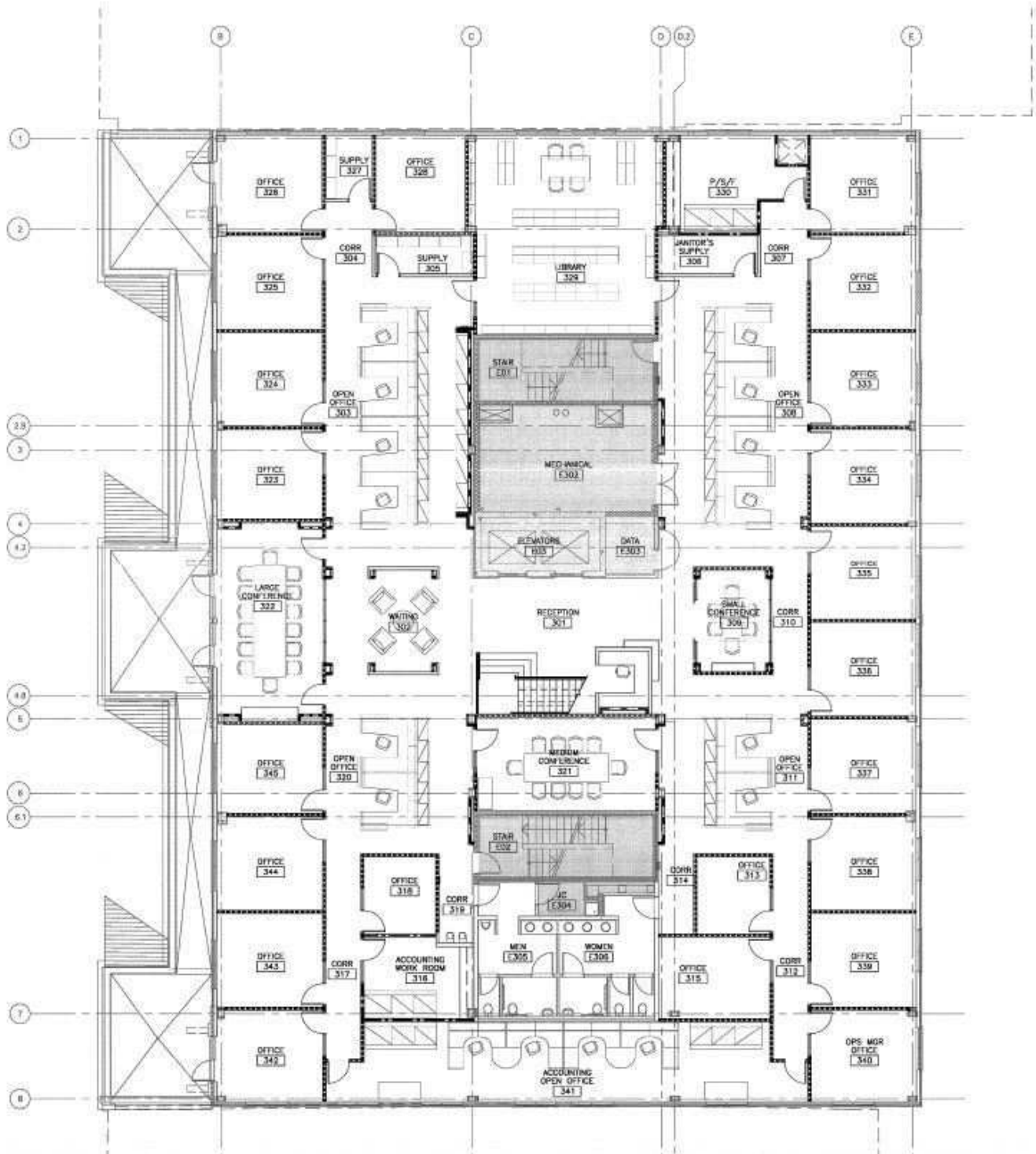




3RD FLOOR PLANS (13,075 SF)

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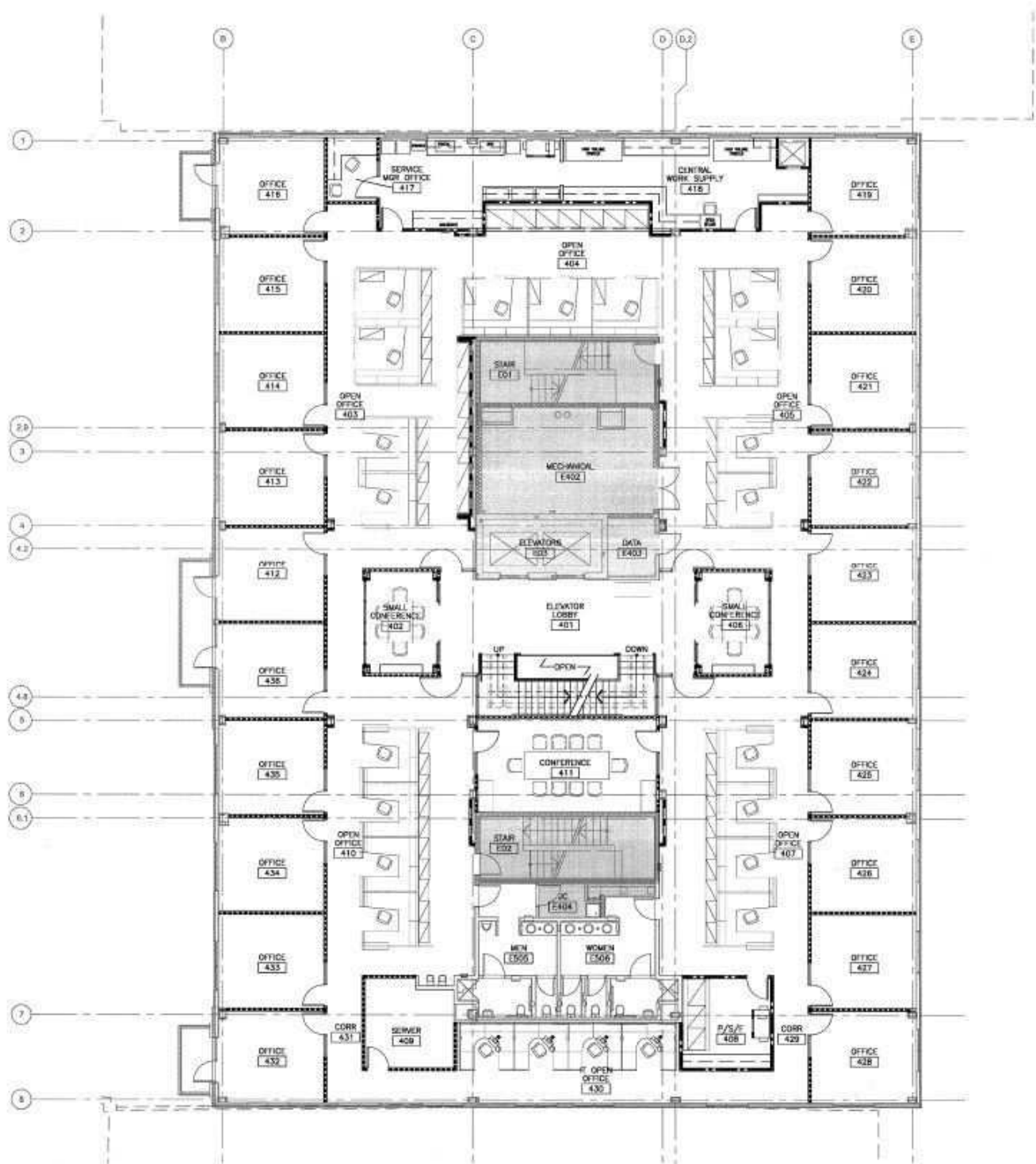




4TH FLOOR PLANS (13,075 SF)

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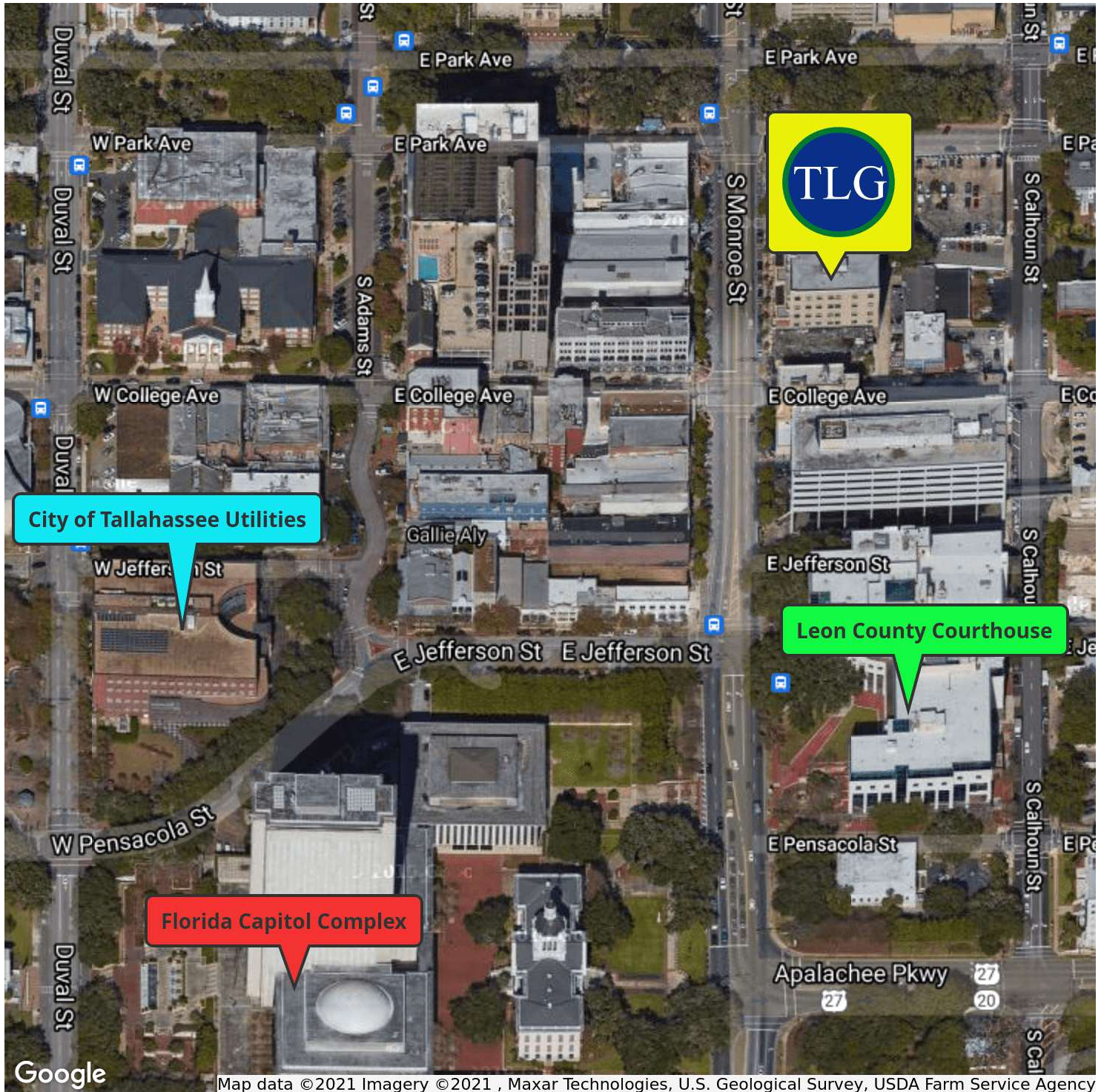




DOWNTOWN MAP

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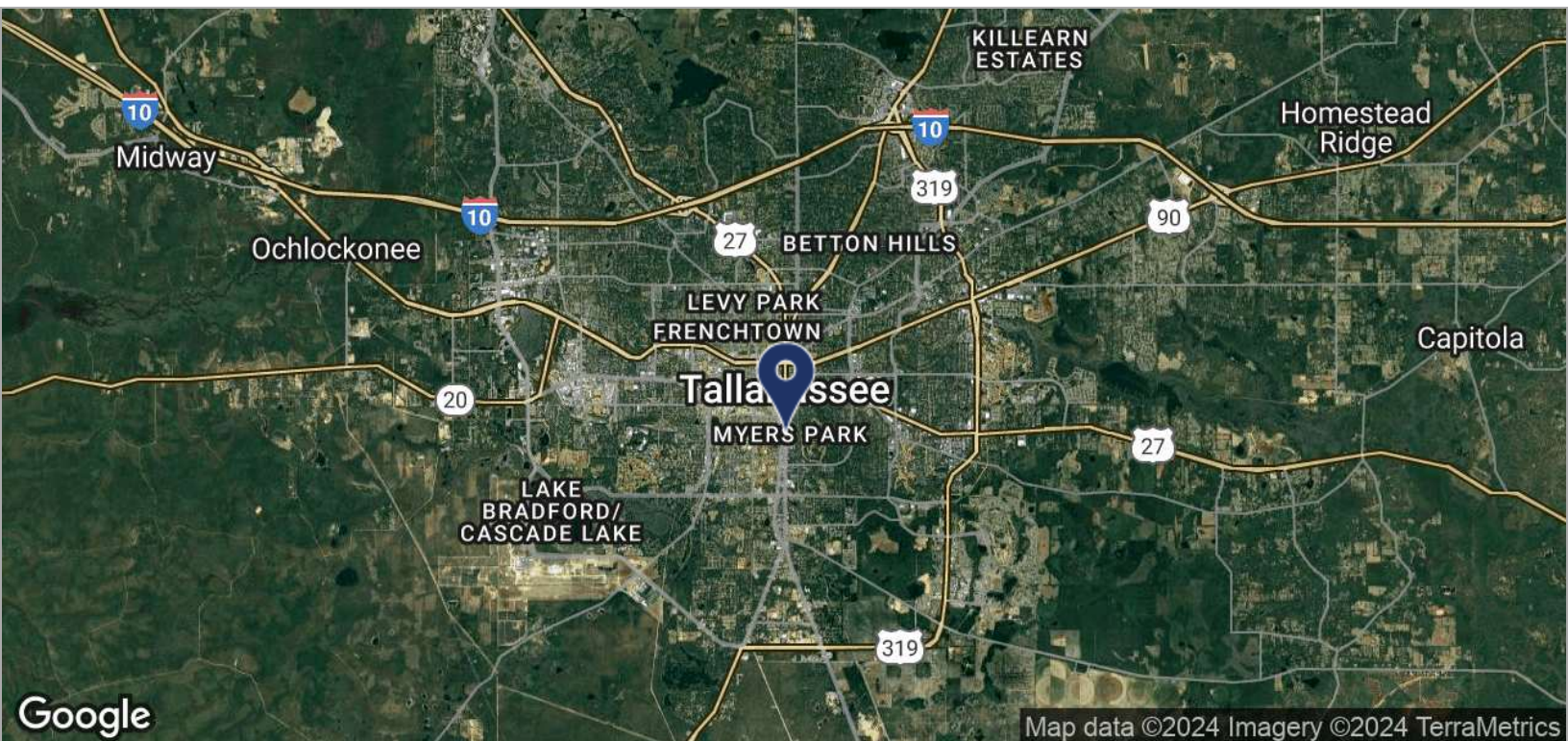
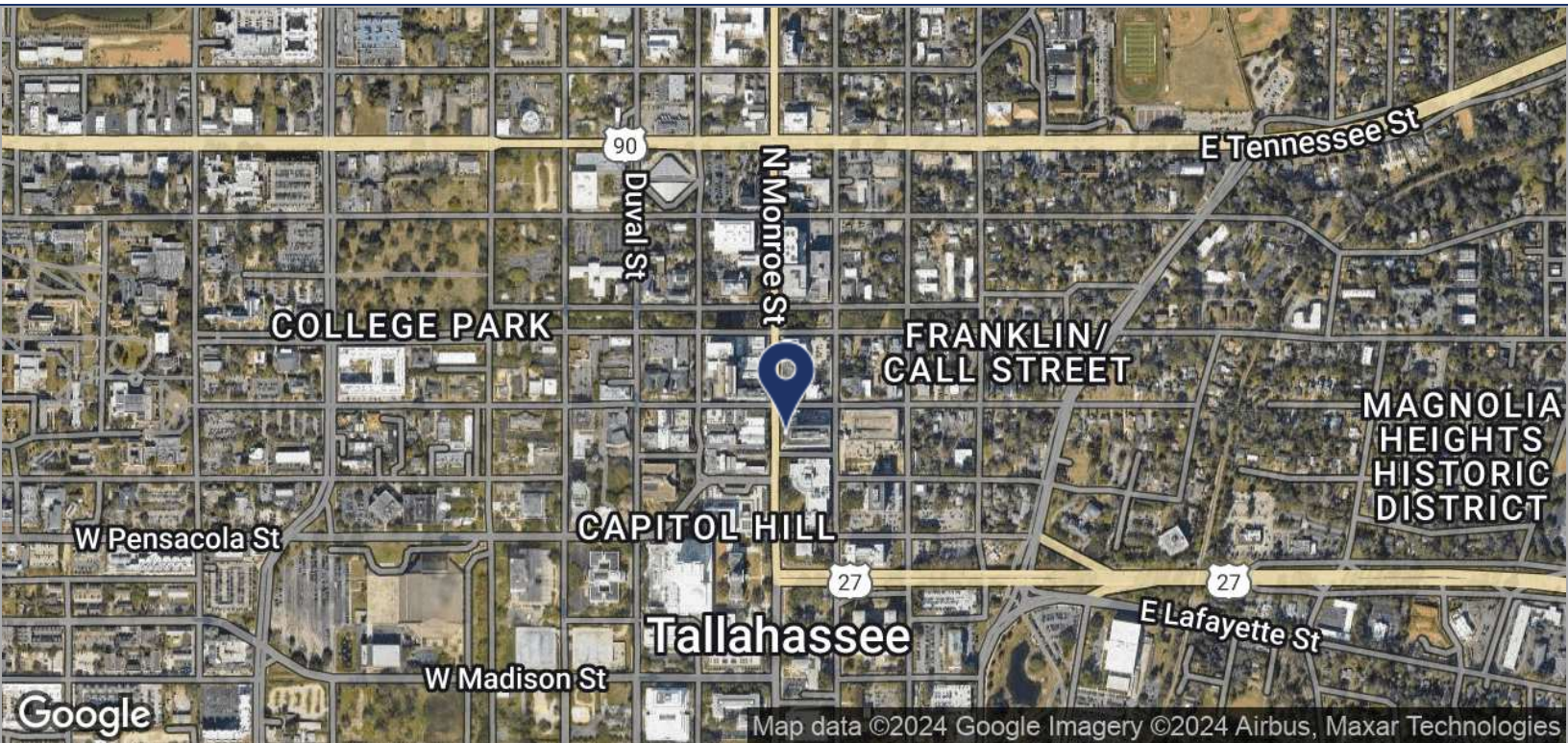




LOCATION MAPS

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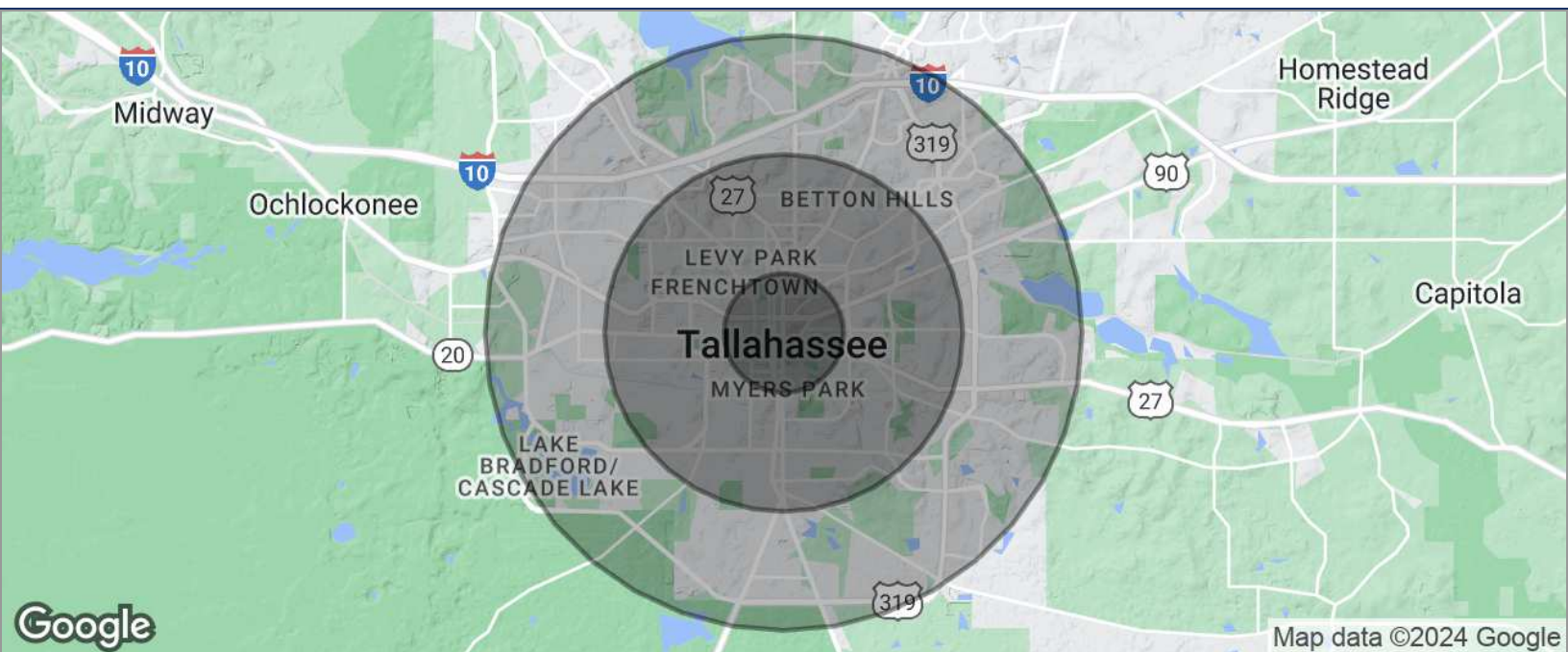




## DEMOGRAPHICS MAP

## 3RD AND/OR 4TH FLOORS AVAILABLE

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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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