

FOR LEASE

3559 Timberlane School Road Tallahassee, FL 32312

NAI TALCOR

\$3,700/MTH (NET)

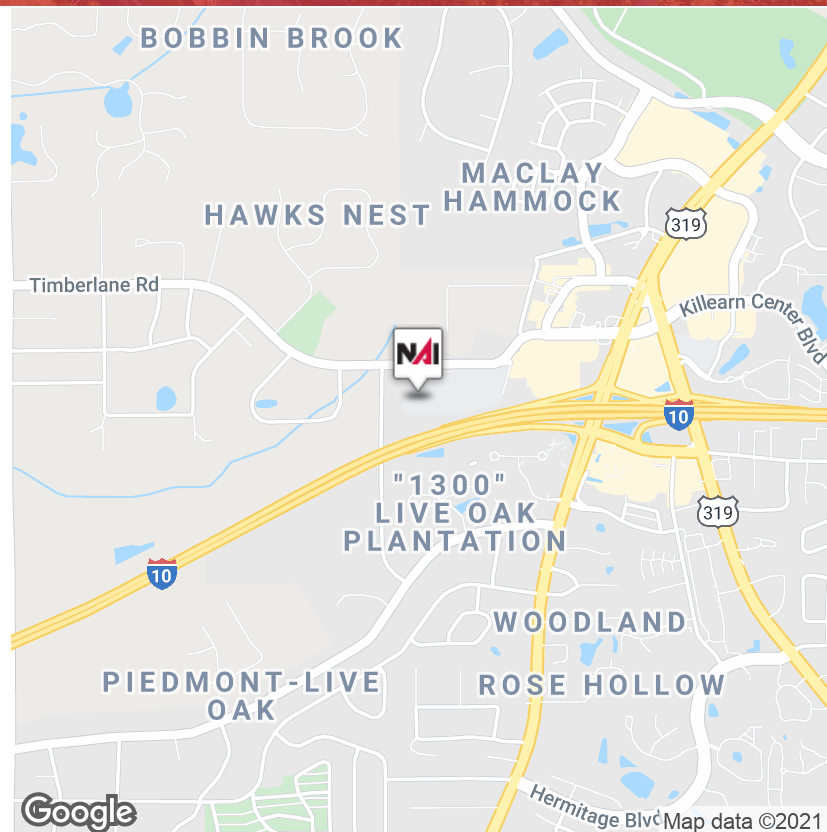


PRICE REDUCTION

Office | 4,796 SF

Flexible office space includes: reception area, conference rooms, large copy/work room, individual offices, and open area for workstations. Signage on Timberlane School Road available. Building visible from I-10. Built for a local engineering company.

- Convenient Northeast Tallahassee location - near the NEW REI
- Close to New Market Street Development, Restaurants, Shopping, Hotels, and Some of Tallahassee's Nicest Neighborhoods
- Professional office space in excellent condition
- Built in 1988
- CAT 5 Wired
- Fiber Optic Service
- 29 "At Your Door" Parking Spaces with Additional Shared Spaces Available
- Easy access to I-10 and Thomasville Road
- Tenant responsible for taxes, insurance and lawn care (est: \$890/month)



✉ **Frank L. Langston, CCIM**
+1 850 224 2300
frank@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



NAI TALCOR
1018 Thomasville Road, Suite 200A
talcor.com

FOR LEASE

3559 Timberlane School Road Tallahassee, FL 32312



✉ **Frank L. Langston, CCIM**
+1 850 224 2300
frank@talcor.com

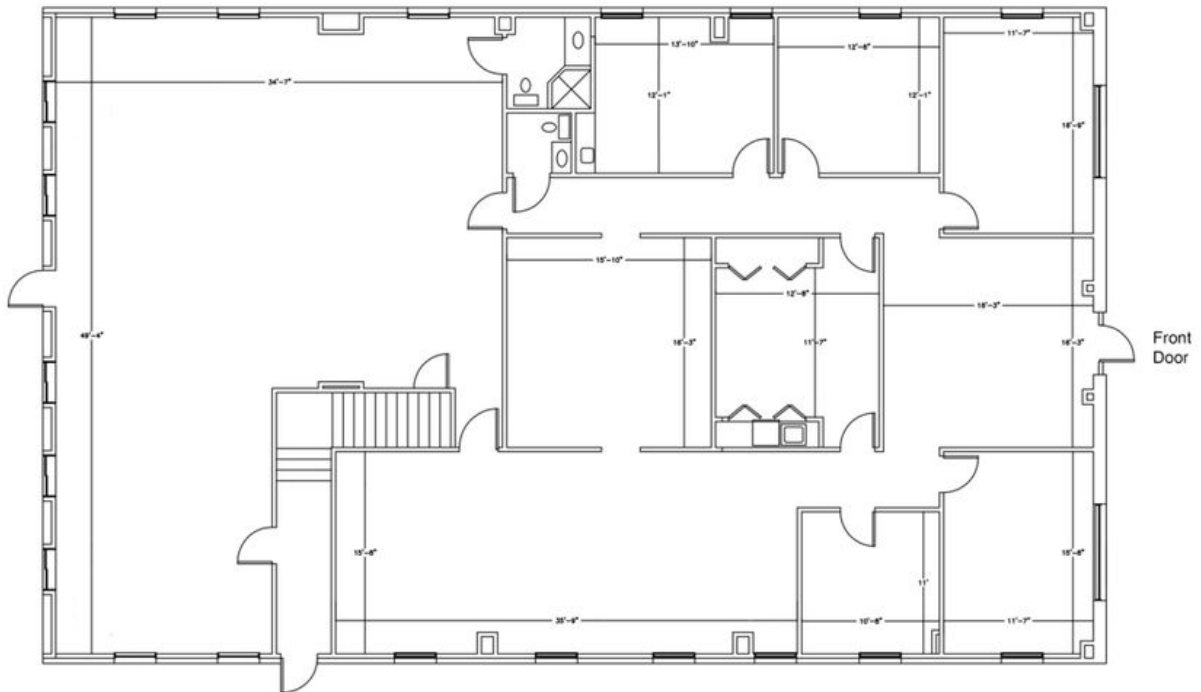
No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAITALCOR

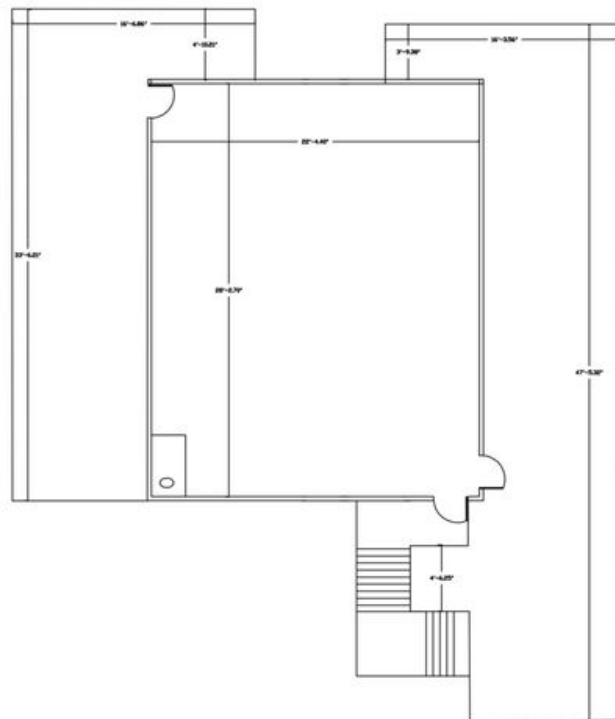
3559 Timberlane School Road Tallahassee, FL 32312

3559 Timberlane School Road Tallahassee, FL 32312

Bottom Floor



Top Floor



All data is deemed reliable but is not guaranteed. All square footage and dimensions are approximate. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. No representation is made as to the accuracy thereof, and such information is subject to errors, omission, or withdrawal without notice.



Frank L. Langston, CCIM

+1 850 224 2300

frank@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



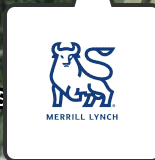
FOR LEASE

3559 Timberlane School Road Tallahassee, FL 32312



SUBJECT PROPERTY

**NEW MARKET
SQUARE DEVELOPMENT**



Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

✉ **Frank L. Langston, CCIM**
+1 850 224 2300
frank@talcor.com

No Warranty Of Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAITACOR