



EXECUTIVE SUMMARY

217 JOHN KNOX RD

TALLAHASSEE, FL 32303

**OFFERING SUMMARY****Available SF:** 3,800 SF**Lease Rate:** \$12.00 SF/yr
Modified Gross**Lot Size:** 0.28 Acres**Building Size:** 3,800 SF**Leon County APN:** 21-24-20-025-0000**PROPERTY OVERVIEW**

Two story building including: Conference Room with a real stone fireplace, wet bar, and wood flooring, as well as a kitchen/break room, receptionist lobby and multiple offices.
NEW roof — March 2016
5 Restrooms

LOCATION OVERVIEW

Located in the Delta Office Park right off of John Knox Road. Easy access to all areas of Tallahassee.

Brad Parker

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Lewis Buford

850.591.6363

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Ben Wilkinson

850.509.5258

benw@tlgproperty.com

TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363





ADDITIONAL PHOTOS

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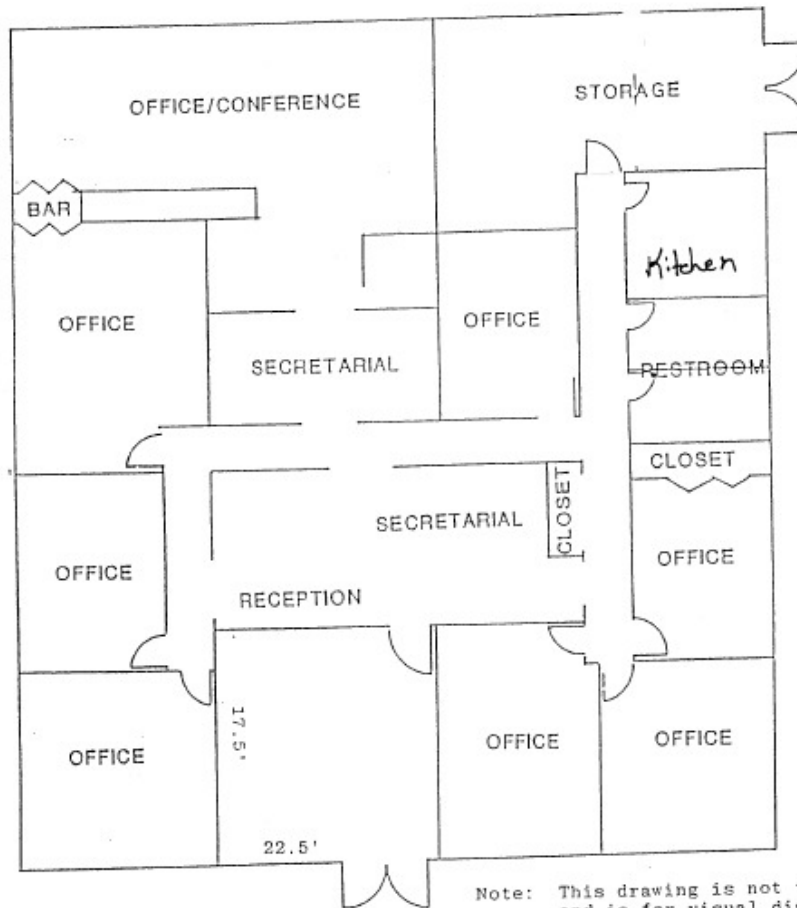


FLOOR PLANS

217 JOHN KNOX RD

TALLAHASSEE, FL 32303

SKETCH:FIRST FLOOR



Note: This drawing is not to scale and is for visual display only

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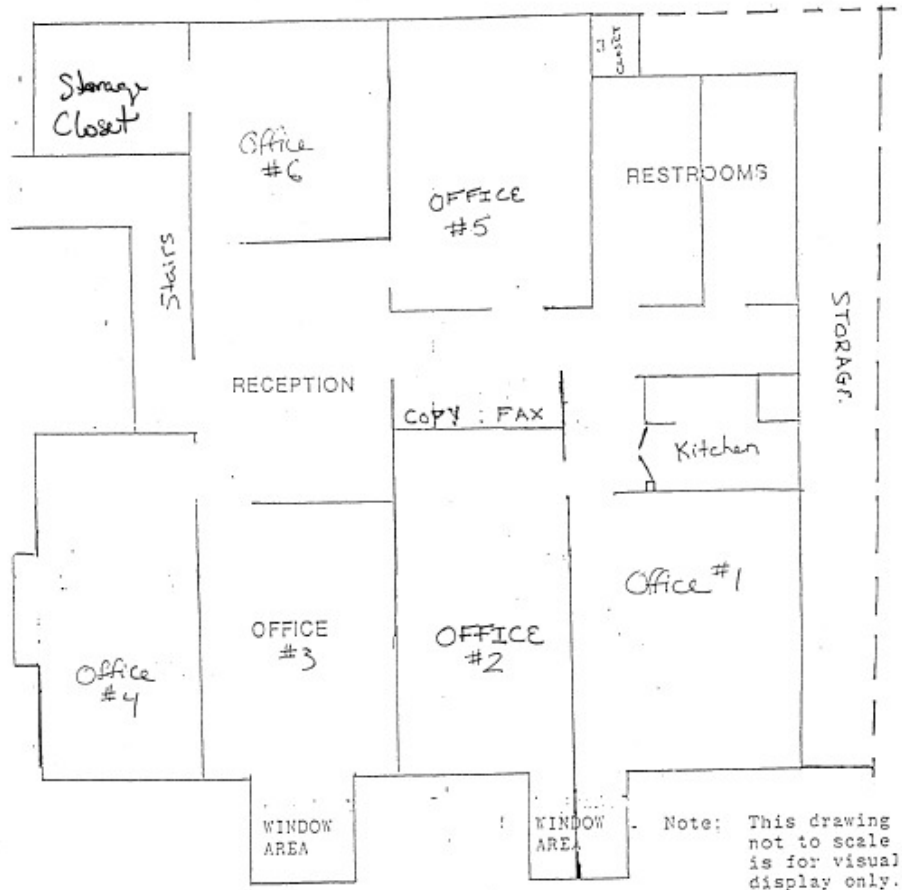


FLOOR PLANS

217 JOHN KNOX RD

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SKETCH:SECOND FLOOR

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LOCATION MAPS

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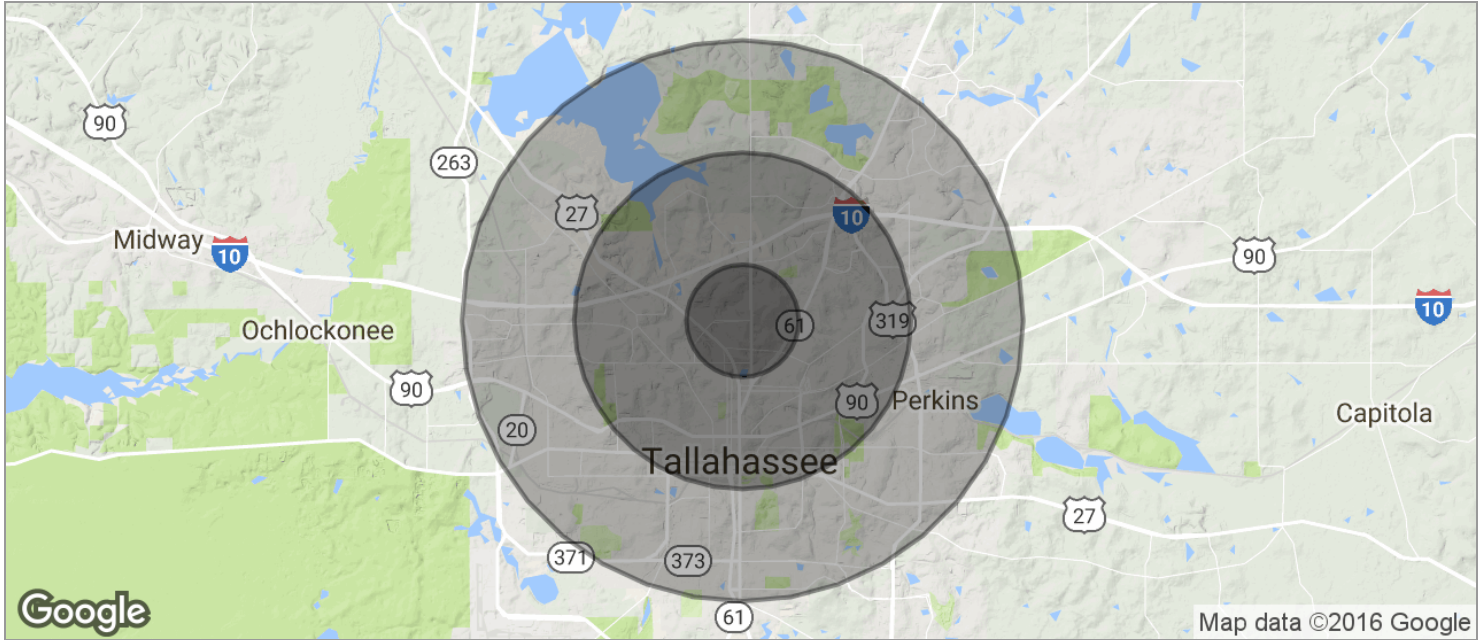
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DEMOGRAPHICS MAP

217 JOHN KNOX RD, TALLAHASSEE, FL 32303
TALLAHASSEE, FL 32303



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,225	72,940	170,518
MEDIAN AGE	33.0	30.9	29.8
MEDIAN AGE (MALE)	32.7	31.3	29.3
MEDIAN AGE (FEMALE)	33.6	30.5	30.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,387	29,724	71,656
# OF PERSONS PER HH	2.1	2.5	2.4
AVERAGE HH INCOME	\$70,386	\$56,800	\$51,248
AVERAGE HOUSE VALUE	\$254,751	\$269,056	\$233,329

* Demographic data derived from 2010 US Census

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