



EXECUTIVE SUMMARY

WINEWOOD OFFICE COMPLEX

1317 WINEWOOD BLVD, TALLAHASSEE, FL 32399



OFFERING SUMMARY

Sale Price:	Contact Broker
Available SF:	116,000-350,874 SF Available 1/2020
Lease Rate:	\$17.00 PSF/yr (As Is/Full Service)
Lot Size:	21.93 Acres
Zoning:	OR-2
APN:	3105204040000 3105204060000 3105204080000 3105204100000 3105204120000 3105204140000 3105204160000

LOCATION OVERVIEW

Winewood Office Complex is located just off Apalachee Parkway (US 27), 3 miles from the State of Florida Capitol Complex, 5 miles from Florida State University and 3 miles from Florida Agricultural & Mechanical University. Tenants enjoy easy access to public transportation, low cost housing, nearby shopping and schools.

PROPERTY HIGHLIGHTS

- Eight buildings available for sale or for lease
- Existing tenants scheduled to vacate 1/2020
- 350,000 RSF total
- Park setting with walking trails, picnic areas and pond on 21.93 acres
- Frontage on Blairstone Road
- Substantial surface (434) and garage (847) parking spaces
- Additional photos: <https://photos.app.goo.gl/VPPmdmLvNT6C2tw17>
- Drone Video: <https://streamable.com/0qcj8>

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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





ADDITIONAL PHOTOS
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INTERIOR PHOTOS
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AVAILABLE SPACES


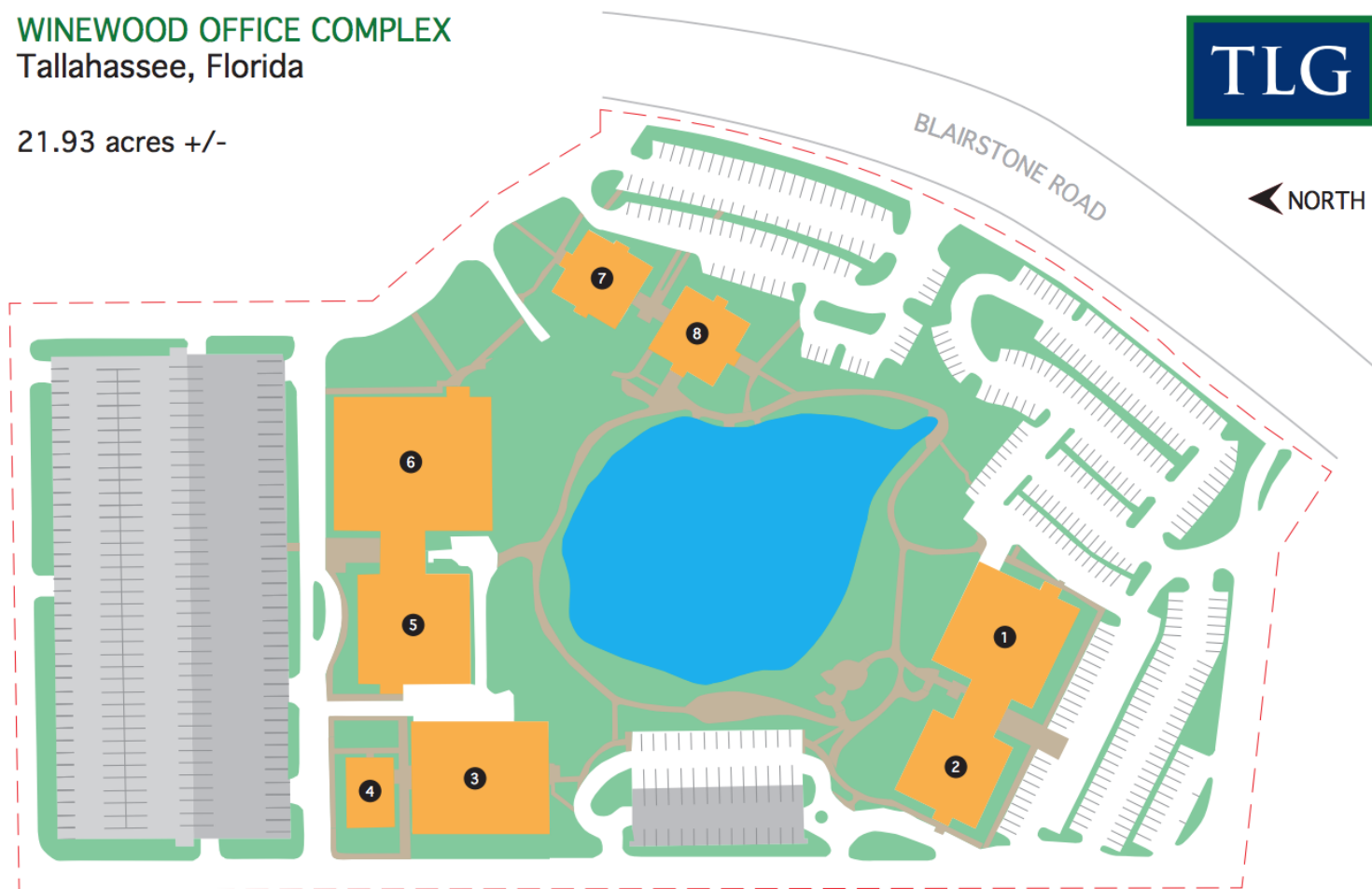
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WINEWOOD OFFICE COMPLEX

Tallahassee, Florida

21.93 acres +/-



 NORTH

BUILDINGS


Building 1 (4 stories)	59,685 sf	Building 5 (4 stories)	58,216 sf
Building 2 (4 stories)	37,024 sf	Building 6 (4 stories)	94,492 sf
Building 3 (4 stories)	63,883 sf	Building 7 (3 stories)	12,555 sf
Building 4 (1 story)	3,262 sf	Building 8 (3 stories)	19,083 sf

 SURFACE PARKING (434 Spaces)

 GARAGE PARKING (847 Spaces)

 SIDEWALKS & TRAILS

 LAKE

 GREENSPACE

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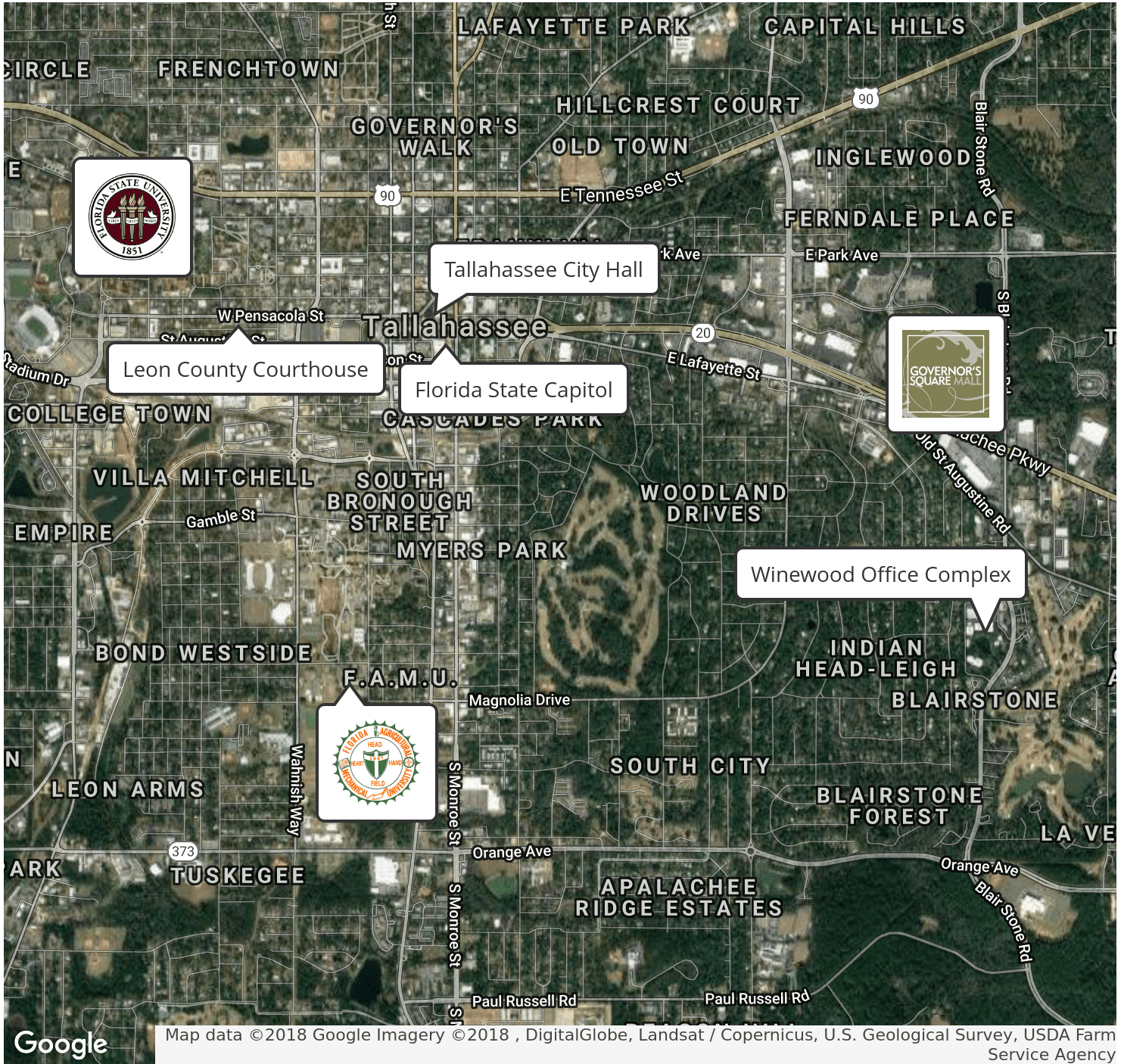




LANDMARKS

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AERIAL MAPS

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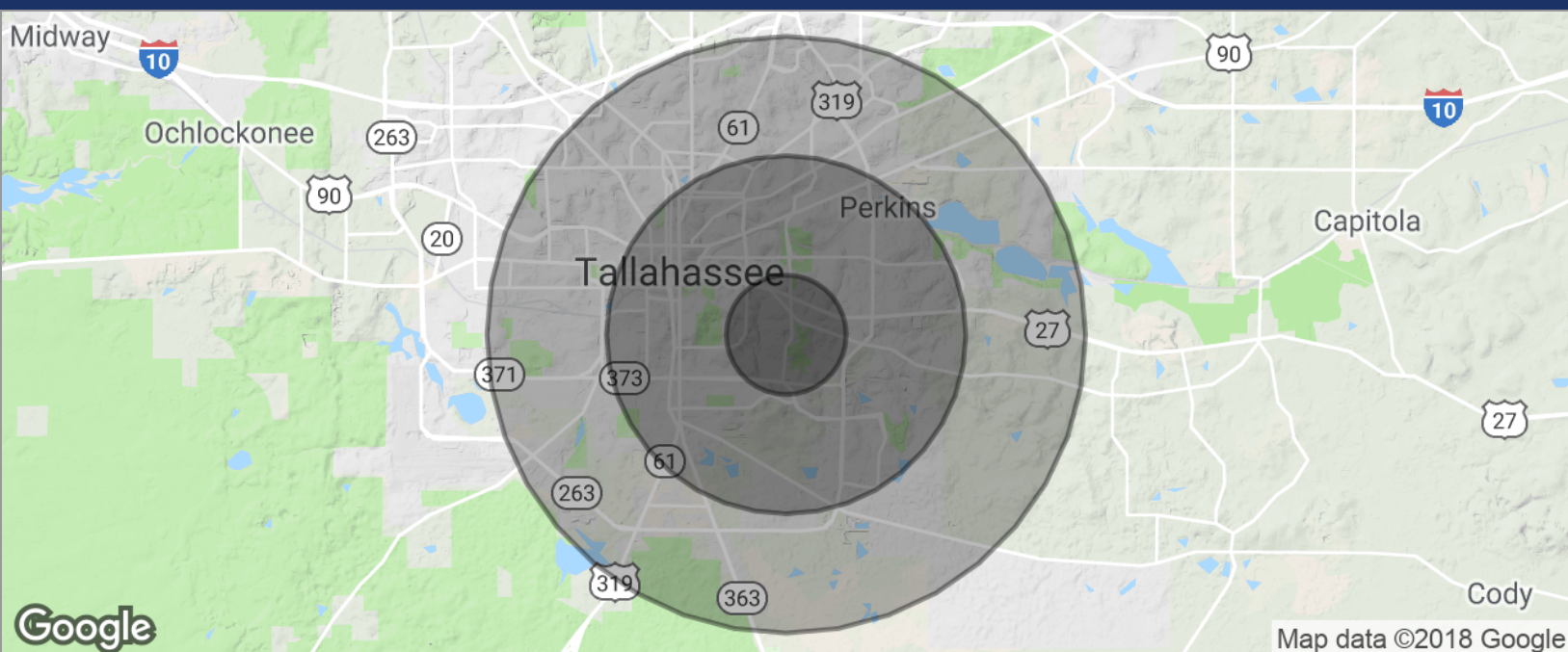




DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,612	51,864	134,204
MEDIAN AGE	32.8	30.5	30.3
MEDIAN AGE (MALE)	30.5	28.5	29.4
MEDIAN AGE (FEMALE)	34.2	32.4	31.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,965	24,131	57,030
# OF PERSONS PER HH	1.9	2.1	2.4
AVERAGE HH INCOME	\$49,834	\$48,244	\$48,292
AVERAGE HOUSE VALUE	\$153,172	\$186,997	\$212,536
RACE	1 MILE	3 MILES	5 MILES
% WHITE	56.2%	50.6%	53.7%
% BLACK	35.2%	42.6%	38.9%
% ASIAN	3.9%	2.7%	3.2%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.2%	0.2%	0.3%
% OTHER	0.9%	0.8%	1.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.5%	4.3%	5.7%

* Demographic data derived from 2010 US Census

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