

LEASE

Northeast Office Space

3555 TIMBERLANE SCHOOL ROAD

Tallahassee, FL 32312

PRESENTED BY:

CARLTON DEAN, SIOR, CCIM

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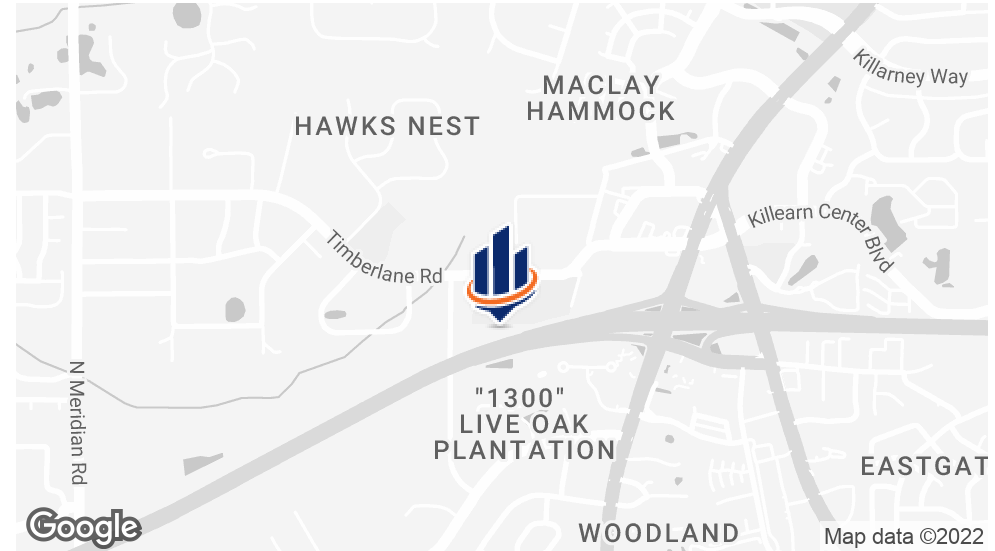
cdean@svn.com

JAMES PARSONS

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.50 SF/yr (MG)
BUILDING SIZE:	7,678 SF
AVAILABLE SF:	7,678 SF
YEAR BUILT:	2008
ZONING:	OR
MARKET:	Northeast

LOCATION OVERVIEW

Convenient NE Tallahassee Location on Timberlane School Road. Easy access to I-10 & Thomasville Road.

PROPERTY HIGHLIGHTS

- Conveniently Located on Timberlane School Road
- Insulated internal walls for sound reduction
- CAT 5 Wired & Fiber Optic Available
- 29 Parking Spots designated with additional shared spaces

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ADDITIONAL PHOTOS



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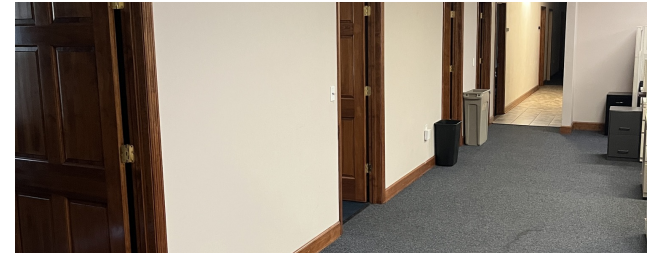
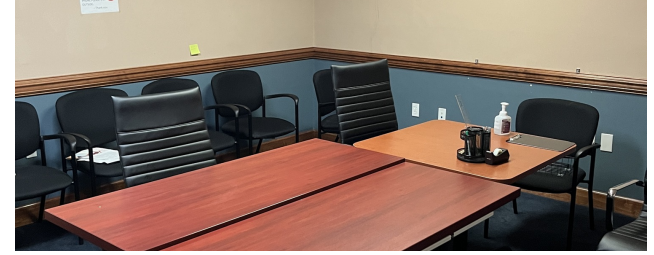
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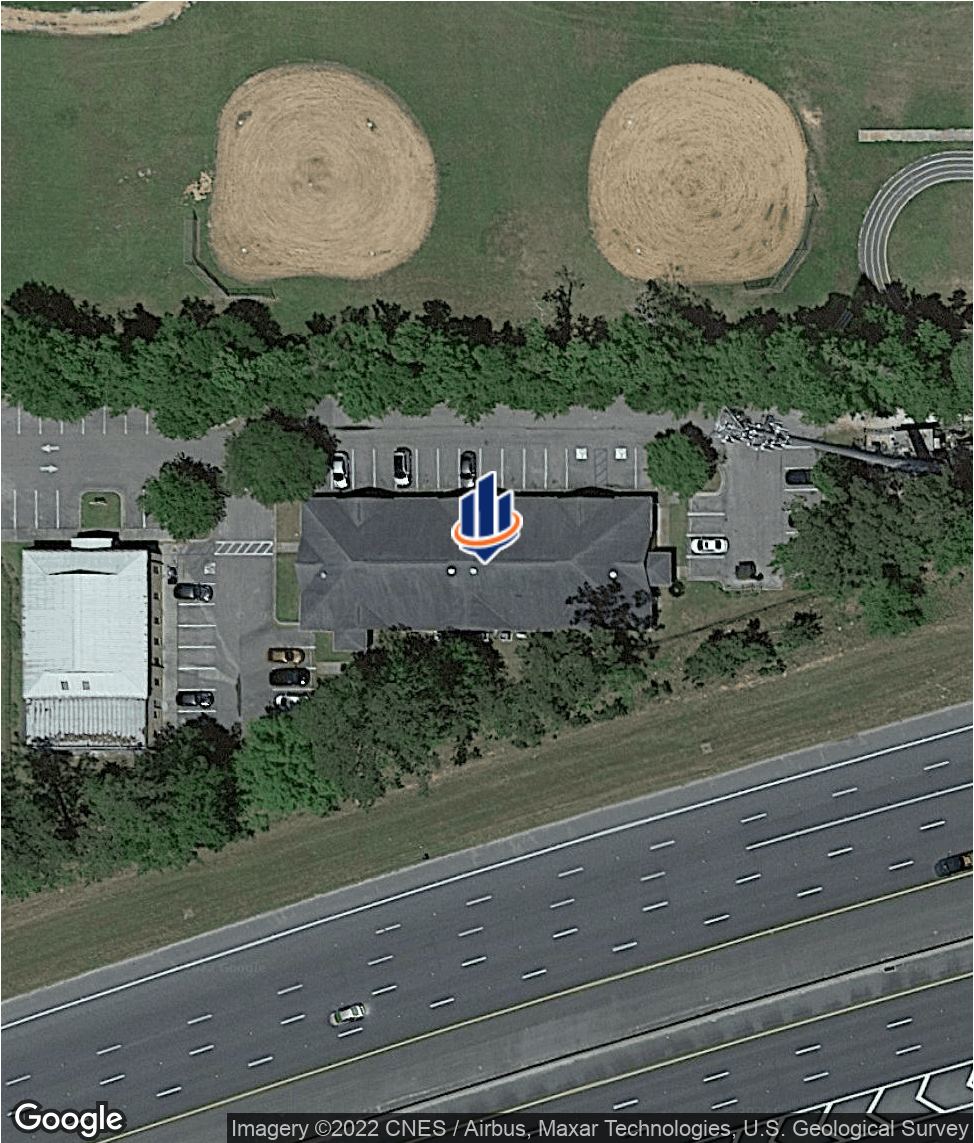
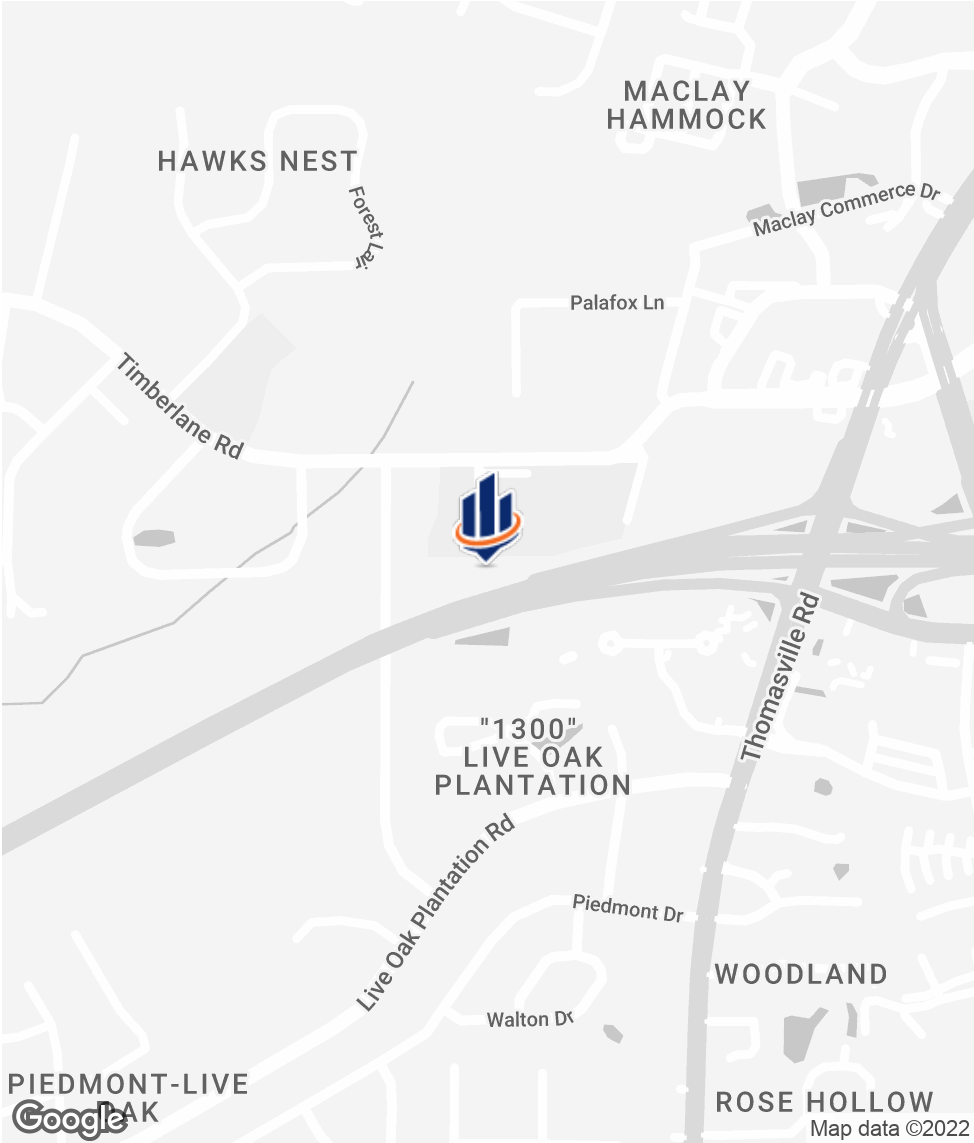
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LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

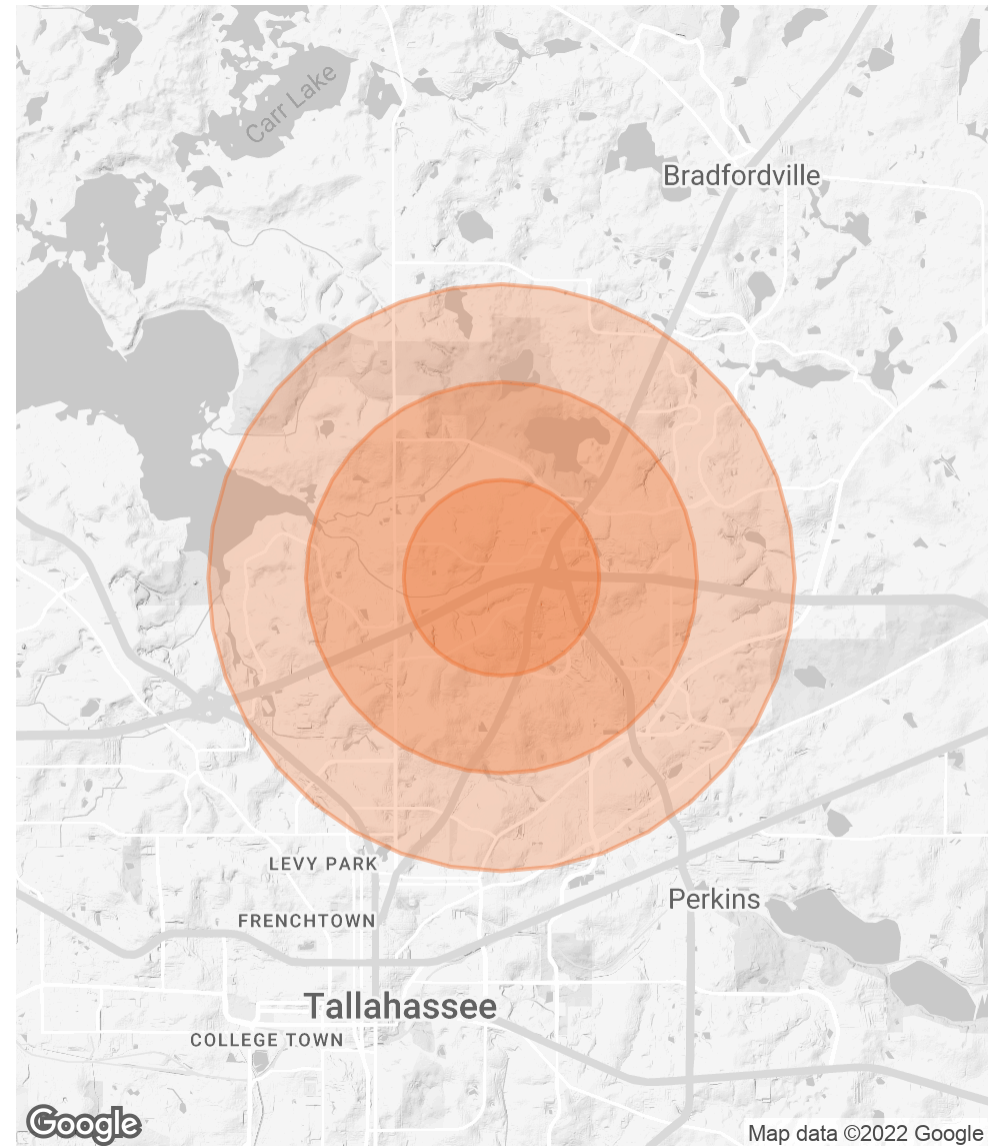
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	4,036	17,073	40,246
AVERAGE AGE	43.6	42.1	41.6
AVERAGE AGE (MALE)	42.5	38.5	38.1
AVERAGE AGE (FEMALE)	41.8	44.1	43.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,992	8,190	19,284
# OF PERSONS PER HH	2.0	2.1	2.1
AVERAGE HH INCOME	\$138,412	\$104,141	\$93,383
AVERAGE HOUSE VALUE	\$328,961	\$267,980	\$256,808

** Demographic data derived from 2020 ACS - US Census*



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