

FOR LEASE

\$22.00 P/SF modified gross



HARTUNG AND NOBLIN, INC.



1276 METROPOLITAN BLVD, SECOND FLOOR, TALLAHASSEE, FL 32312
METROPOLITAN CORPORATE CENTER

Property Information

SF AVAILABLE

13,237 (2nd floor)

PRICE

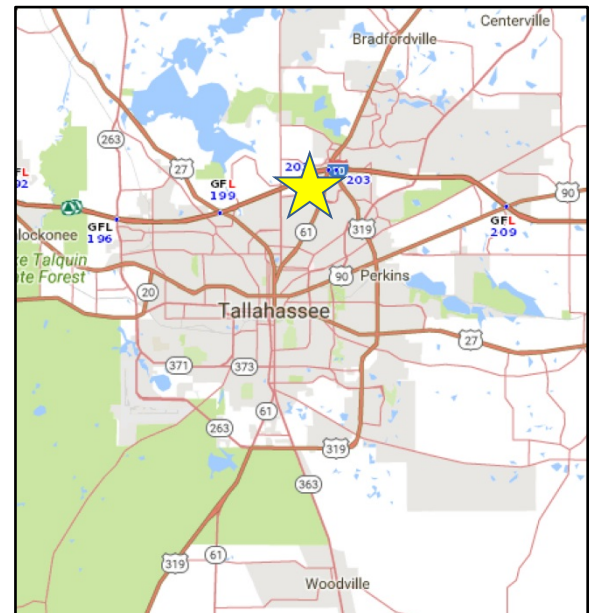
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Features

- Highly-visible location
- Convenient intersection at Thomasville Rd & I-10
- Current tenants include Keiser University, Leon County Tax Collector
- Built 2009
- Total Building SF 57,756

Area

NE Tallahassee area and convenient to I-10/Thomasville Rd Interchange. Same development as the Tallahassee Memorial Emergency Center



Chip Hartung

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Coldwell Banker Commercial
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3303 Thomasville Rd.
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OFFICE

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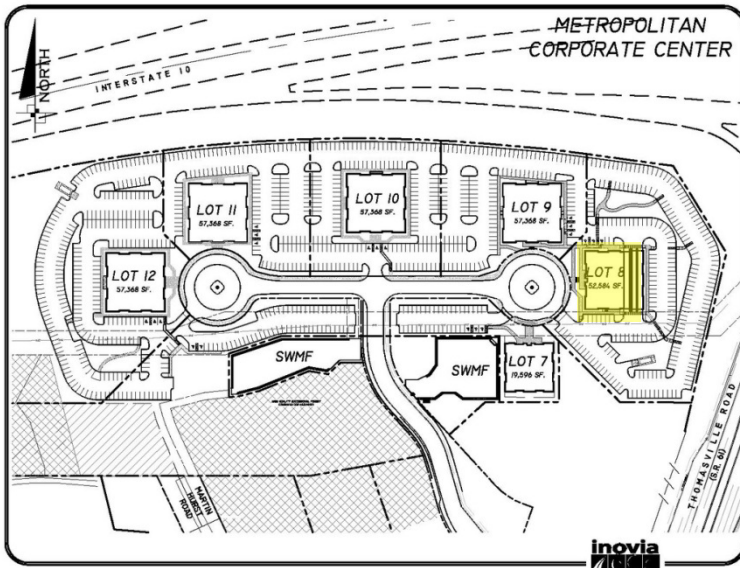
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Demographics >>

	1 Mi	3 Mi
Population	5,975	43,173
Households	2,901	19,138
Average Age	39.90	40.90
Median HH Income	\$50,678	\$64,408
Daytime Employees	10,935	37,666
Population Growth '17-'22	▲ 1.2%	▲ 1.3%
Household Growth '17-'22	▲ 1.1%	▲ 1.2%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Year	Distance
I-10	Martin Hurst Rd W	19,500	2011	0.08 mi
Thomasville Rd	Raymond Diehl Rd N	31,169	2015	0.08 mi
Raymond Diehl Rd	Thomasville Rd W	11,700	2011	0.16 mi
I-10	Capital Cir NE E	3,200	2011	0.24 mi
I-10	Thomasville Rd W	6,800	2011	0.25 mi



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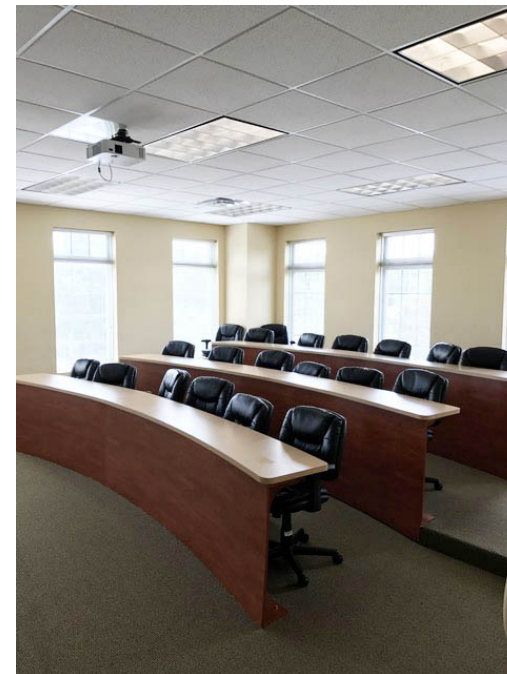
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