



# PREMIUM DOWNTOWN OFFICE SPACE

106 E JEFFERSON ST.  
TALLAHASSEE, FL 32301

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# PROPERTY SUMMARY



## OFFERING SUMMARY

**AVAILABLE SF** 2,200 SF

**LEASE RATE** \$24.00 SF/yr (MG; NN)

**LOT SIZE** 0.52 Acres

**YEAR BUILT** 1996

**ZONING** CC

## PROPERTY OVERVIEW

Office Space available for lease in the heart of Downtown Tallahassee; upscale, urban, spacious offices with high ceilings and large windows. The well lit and meticulously maintained office space has a beautiful view of the Capitol and other key landmarks in downtown Tallahassee.

Floors 1 & 3 are currently available [2,200sf]. Tenant is responsible for utilities & janitorial services and the spaces are individually metered. This high foot traffic location is perfect for lobbyists, attorneys, consultants, and associations. Private floors with elevator access and private bathrooms on each floor.

Private floors with elevator access and private bathrooms on each floor. Check out our virtual tour, or schedule a private in person tour. Don't lease a space downtown until you have looked at this building.

## LOCATION OVERVIEW

Located directly across from the Florida State Capitol, this unique leasing opportunity provides immediate access to all of Downtown Tallahassee. The site is between S. Monroe St. & S. Adams St. which have a daily traffic count of 33,283. This convenient location is walking distance to numerous downtown businesses, retail, restaurants and is only .5 Miles to Florida State University & Florida A & M University.

# Available Spaces

**LEASE TYPE** | MG; NN

**LEASE SPACE** | 2,200 SF

**LEASE TERM** | Negotiable

**LEASE RATE** | \$24.00 SF/yr

| SUITE                           | TENANT                  | SIZE (SF)        | LEASE TYPE     | LEASE RATE    |
|---------------------------------|-------------------------|------------------|----------------|---------------|
| 106 E Jefferson St. - 1st Floor | Available               | 2,200 SF         | Modified Gross | \$24.00 SF/yr |
| 106 E Jefferson St. - 2nd Floor | McNicholas & Associates | 2,200 - 6,600 SF | Modified Gross | \$24.00 SF/yr |
| 106 E Jefferson St. - 3rd Floor | Available               | 2,200 SF         | Modified Net   | \$24.00 SF/yr |
| 106 E Jefferson St. - 4th Floor | -                       | 2,200 - 6,600 SF | Modified Gross | \$24.00 SF/yr |



# Property Photos



# Space Photos [1st Floor]

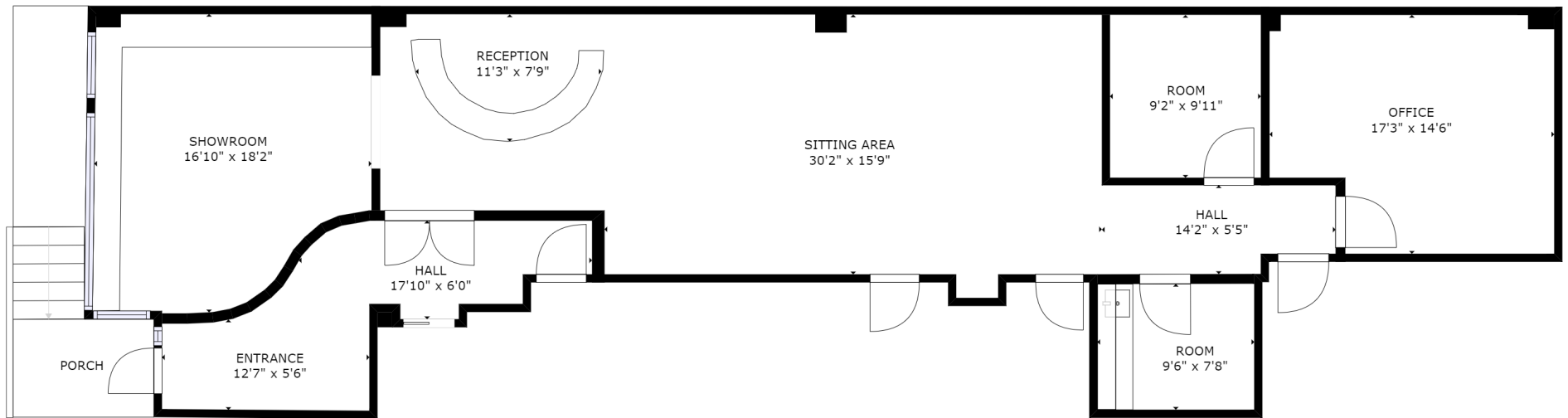


# Virtual Tour [1st Floor]



<https://my.matterport.com/show/?m=iArU5aUkxuB>

# Floor Plan [1st Floor]

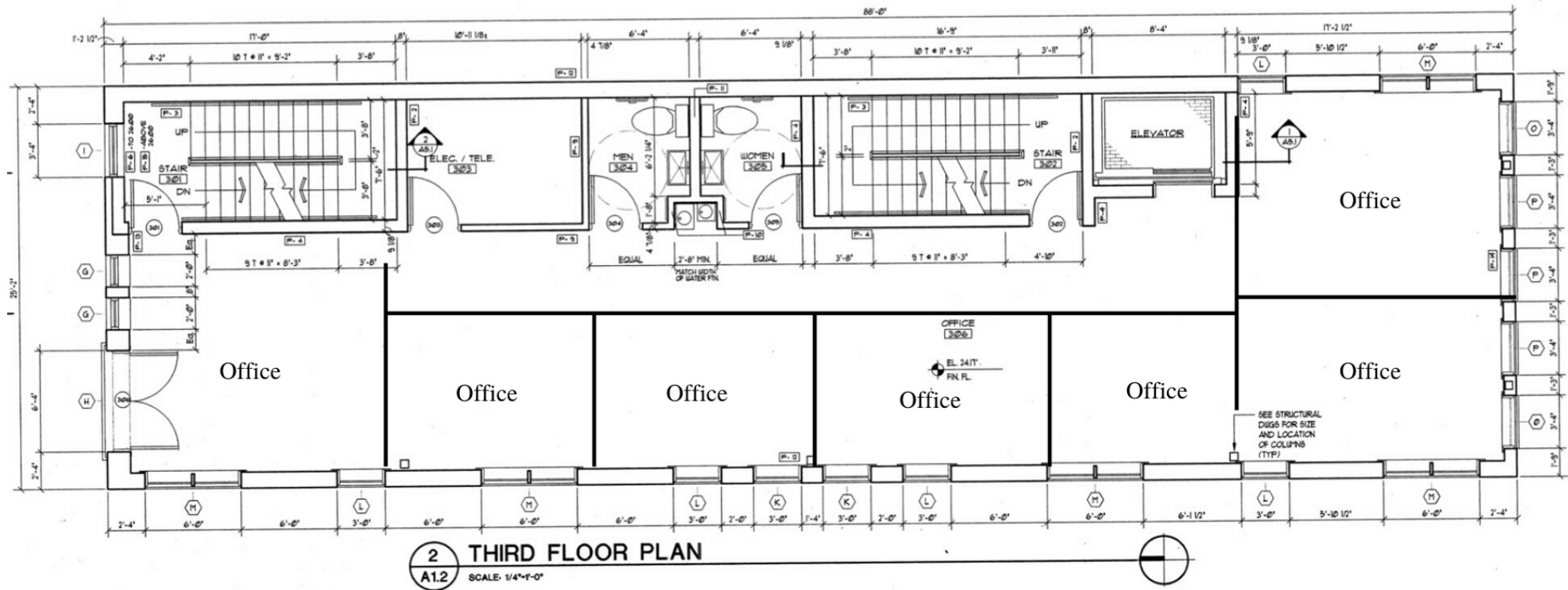


FLOOR 1

# Space Photos [3rd Floor]



# Floor Plan [3rd Floor]



# Location Maps

