

OFFICE BUILDING FOR LEASE
JULY 2024

336 COLLEGE AVENUE

336 E COLLEGE AVE
TALLAHASSEE, FL

stirling





OFFERING SUMMARY

Building Size:	13,783 SF
Available SF:	150 - 474 SF
Lot Size:	0.12 Acres
Year Built:	1988
Zoning:	Commercial

PROPERTY OVERVIEW

Outstanding Opportunity to occupy office space in Historic Downtown Tallahassee. The building has been recently remodeled with new exterior improvements, such as installing modern windows, fresh paint and new entrance and exit doors. Key features such as the multipurpose Press Room (Conference room) and its close proximity to the State Capitol truly make this building unique. The property is within walking distance of the Leon County Courthouse, State Capitol Buildings, and City Hall. Also, the building is strategically located within proximity to various restaurants, hotels, and numerous other commercial venues.

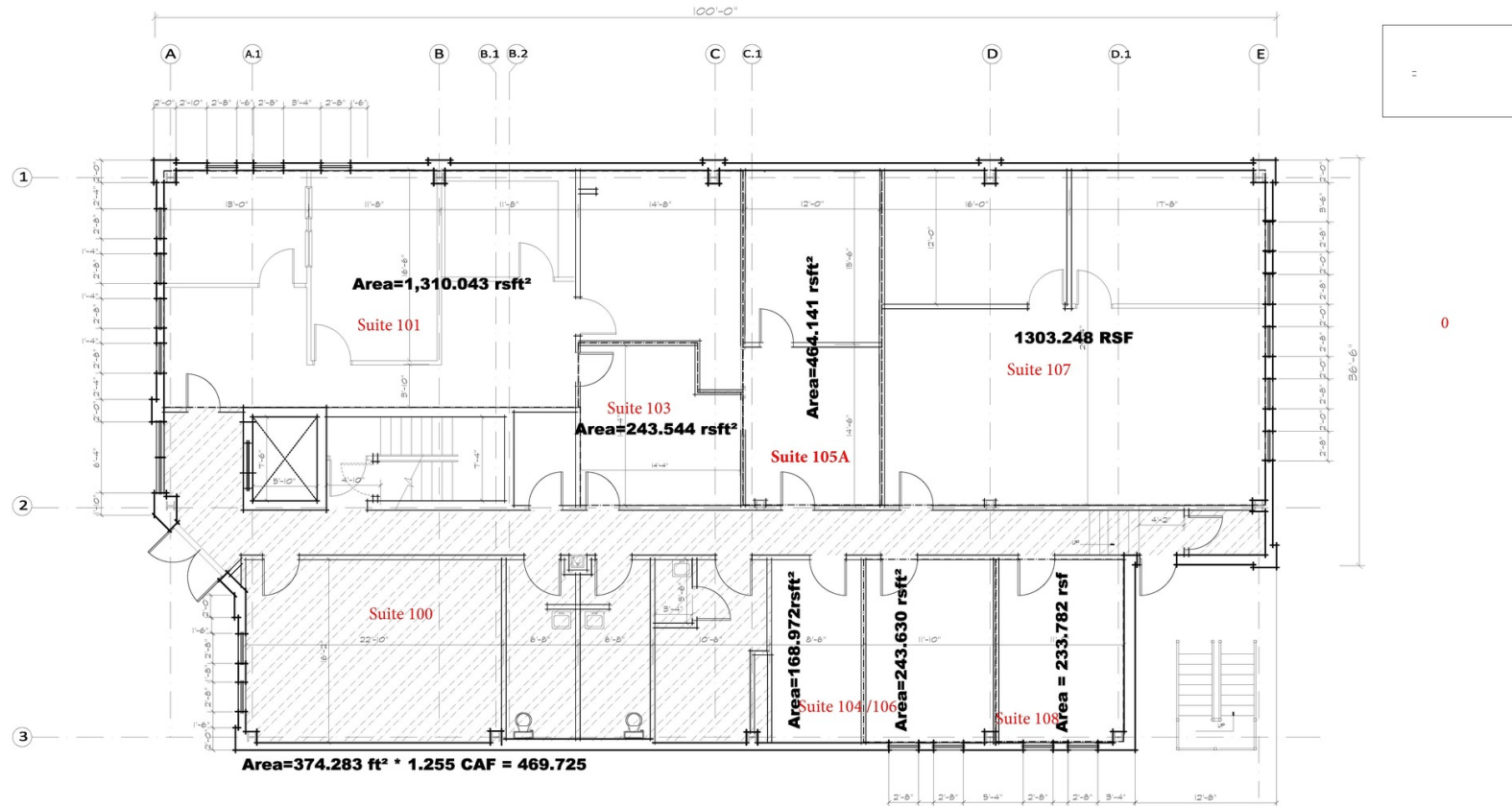
PROPERTY HIGHLIGHTS

- Located in Historic Downtown Tallahassee
- Significant Capital Improvements
- Press/ Conference Room
- On-Site Property Management



AVAILABLE SPACES

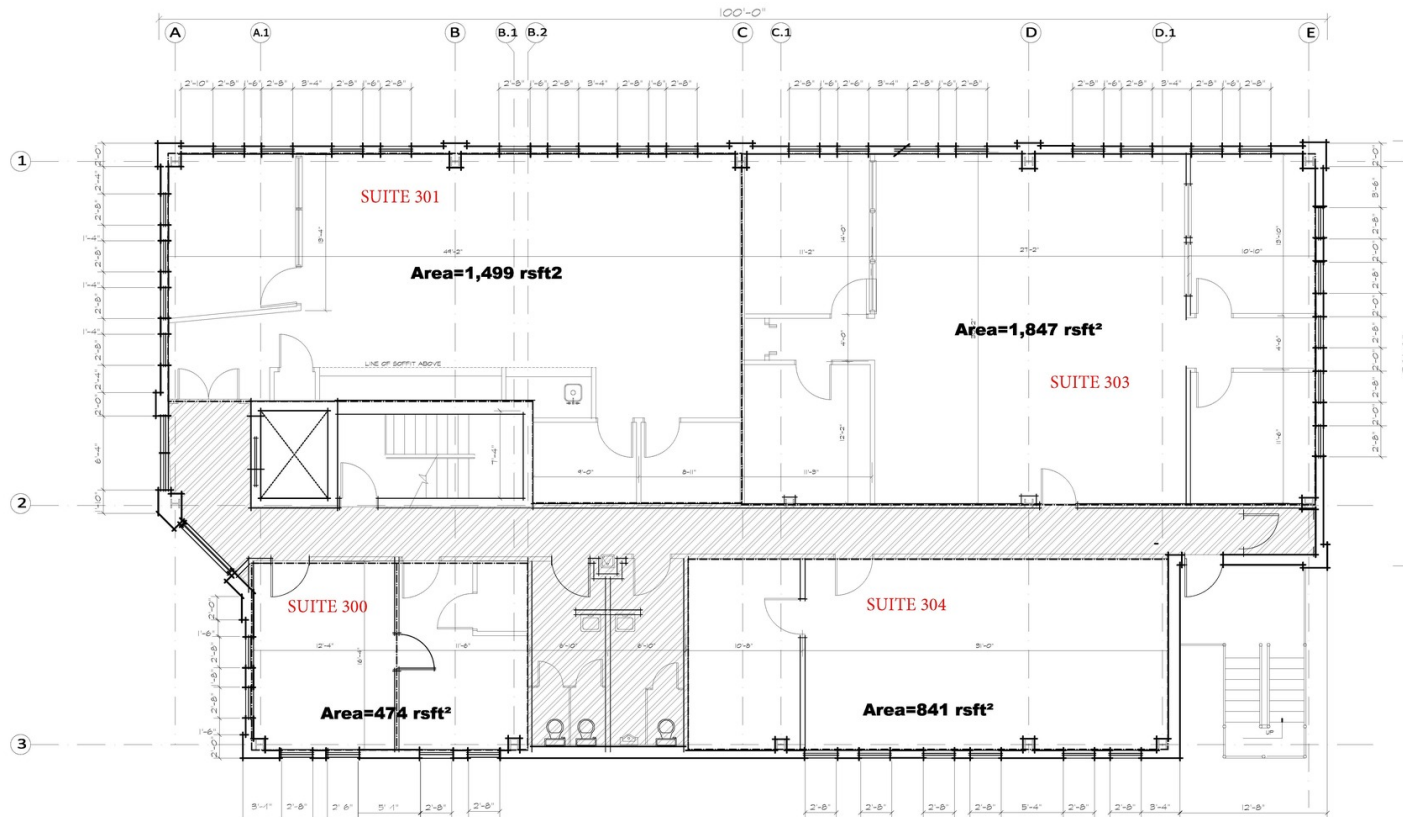
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
103	244 SF	Full Service	\$21.00 SF/yr
300	474 SF	Full Service	\$21.00 SF/yr
Exec Suite	150 SF	Full Service	\$700 per month
100	469 SF	Full Service	\$21.00 SF/yr



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336 E College Ave. FIRST FLOOR RENTABLE AREAS

Floor Plan
10 MAY 2018
SCALE: 1/4" = 1'-0"



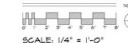
336 E College Ave. Third Floor Rentable Areas

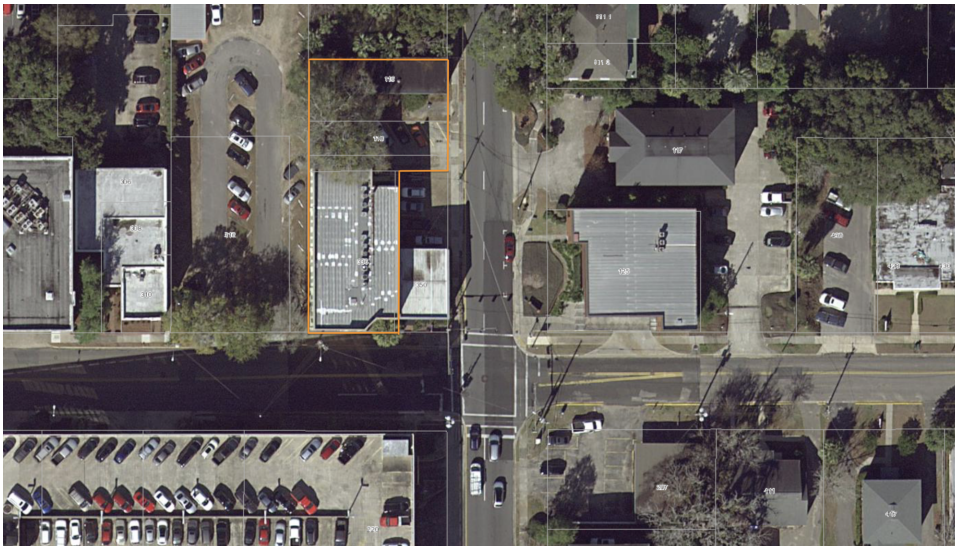
336 E College Ave						
336 E College Ave	GROSS Bldg Footprint	GROSS USABLE AREA	MAJOR PENETRATIONS	FLOOR RENTABLE AREA	TENANT COMMON AREA	MEASURED OFFICE AREA
	14,907,000	13,995,970	731,872	13,263,698	2,691,196	10,572,502
4,800,000	4,800,000	4,800,190	278,040	4,386,590	1,224,932	3,161,618
4,800,000	4,800,000	4,800,190	228,916	4,438,574	741,236	3,697,336
4,800,000	4,800,000	4,800,190	228,916	4,438,574	724,928	3,713,635
BLDG TOTAL	14,907,000	13,995,970	731,872	13,263,698	2,691,196	10,572,502

Individual floor data for reference only. CAF = 1.255

V (B50)2171-1400
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Floor Plan
10 MAY 2018





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