

SALE

SALE PRICE

\$319,000



CENTRE POINTE OFFICE CONDO

2019 Centre Pointe Blvd # 103 Tallahassee, FL 32308

Preston Hall

Sales Associate, CCIM

(850) 294-7170

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**COLDWELL BANKER
COMMERCIAL**
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OFFERING SUMMARY CENTRE POINTE OFFICE CONDO

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OFFERING SUMMARY

Sale Price:	\$319,000
Building Size:	1,428 SF
Lot Size:	0.03 AC
Number of Units:	1
Price / SF:	\$223.39
Year Built:	2001
Zoning:	DRI-2
Market:	Tallahassee
Submarket:	Centre Pointe

PROPERTY OVERVIEW

Explore an exceptional ownership or investment opportunity with this prime office property in Tallahassee, Florida. Boasting a 1,428 SF building with one unit, this well-maintained space offers the ideal foundation for your office building investment. The property, constructed in 2001 and zoned DRI-2, is strategically positioned to capitalize on the thriving Tallahassee market. Perfect for a variety of professional uses, this property presents a desirable combination of space, location, and potential. Don't miss out on the chance to make your mark in this dynamic market with a property that is poised for success.

PROPERTY HIGHLIGHTS

- Tax ID #1121240000010; DRI-2 (Development of Regional Impact) zoning
- Efficient floor plan with several private offices; abundant natural light
- Professional office park with dedicated parking
- Minutes to Capital Circle NE, Miccosukee Road, Centerville Road & Thomasville Road
- Ideal for owner-users, professional firms, medical office, legal, accounting, engineering, financial services, or consulting businesses

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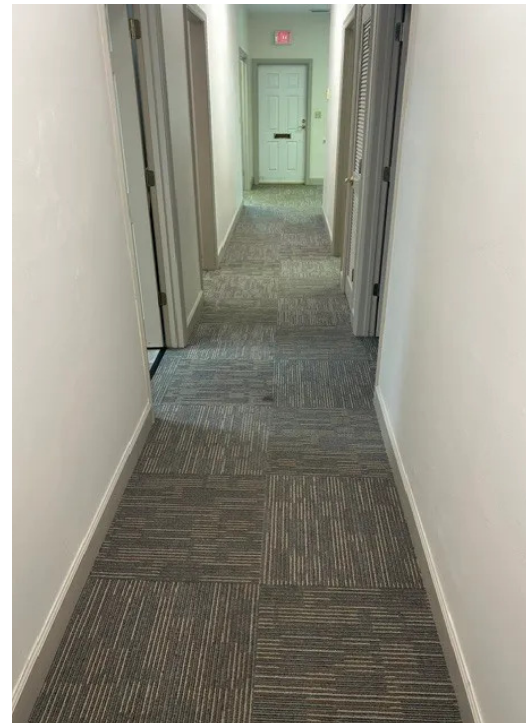


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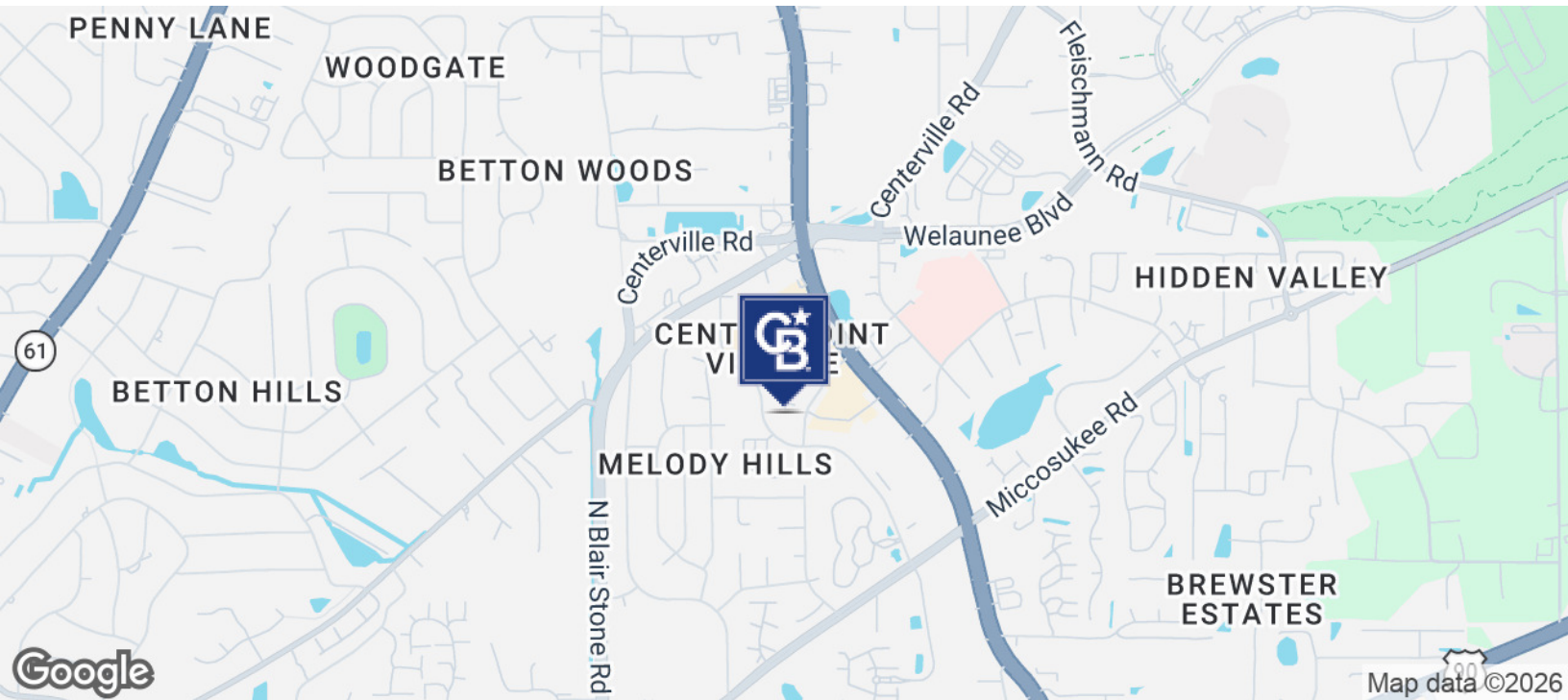


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LOCATION DESCRIPTION

Located in the heart of Northeast Tallahassee, Centre Pointe Professional Office Park is one of the city's most desirable office destinations. The property enjoys immediate access to Capital Circle NE, Centerville Road, Miccosukee Road, and Thomasville Road, allowing convenient travel throughout Tallahassee.

The surrounding business community is anchored by professional offices, medical practices, financial institutions, legal services, engineering firms, and corporate users. The location sits between Tallahassee's two major hospitals and is minutes from numerous restaurants, retail centers, banking, hotels, and everyday amenities, making it highly attractive to both employees and clients. Northeast Tallahassee continues to be one of the region's strongest office submarkets due to its established professional environment, excellent accessibility, and proximity to affluent residential neighborhoods.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,138	24,876	62,569
Total Population	6,586	53,335	149,977
Average HH Income	\$86,500	\$111,766	\$92,870

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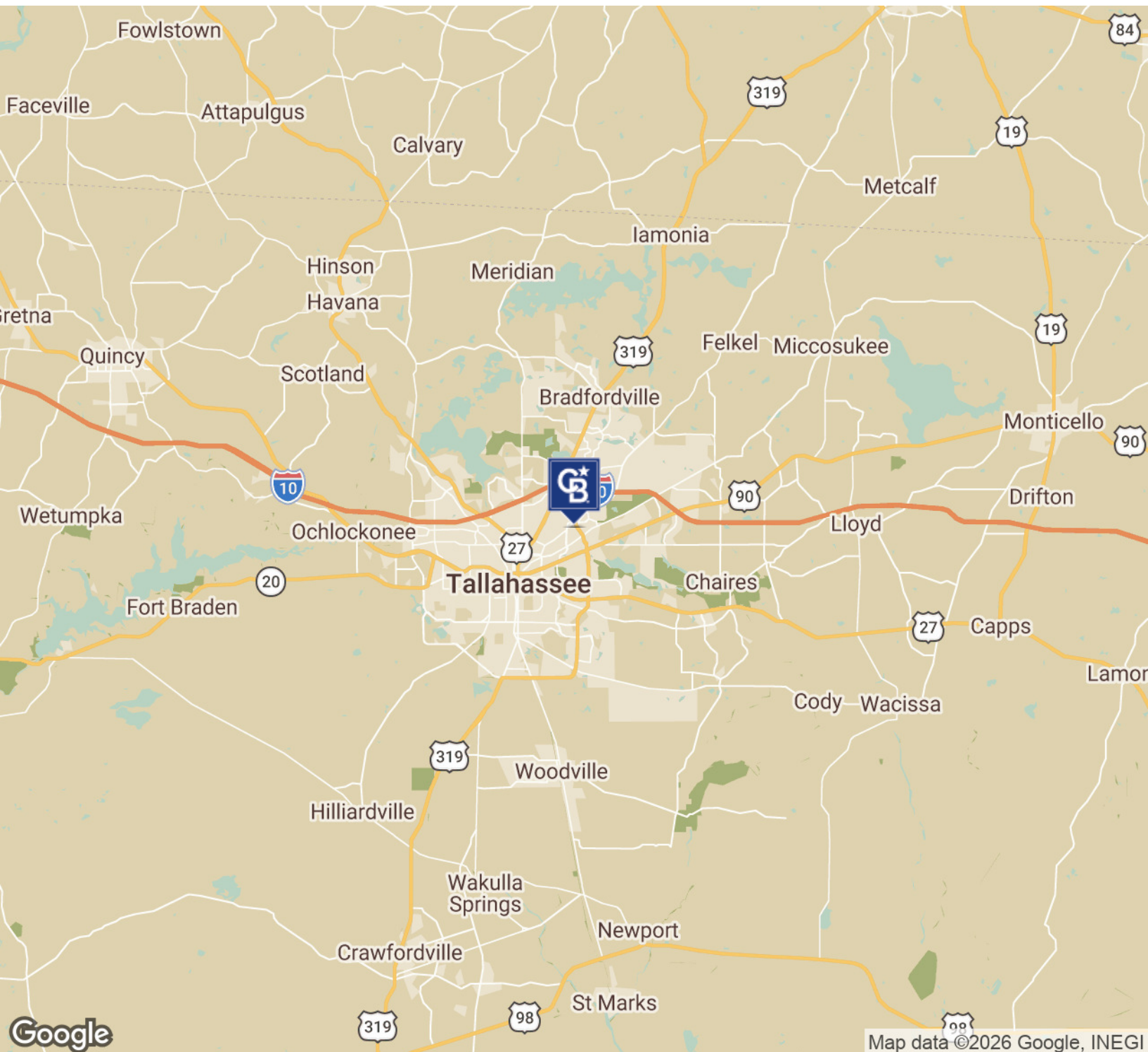


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