



OFFICE LEASE OPPORTUNITY

# EDGEWATER EXECUTIVE SUITES

2639 N MONROE ST, TALLAHASSEE, FL 32303

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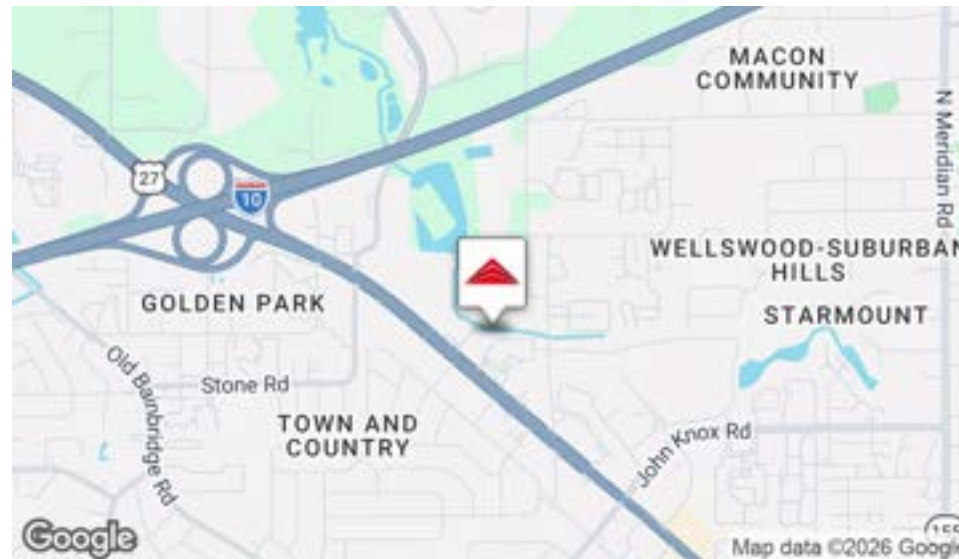
**WHITNEY EUBANKS**

Consultant  
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# EDGEWATER EXECUTIVE SUITES

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

From Executive offices spaces up to single floor layouts of up to 20,000 SF, Edgewater Corporate Center can be the path from start-up to an established company without changing your address. Whether you're changing your size, structure, or business platform, Edgewater has professional office suites in a diverse group of sizes ready to lease with flexible floor plans and designs.

### LOCATION DESCRIPTION

Edgewater Corporate Center is positioned in the path of remarkable growth in Tallahassee. With direct access to both US 27 that connects to Downtown Tallahassee of US Interstate 10 connecting east and west Tallahassee, Edgewater is the only office park in the region that provides a central point of business operations in an area located less than 3 miles from the Capitol.

### PROPERTY HIGHLIGHTS

- PROPERTY VIDEO TOUR: [https://youtu.be/Mb31b8\\_1vjQ?t=81](https://youtu.be/Mb31b8_1vjQ?t=81)
- EXECUTIVE SUITES RENTAL FEATURES:
- Full Service \$425 - \$1,295 /Month
- Brand New Construction
- Flexible Floor Plans of Window and Interior Offices
- Plenty of Convenient, Free Parking
- 24/7 Building Access Security
- Shared Large Conference/Meeting Room
- Shared Break Room with Refrigerator and Microwave
- Free Shared WiFi
- Ability to separate off large suites of 5+ offices
- Central Mailbox
- Outdoor Courtyard Plaza

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## EDGEWATER EXECUTIVE SUITES

ADDITIONAL PHOTOS



# EDGEWATER EXECUTIVE SUITES

## PLANS



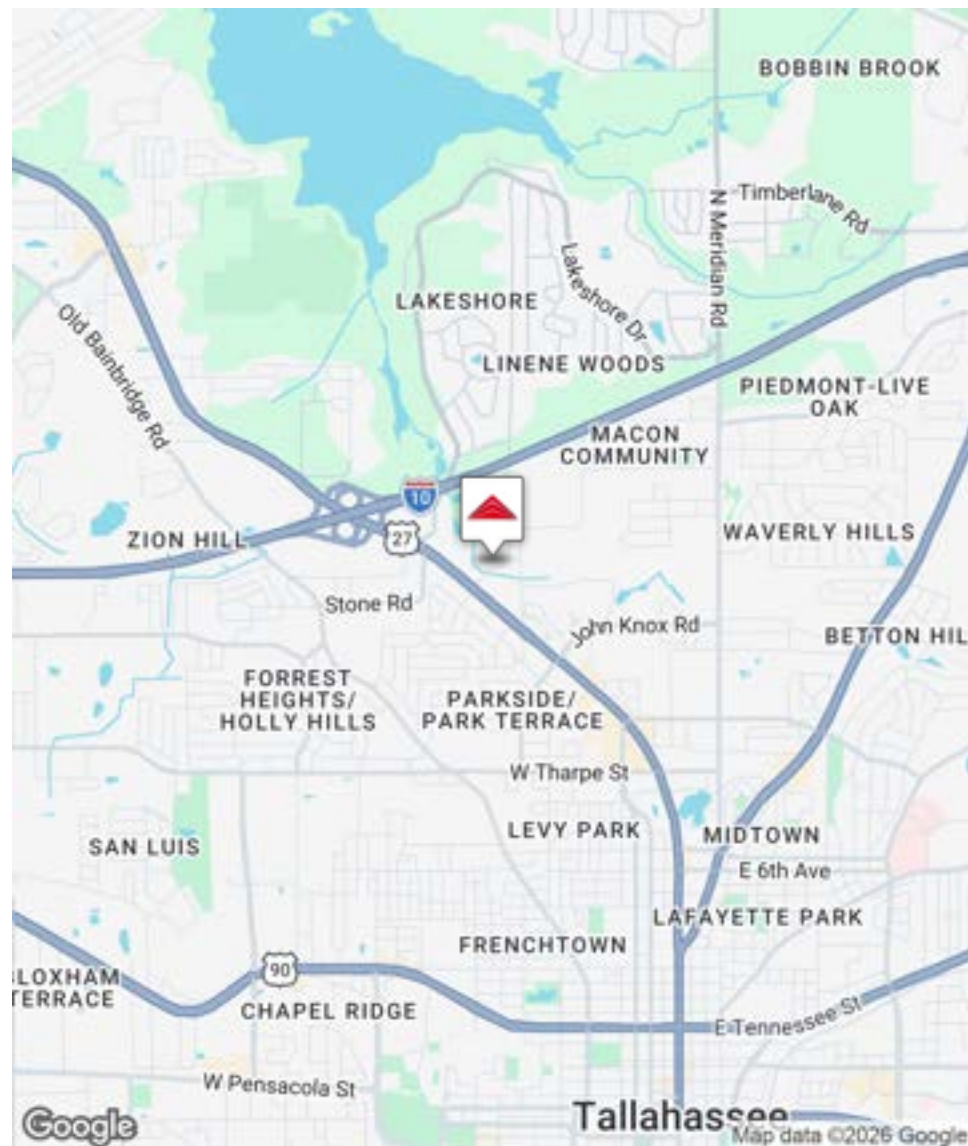
### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
B114	Available	145 SF	Full Service	\$333.00 SF/yr	-
B116	Available	140 SF	Full Service	\$333.00 SF/yr	-
B118	Available	142 SF	Full Service	\$650 per month	-
B119	Available	140 SF	Full Service	\$489 per month	-
B120	Available	142 SF	Full Service	\$650 per month	-
B122	Available	113 SF	Full Service	\$525 per month	-
B123	Available	113 SF	Full Service	\$525 per month	-
B125	Available	216 SF	Full Service	\$620 per month	-
B126	Available	117 SF	Full Service	\$500 per month	-

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# EDGEWATER EXECUTIVE SUITES

## LOCATION MAPS



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## EDGEWATER EXECUTIVE SUITES

### ADVISOR BIO 2



#### WHITNEY EUBANKS

Consultant

whitney@structureiq.net

Direct: **850.228.6690**

### PROFESSIONAL BACKGROUND

Born and raised in Tallahassee, FL., Whitney joined Structure with a focus on Healthcare Real Estate and site selection. Whitney graduated with a Bachelors in Business Administration from Florida State University and an MBA in Healthcare Management from Florida Institute of Technology where she also played collegiate volleyball.

She has over 10 years experience in Marketing and Sales roles in the diagnostic imaging industry across N Florida and S Georgia. In 2018, she played an integral role in opening her family's construction company which has cultivated her passion for site selection and project management. In this role she oversees business finances, marketing and payroll.

Whitney is a mom of 3 and enjoys exploring the outdoors with her family any opportunity they get.

### EDUCATION

Bachelors, Business Administration, Florida State University  
MBA, Healthcare Management, Florida Institute of Technology

#### Structure Commercial Real Estate, a Real Estate IQ firm

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# EDGEWATER EXECUTIVE SUITES

## DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,363	81,843	164,742
Average age	27.3	28.0	29.2
Average age (Male)	26.9	28.4	28.8
Average age (Female)	27.8	27.7	29.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,427	32,362	67,242
# of persons per HH	2.4	2.5	2.4
Average HH income	\$57,299	\$48,069	\$50,156
Average house value	\$176,914	\$239,959	\$231,333

\* Demographic data derived from 2020 ACS - US Census

