CONFIDENTIAL
OFFERING MEMORANDUM

Monroe Park Tower

101 NORTH MONROE STREET
TALLAHASSEE, FL 32301

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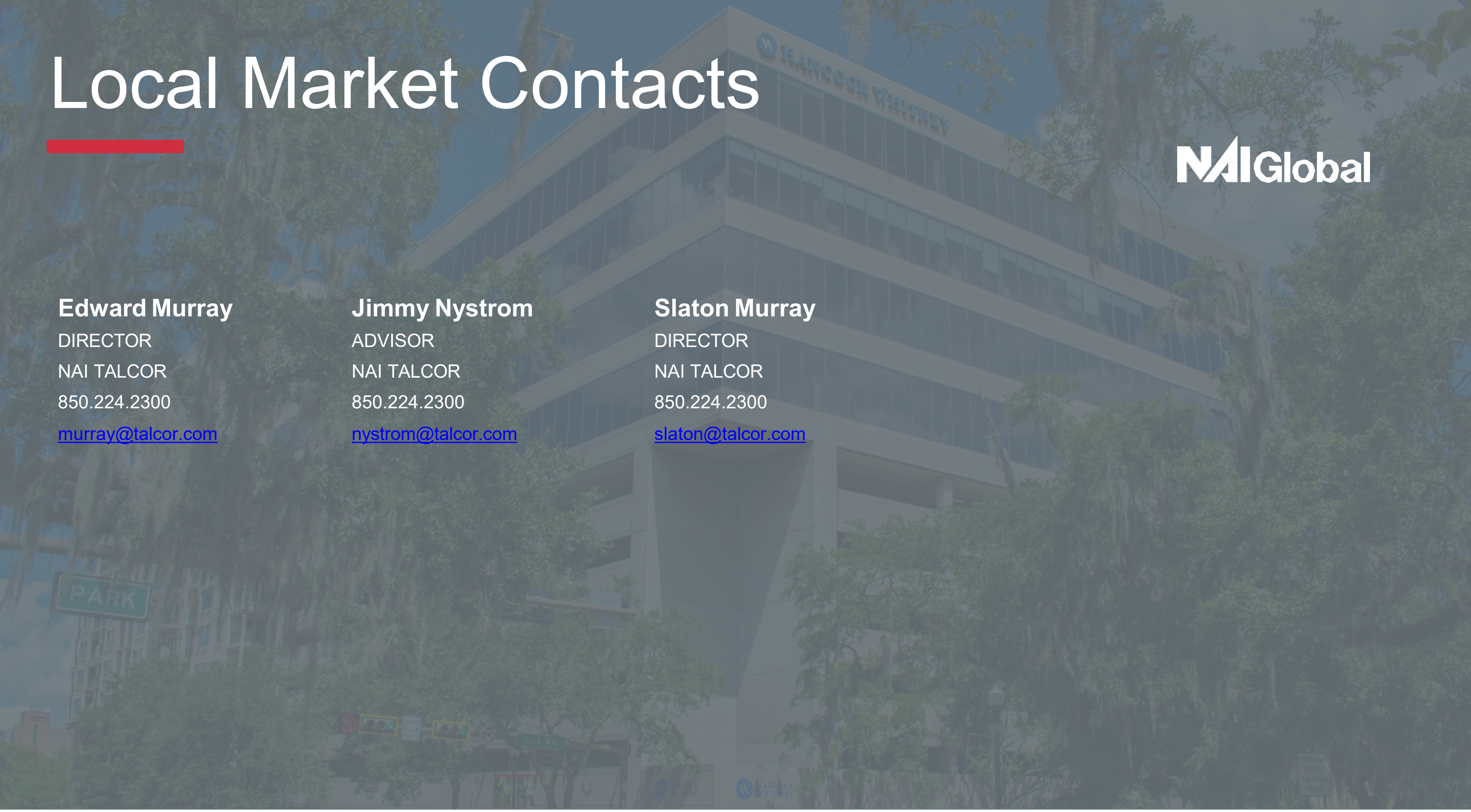

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June 2026

Executive Summary

Offering Summary

MONROE PARK TOWER PROVIDES AN INVESTOR WITH AN EXCELLENT OPPORTUNITY TO ACQUIRE A WELL-LOCATED, CLASS A OFFICE BUILDING AT AN EXCELLENT BASIS, PROVIDING STABLE CASH FLOW IN A TIGHT OFFICE MARKET.

NAI TALCOR, as exclusive advisors to the Owner, are pleased to offer the opportunity to purchase Monroe Park Tower (the “Property,” or “Building”) located in downtown Tallahassee, FL. Monroe Park Tower is a **112,003 square foot** office tower located steps away from the County Courthouse and State Capitol. The Building has structured parking on levels two through six, offering 3.1 spaces per 1,000 square feet.

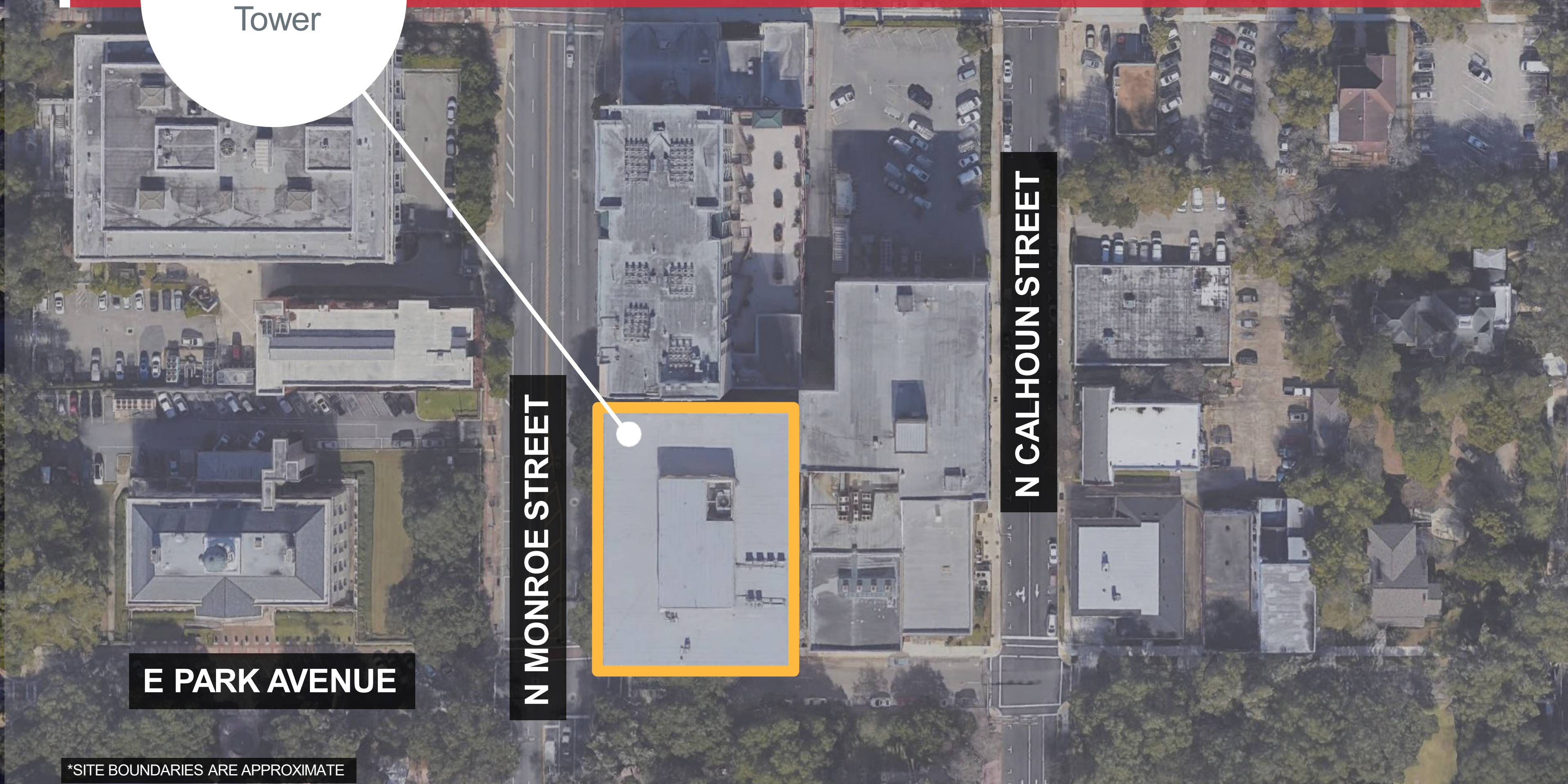
Occupancy is 82% as of April 1, 2026, with tenants in a variety of financial and professional service firms.

Key Investment Highlights

- Strong Submarket
- Healthy Economic Growth
- Diverse Tenant Mix
- Ample Area Amenities
- Excellent Physical Condition
- Above Market Parking

101 North Monroe Street, Tallahassee, FL 32301

112,003 SF	1984	10	0.56 AC	82%	3.1/1,000 RSF
Size	Year Built/ Renovated	Stories (5 office space, 5 parking)	Site Area	Occupancy (as of April 2026)	Parking (Structured Above-Ground)



Investment Highlights

Tallahassee CBD

The Tallahassee CBD has shown strong rent growth as well as declining vacancy rates in last 2 years, with the CBD submarket's vacancy currently at 2.4%. The overall Tallahassee office market is currently at a vacancy rate of 5.3% in the first quarter of 2026, below the national average.

5.3%	2.4%	0 SF
vacancy **Tallahassee office market**	vacancy **Tallahassee CBD**	under construction in **Tallahassee office market**

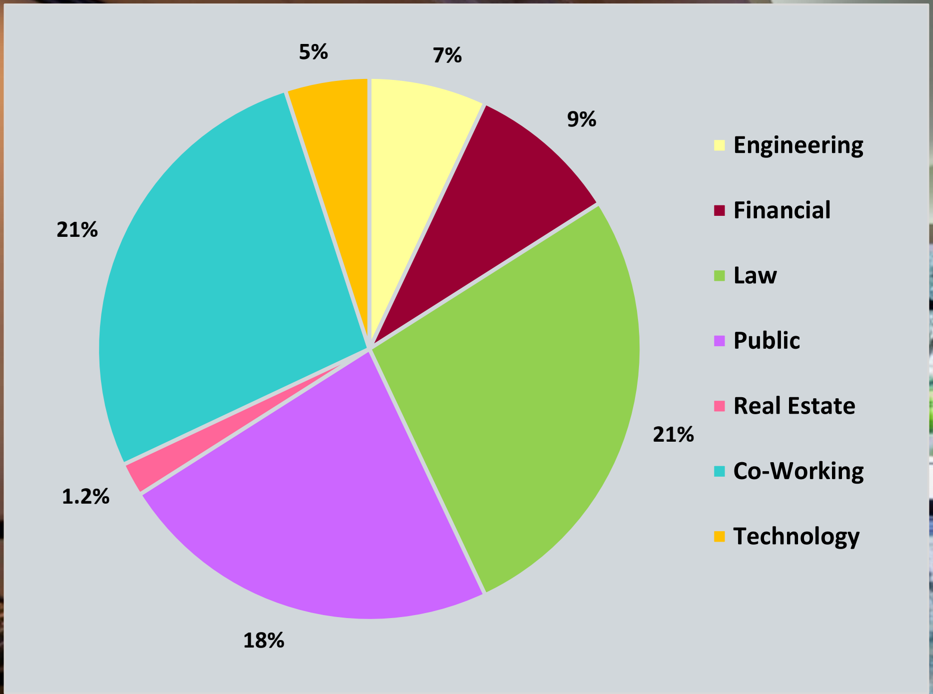
Economic Growth

As the state capital, Tallahassee maintains a healthy and stable economy with significant footprints in the Government Services, Healthcare, Financial Services, and Hospitality sectors. Additionally, Tallahassee is home to two major universities, Florida State University and Florida A&M University, making Education a major demand driver for the region.

Investment Highlights

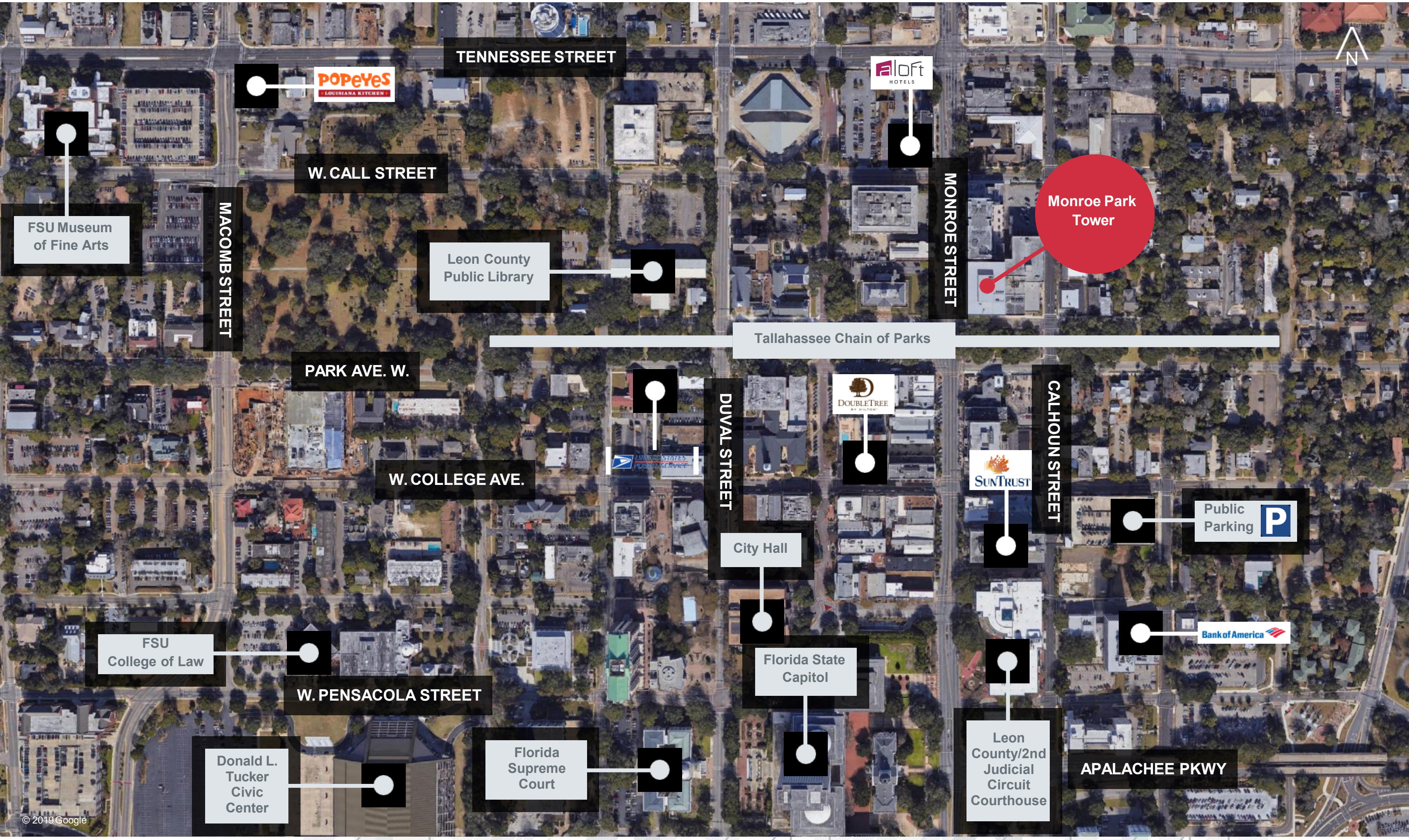
Diverse Tenant Mix

The Property has a balanced and diversified rent roll, with no single industry accounting for more than one third of the total building. Major economic growth sectors represented include Legal Services, Public Sector and Technology.



Ample Area Amenities

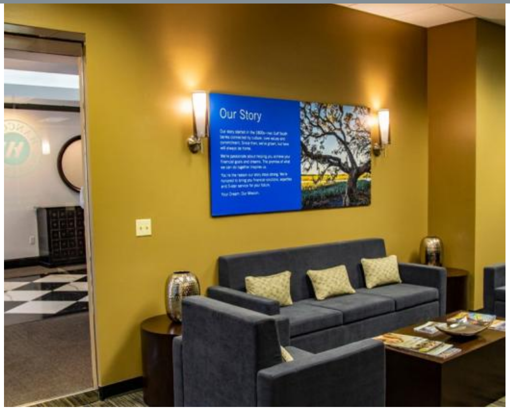
Monroe Park Tower is located steps away from the Florida State Capitol, the Florida Supreme Court, and numerous other government entities. Additionally, the location within the Tallahassee CBD offers an abundance of retail, cultural and entertainment options, as well as a variety of restaurants and lodging options.



Excellent Physical Condition

The Property has been exceptionally well-maintained over the years with almost **$2 million** in capital improvements made in recent years.

94.7% office occupancy in Tallahassee market | **97.6%** office occupancy in Downtown Tallahassee Submarket



Abundant Parking

Monroe Park Tower offers structured parking in five levels of the Building. At 3.1 per 1,000 RSF, the Building provides parking at a ratio well in excess of the CBD average.

Offering Procedure

The subject of this offering is a 10-story downtown office building containing approximately 112,003 rentable square feet situated on approximately 0.56 acres of land. The Property is being offered free and clear of any debt.

This transaction will be conducted through an offering process in accordance with the terms and provisions of this Offering Memorandum, described herein or otherwise made available to prospective purchasers). Each prospective purchaser has signed a Confidentiality Agreement in form and substance satisfactory to NAI TALCOR as a condition of its receipt of this Offering Memorandum.

Inquiries concerning the procedures outlined in this Offering Memorandum may be directed to:

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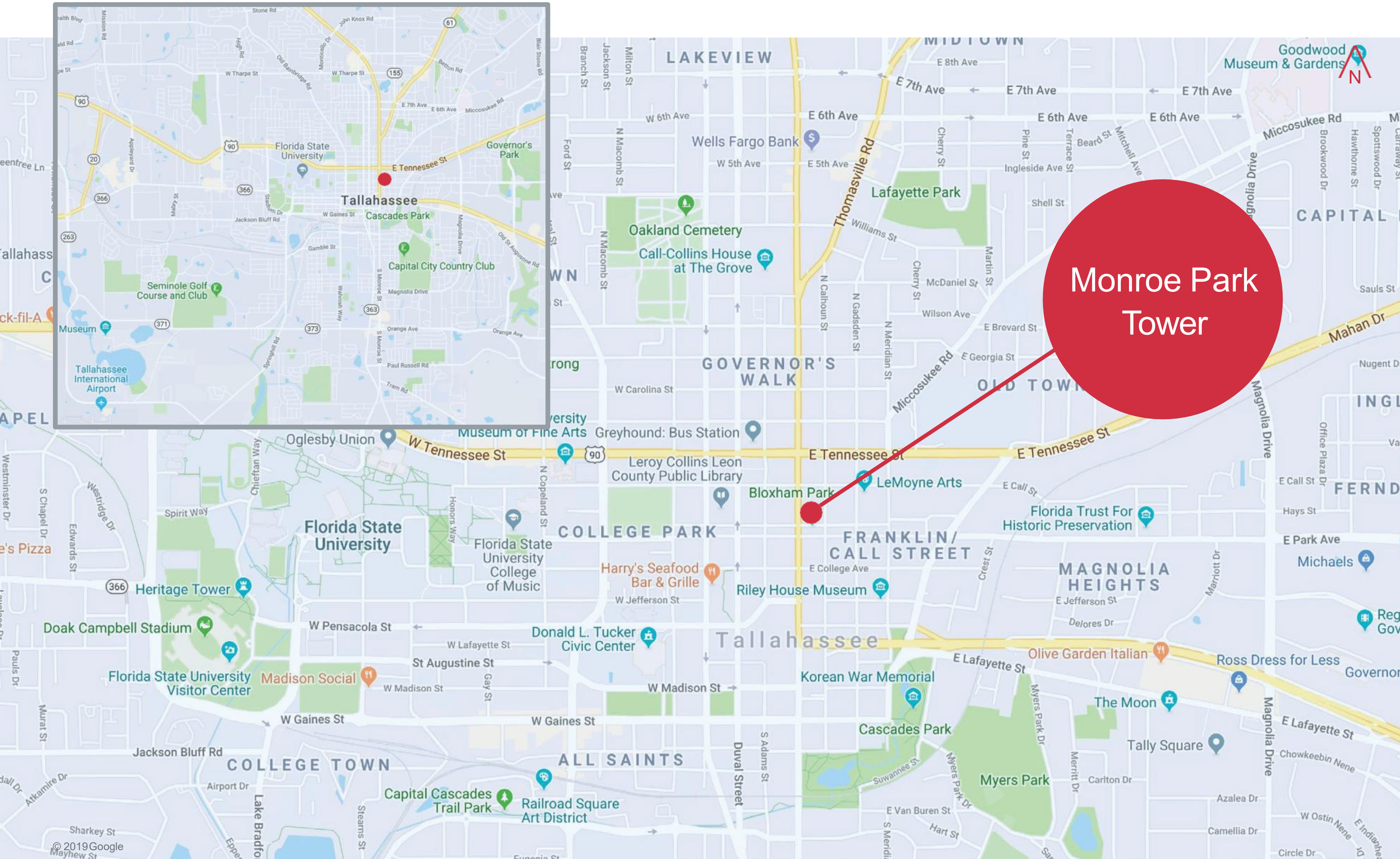
No offering price has been established for this sale. NAI TALCOR encourages all prospective purchasers to review the offer instructions and contact the sales team should they have any questions.

Location Map



Property Overview

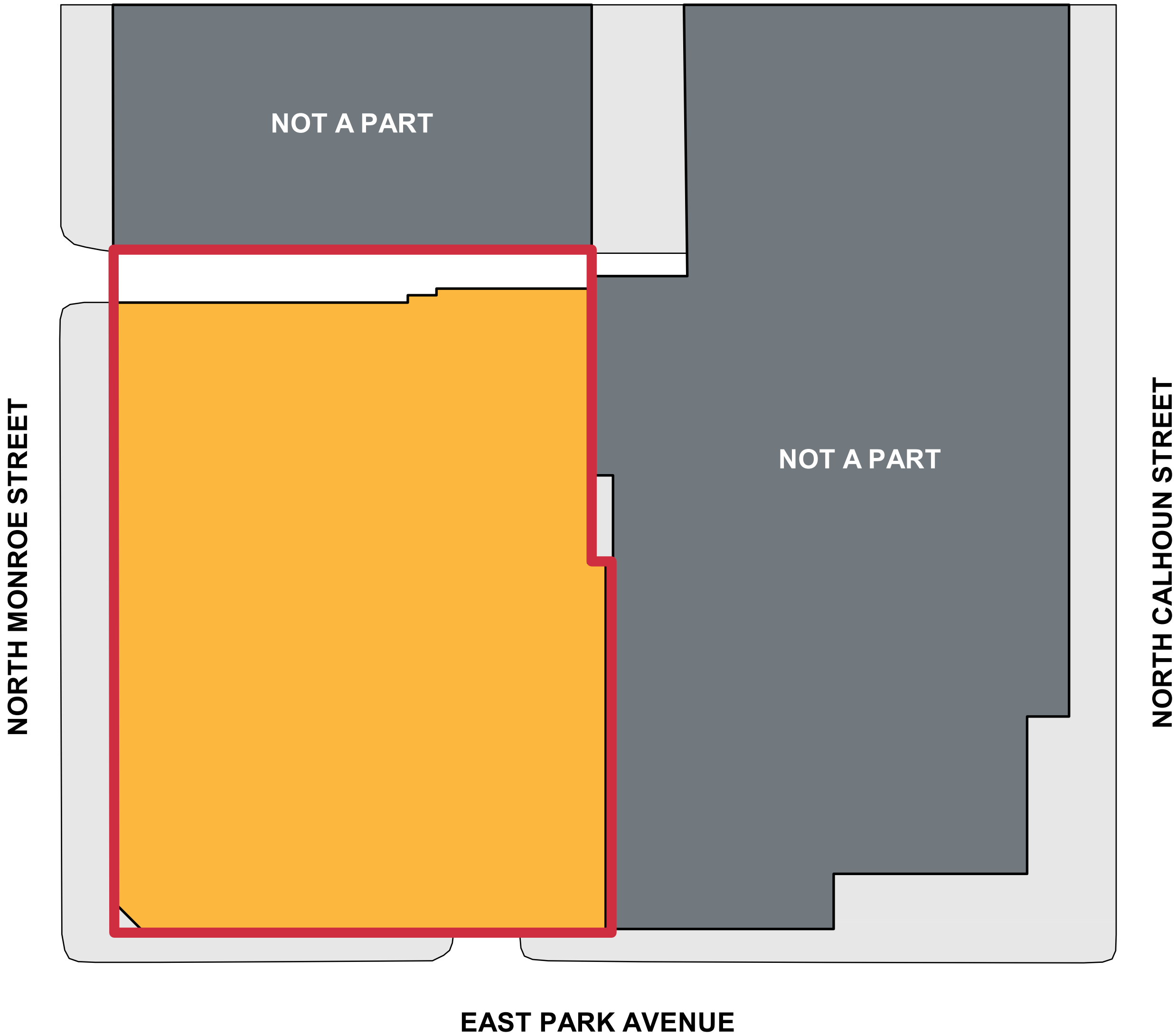
Property Description

MONROE PARK TOWER IS A CLASS A, MULTI-TENANT OFFICE BUILDING THAT WAS CONSTRUCTED IN 1984 AND IS LOCATED IN THE DESIRABLE TALLAHASSEE CBD. THE PROPERTY IS SITUATED ON 0.56 ACRES OF LAND AND IS COMPRISED OF APPROXIMATELY 112,003 RENTABLE SQUARE FEET IN A 10-STORY TOWER. THE BUILDING FEATURES AMPLE STRUCTURED PARKING AVAILABLE ON FLOORS TWO THROUGH SIX OF THE BUILDING. MONROE PARK TOWER IS IDEALLY LOCATED OFF NORTH MONROE STREET, A MAJOR NORTH-SOUTH THOROUGHFARE THAT CONNECTS TALLAHASSEE TO SURROUNDING AREAS. SITUATED AT THE NEXUS OF NORTH MONROE STREET AND EAST PARK AVENUE, THE PROPERTY HAS EXPOSURE TO IN EXCESS OF 31,000 ADT. DIRECTLY SOUTH OF THE PROPERTY ALONG PARK AVENUE IS THE TALLAHASSEE CHAIN OF PARKS, OFFERING TENANTS AND RESIDENTS GREEN SPACE AND A PLACE FOR RECREATION. MONROE PARK TOWER'S IDEAL LOCATION MAKES IT EXTREMELY WALKABLE TO NEIGHBORING AMENITIES INCLUDING MULTIPLE RESTAURANTS, BANKS, SHOPPING, HOTELS, AND GOVERNMENT FACILITIES.

101 North Monroe Street, Tallahassee, FL 32301

112,003 SF	1984	10	0.56 AC	82%	3.1/1,000 RSF
Size	Year Built/ Renovated	Stories (5 office space, 5 parking)	Site Area	Occupancy (as of 82% April 2026)	Parking (Structured Above-Ground)

Site Plan


NOT A PART
NOT A PART
NORTH MONROE STREET
NORTH CALHOUN STREET
EAST PARK AVENUE

Stacking Plan

Floor	Suite	Tenant	SF	Expiration	TOTAL SF
10	Suite 1000	McConnaughhay, Coonrod, & Weaver	12,961 SF	1/31/2032	23,707
10	Suite 1020	Jacobs Engineering	1,500 SF	1/31/2029	
10	Suite 1050	Rumberger, Kirk, & Caldwell P.A.	6,460 SF	12/31/2033	
10	Suite 1090		2,786 SF		
9	Suite 900	Visit Florida	13,433 SF	11/30/2033	23,749
9	Suite 925		6,800 SF		
9	Suite 950	MCIMetro Access Trans Svrs LLC	3,434 SF	2/29/2036	
8	Suite 800	IWG REGUS	23,796 SF	5/31/2032	23,796
7	Suite 700	Florida State University Foundation	7,041 SF	3/31/2031	23,606
7	Suite 710	Greentree Group. Inc	4,085 SF	10/31/2027	
7	Suite 715		2,742 SF		
7	Suite 725	SAS Institute Inc	4,754 SF	4/30/2028	
7	Suite 750		4,984 SF		
6	PARKING				
5	PARKING				
4	PARKING				
3	PARKING				
2	PARKING				
1	Suite 101	Lincoln Property Co	1309 SF	3/1/2099	17,145
1	Suite 160		1,670 SF		
1	Suite 120	Conroy Simberg, P.A.	4,298 SF	9/30/2026	
1	Suite 125		1,617 SF		
1	Suite 130	Windstream Communications LLC	3,000 SF	1/31/2034	
1	Suite 150	Hancock Whitney Bank	5,251 SF	3/31/2030	

Expiration Year

Available · 2026 · 2027 · 2028 · 2029 · 2030 · 2031 · 2032 · 2033 · 2034 · 2035 · 2036 · 2099

Design and Construction

Foundation: Reinforced concrete slab

Framing: Masonry and steel frame

Exterior Walls: The predominate façade consists of tinted glass and masonry walls

Roof: The roof system consists of a single-ply rubber membrane. The roof was replaced in 2014

HVAC System: Central cooling system consists of a cooling tower and two chillers. Twelve split system individual HVAC units serving tenant computer rooms

Zoning: SCD, Special Character District

Fire/ Life safety: 100% fire sprinklered

Interior Walls: Walls consist of painted drywall over metal or wood studs. The interior finishes vary between tenant spaces

Ceilings: Ceilings in the tenant areas are suspended metal grid T-bar with acoustical tile ceilings in the office areas

Lighting: Standard commercial fluorescent fixtures

Flooring: Reinforced concrete slab. Floor coverings within the office areas consists of commercial grade carpet and/or linoleum. The lobby entrance flooring is marble

Elevators: Four (3,500 lbs.) recently modernized elevators

Parking: Structured, above-ground parking at 3.1/1,000 rentable square feet

Market Overview

Tallahassee, FL

Tallahassee is the capital of Florida, the third most populous state in the nation. With a population north of 383,000 people, the Tallahassee metropolitan area boasts a diverse economy supported by a business-friendly climate. Education is significant driver in the local economy. The city is a prominent college town with a student population of over 70,000 attending Florida State University, Florida A&M University, and Tallahassee Community College.

The government holds a central place in the Tallahassee economy, with the State of Florida and Florida State University being the city's two largest employers. As Florida's state capital, Tallahassee enjoys a stable economy and a comparatively low unemployment rate. The community benefits not only from the thousands of jobs the state government creates, but the annual two-month legislative session, supporting industries, national attention and an economic stability that keeps consumer dollars moving through all seasons.

4.8%
UNEMPLOYMENT

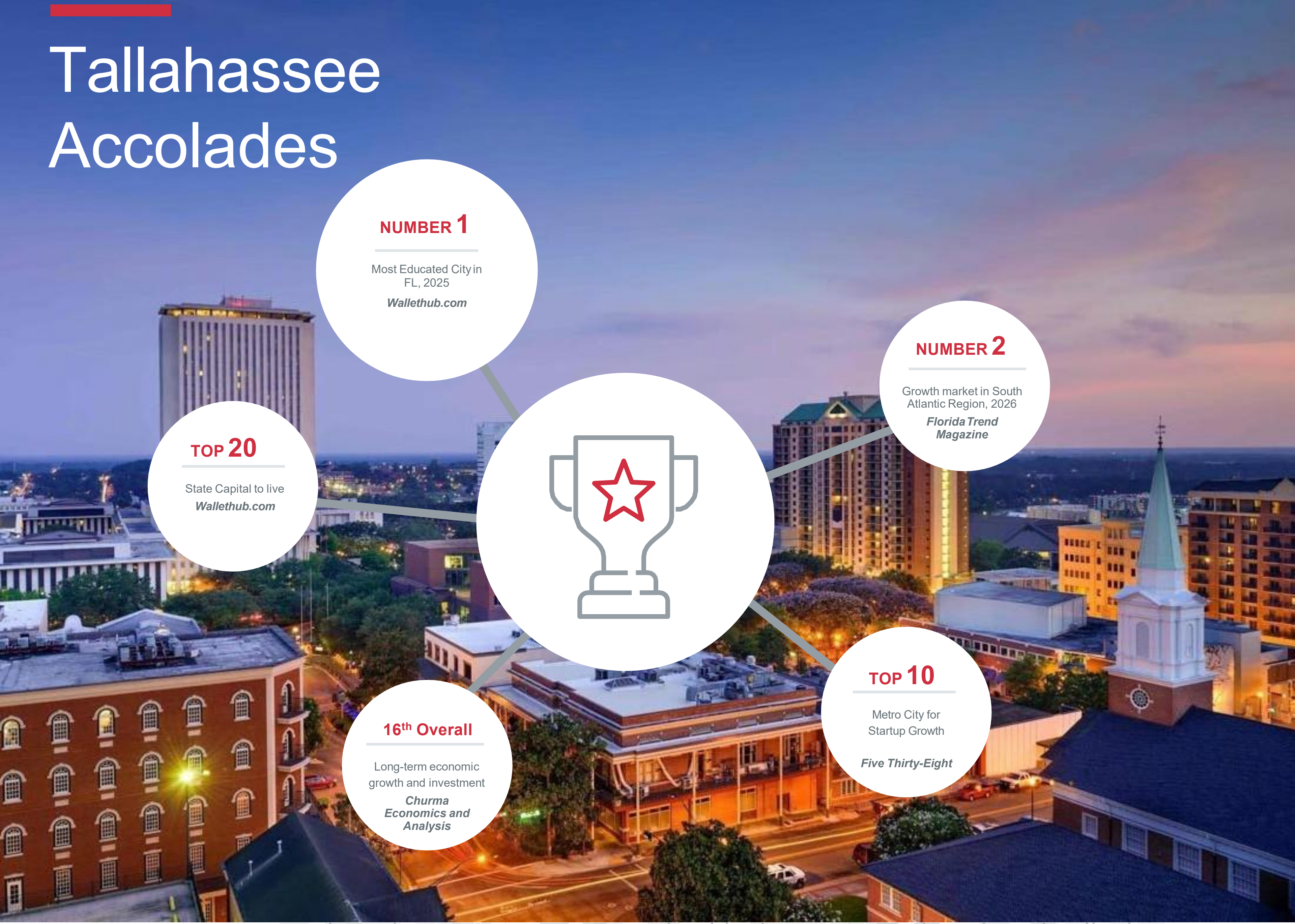
2.1% ANNUAL JOB GROWTH THROUGH 2025

94.3%
COST OF LIVING INDEX

GDP

$21.3 BILLION GDP UP 4.3% YEAR-OVER-YEAR

Tallahassee Accolades



NUMBER 1
Most Educated City in FL, 2025
Wallethub.com

TOP 20
State Capital to live
Wallethub.com

NUMBER 2
Growth market in South Atlantic Region, 2026
Florida Trend Magazine

16th Overall
Long-term economic growth and investment
Churma Economics and Analysis

TOP 10
Metro City for Startup Growth
Five Thirty-Eight

Government

TALLAHASSEE, AS THE STATE CAPITAL OF FLORIDA, IS HEAVILY INFLUENCED BY THE PRESENCE OF THE GOVERNMENT AND RELATED BUSINESSES. THE TWO-MONTH LEGISLATIVE SESSION FROM MARCH TO APRIL IS AN ECONOMIC DRIVER FOR THE CITY. THE INFLUX OF LAWMAKERS, LOBBYISTS AND VISITORS IS A BOOST FOR RESTAURANTS, HOTELS, AND RENTAL PROPERTY OWNERS.

Education

TALLAHASSEE IS HOME TO TWO MAJOR UNIVERSITIES: FLORIDA STATE UNIVERSITY AND FLORIDA A&M UNIVERSITY.

Florida State University

46,184
students

16
schools and colleges

21st
Best public university in the United States,
U.S. News and World Report 2026

Florida A&M University

9,313
students

14
schools and colleges

1st
Best Public HBCU
U.S. News and World Report 2026

Lifestyle

TALLAHASSEE IS HOME TO A VARIETY OF VIBRANT ENTERTAINMENT VENUES, FESTIVALS, ATHLETIC EVENTS, AND MUSEUMS THAT DRAW VISITORS TO TALLAHASSEE EVERY YEAR.

Railroad Square Art Park

The Railroad Square Art Park is an arts, culture, and entertainment district. The Park features metal art sculptures and a variety of stores selling artwork and collectibles. Railroad Square is known for its locally-owned shops and alternative art scene.

Museums

The Museum of Fine Arts at Florida State University, the Tallahassee Museum, the Mission San Luis de Apalachee, and the Tallahassee Automobile Museum.

Sports

Tallahassee is home to one of the most competitive collegiate athletics programs in the nation, the Florida State Seminoles. The program ranked the 13th highest revenue-generating collegiate athletics program in 2017, boasting
$144 million of total revenue.

Transportation

COMMERCIAL AIR TRAVEL IS SUPPORTED BY TALLAHASSEE INTERNATIONAL AIRPORT (TLH), A CITY-OWNED AIRPORT LOCATED FIVE MILES SOUTHWEST OF DOWNTOWN TALLAHASSEE.

Tallahassee International Airport

Leading cargo handler in the Panhandle area ofFlorida

66,869

aircraft operations, averaging

183

per day

Demographics

Demographics

Distance From Property

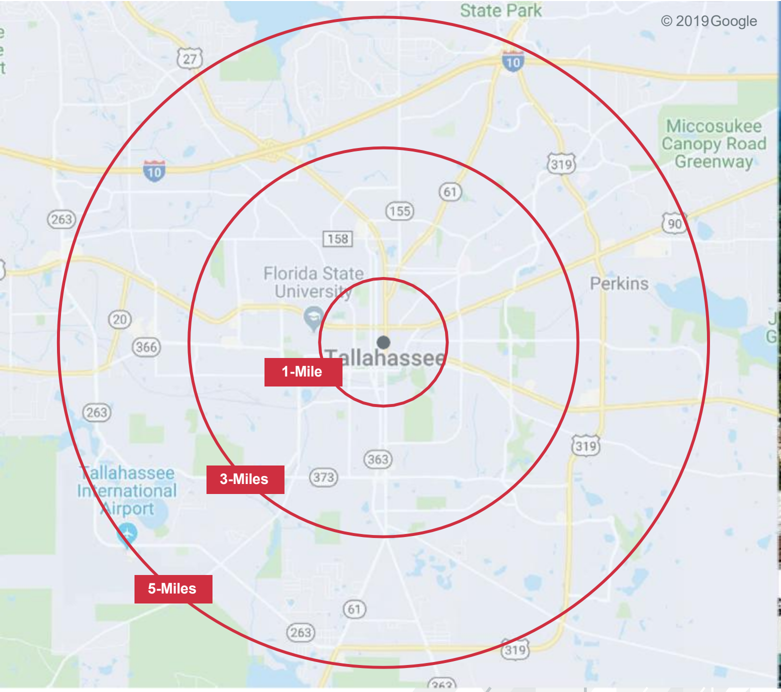
	1 Mile	3 Miles	5 Miles
Population			
2025	13,147	99,776	180,363
2030 Projected	13,211	100,180	182,951
5 year total 2025-2030	0.49%	0.40%	1.43%
Households			
2025	6,135	42,980	76,937
2030 Projected	6,187	43,191	78,122
5 Year total Growth 2025-2030	0.81%	0.49%	1.54%
Average Household Income			
5-Year Estimate	$41,101	$45,954	$51,891

Source: CoStar

Population of

99,776

within a three-mile radius of Monroe Park Tower



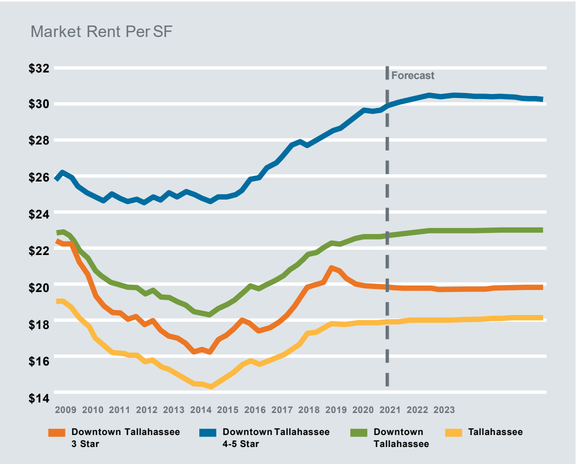
Office Market Overview

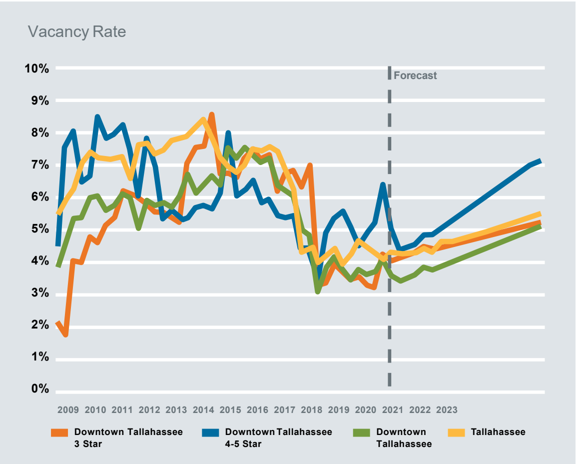
The Property is located in the Downtown Tallahassee submarket, the largest submarket in terms of inventory and asset value, which consists of approximately 4.1 million square feet valued at $699 million. This is due to the large number of State of Florida owned and occupied buildings. As of May 2026, the Downtown Tallahassee office submarket had a vacancy rate of 2.4%, compared to the overall Tallahassee office market's current vacancy of 5.3%. Class A rates in the Downtown market range between $25 and $38 PSF. All and all the Downtown office market is strong and will continue remain that way for the foreseeable future.

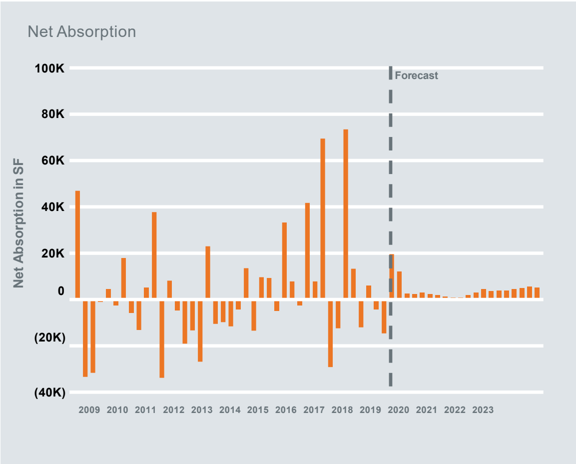
Downtown Tallahassee Office Submarket

Total Office Market	Class A	Class B	All Classes
Overall Vacancy:	6.0%	3.9%	5.3%
Rental Rate (PSF):	$29.81	$19.86	$22.66
YTD Net Absorption (SF):	4,656	4,528	12,515
Total RBA (SF):	1,163,325	2,252,650	4,055,807
Under Construction (SF):	0	0	0

Source: CoStar







Rent Comparables

	Property	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	Comparable 6
							
Property Name:	Monroe Park Tower	Ballard Building	Alliance Centre	Highpoint Center	215 S Monroe St	Bank of America Financial Center	City Centre
Address:	101 N Monroe St	201 E Park Ave	113 S Monroe St	106 E College Ave	215 S Monroe St	315 S Calhoun St	227 N Bronough St
City, State:	Tallahassee, FL	Tallahassee, FL	Tallahassee, FL	Tallahassee, FL	Tallahassee, FL	Tallahassee, FL	Tallahassee, FL
Distance From Property:	-	0.1 miles	0.1 miles	0.2 miles	0.2 miles	0.3 miles	0.3 miles
Year(s) Built/Renovated:	1984 /2015	2017	2009	1990	1974	1968	1983
Property Size (SF):	112,003SF	60,000 SF	75,000 SF	137,006 SF	187,555 SF	110,943 SF	153,857 SF
Parking:	3.1/1,000 RSF	250 covered spaces 04.17/1,000 RSF	34 covered spaces 0.45/1000 RSF	103 covered spaces 0.75/1,000 RSF	200 covered spaces 1.07/1,000 RSF	100 free surface spaces, 300 covered spaces 3.61/1,000 RSF	300 free covered spaces, 100 surface spaces 2.60/1000 RSF
Quoted Rent (PSF):	$28.00 FS	$38.00 FS	$27.00 - $33.00 FS	$28.00 FS	$28.00 - $30.00 FS	$24.00 - $27.00 FS	$18.50 - $20.00 FS
Occupancy:	82%	97%	65%	94%	86%	92%	88%

Source: CoStar

Additional information may be obtained from the Seller's exclusive representative:

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