



OFFICE LEASE OPPORTUNITY

MAGNOLIA CENTRE I

1203 GOVERNORS SQUARE BLVD, TALLAHASSEE, FL 32301

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

With each floor consisting of 9,700 sq. ft. floor plates, the office layouts provide for 1/4, 1/2 to full floor users the ability to have either an open floor plan or hard office intensive setup, as needed. The building offers very competitive lease terms favorable to market and being close to the State of Florida government agencies, including Lottery HQ and FL-DOT HQ. This site provides tenants a downtown Tallahassee location at a percentage of the typical price.

PROPERTY HIGHLIGHTS

- Less than 1/2 mile to State Capitol buildings and FL DOT HQ
- \$1.5m+ in capital upgrades completed
- 4:1000 parking ratio (free surface)
- Generator & Fiber onsite



LOCATION DESCRIPTION

Magnolia Centre I is located in the the office sub-market directly to the east of Downtown Tallahassee, which experienced significant retail and commercial growth over the last 36 months. With access from the main travel corridors of Apalachee Parkway, Park Avenue, and Magnolia Drive, this office asset is centralized for professional services firms, government tenants/contractors, engineering firms, technology firms, etc. The FL DOT and FL Lottery Headquarters are less than 1/8 mile as well as being adjacent to a vibrant neighborhood mixed-use development with Starbucks, Hilton, various restaurants and retail shops.

OFFERING SUMMARY

Lease Rate: \$19.50 - 21.00 SF/yr (Full Service)
Available SF: 1,576 - 9,210 RSF

AVAILABLE OFFICE SPACES FOR LEASE

MAGNOLIA CENTRE I

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LEASE INFORMATION

Lease Type: Full Service (Incl. Janitorial) Lease Term: Negotiable
Total Space: 1,276 - 4,600 SF Lease Rate: \$21.00 - \$22.00 SF/yr

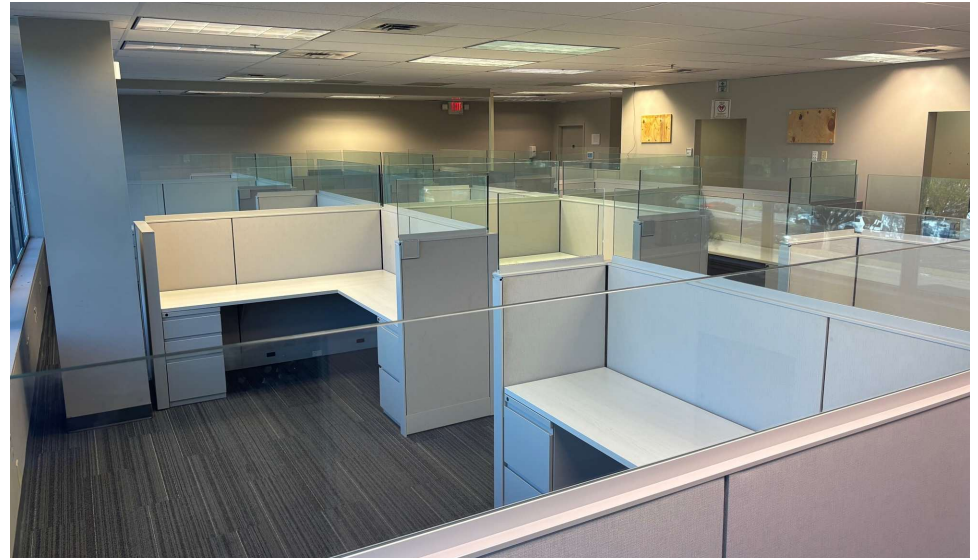
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 301	Available	1,872 SF	Full Service	\$21.00 SF/yr
Unit 602	Available	1,276 SF	Full Service	\$21.00 SF/yr
Unit 200	Available	4,533 SF	Full Service	\$22.00 SF/yr
Unit 201	Available	2,045 SF	Full Service	\$22.00 SF/yr
Unit 202	Available	2,754 SF	Full Service	\$22.00 SF/yr
Unit 100	Available	4,600 SF	Full Service	\$22.00 SF/yr

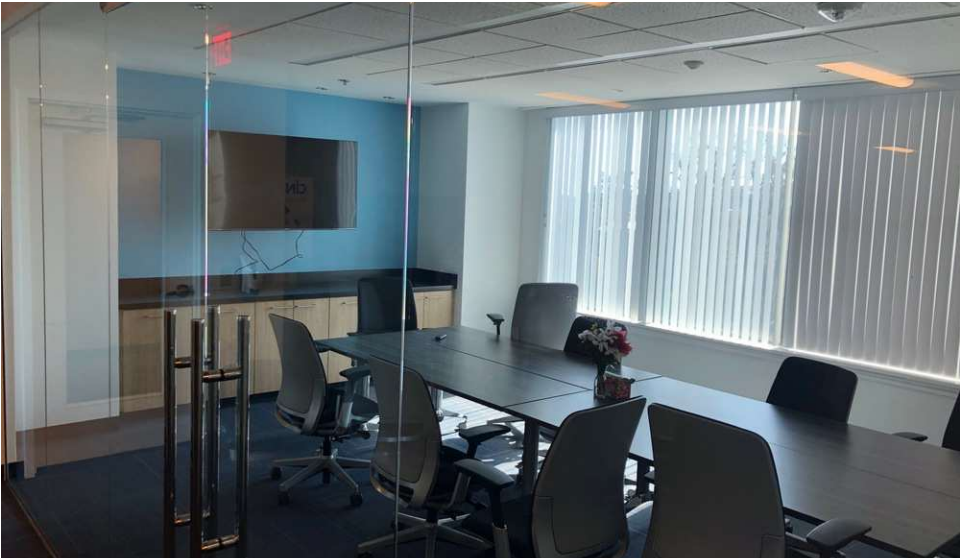
SUITE 200/ 201

MAGNOLIA CENTRE I

SUITE 200/ 201



MAGNOLIA CENTRE I



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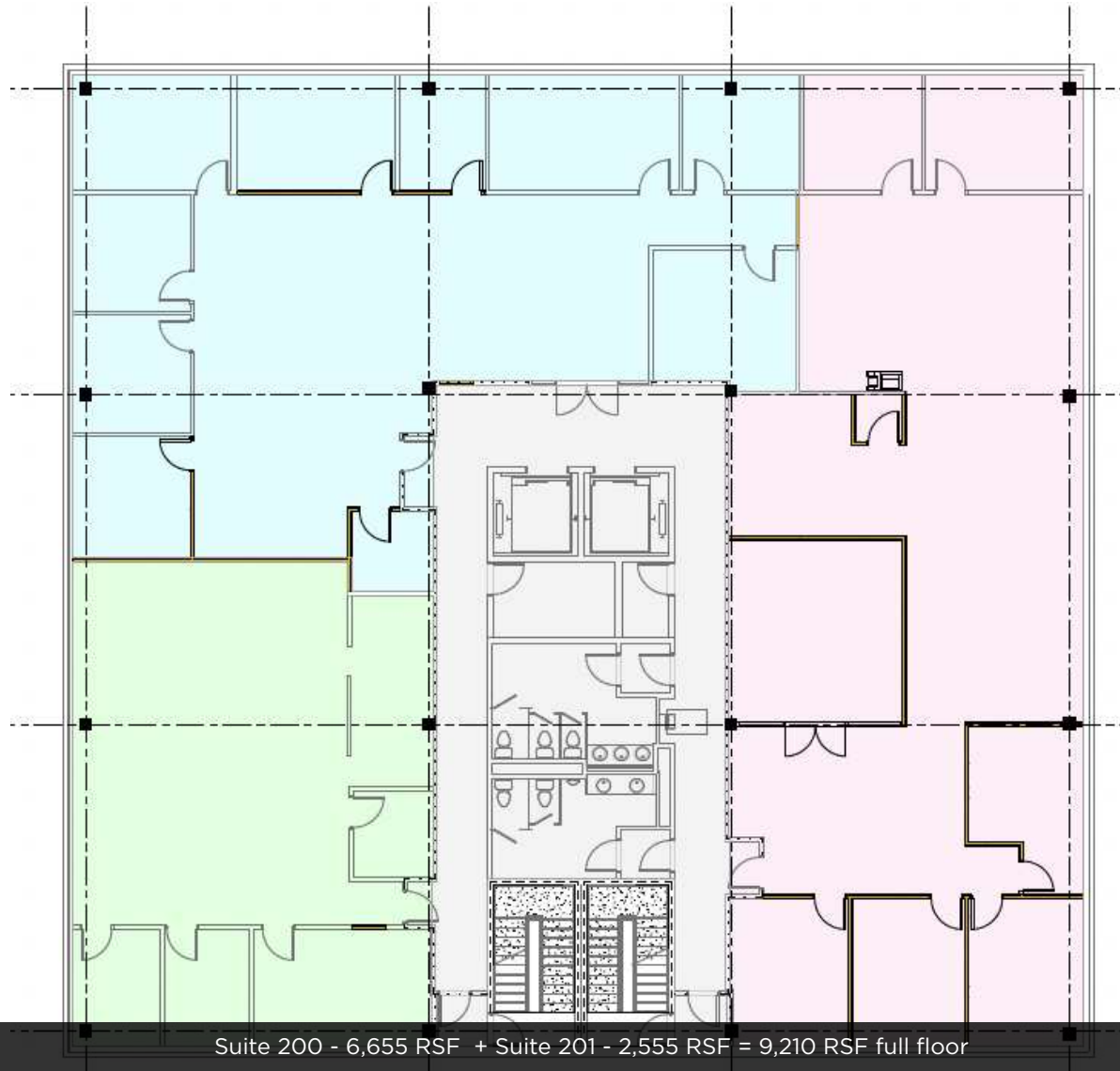
MAGNOLIA CENTRE 1



THREE (3) SUITES: UNIT 200, UNIT 201, UNIT 202

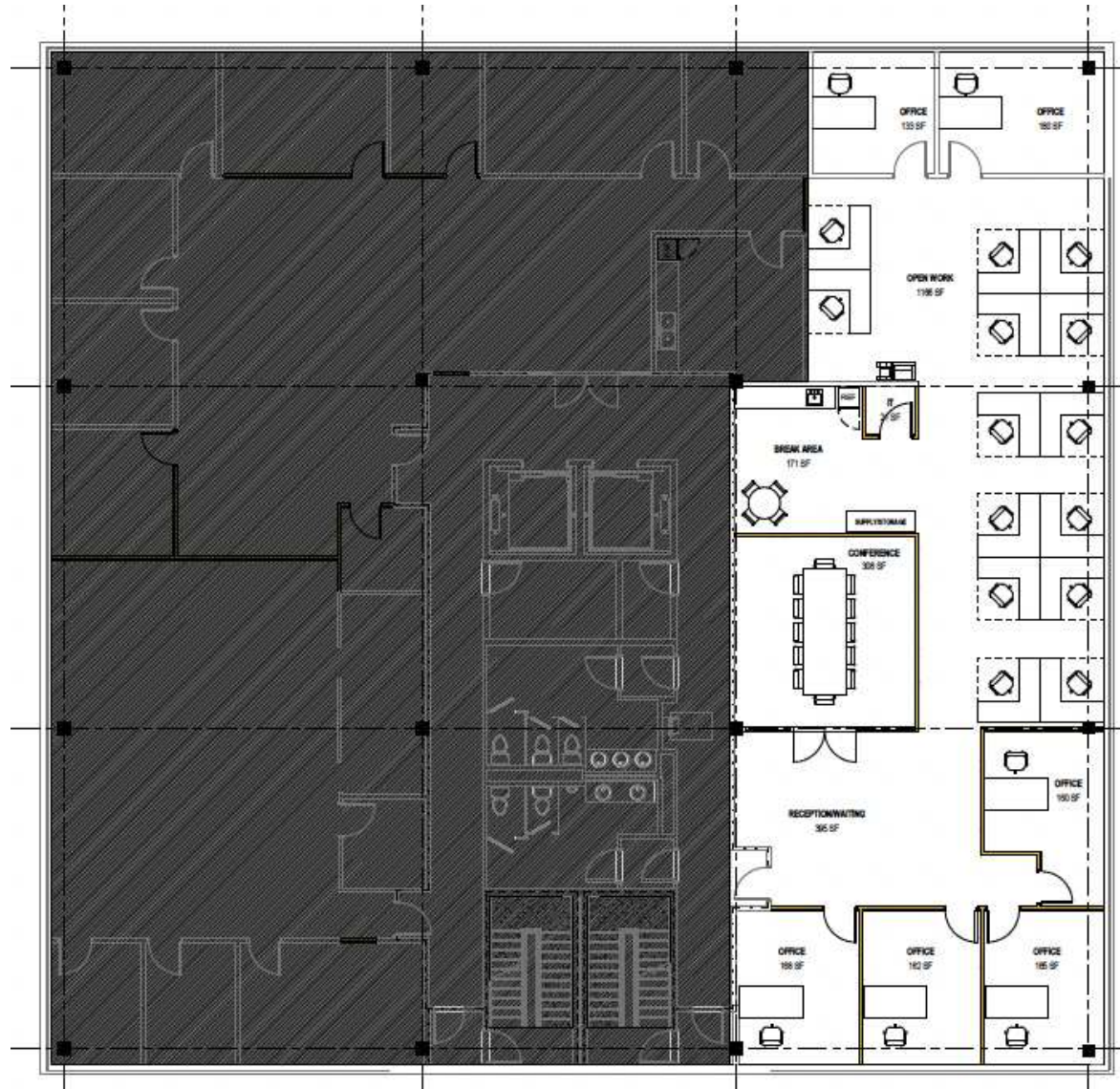
MAGNOLIA CENTRE - SECOND FLOOR

THREE (3) SUITES: UNIT 200, UNIT 201, UNIT 202



MAGNOLIA CENTRE- SUITE 202 EXAMPLE LAYOUT

FLOOR PLANS



MAGNOLIA CENTRE I - SUITE 602



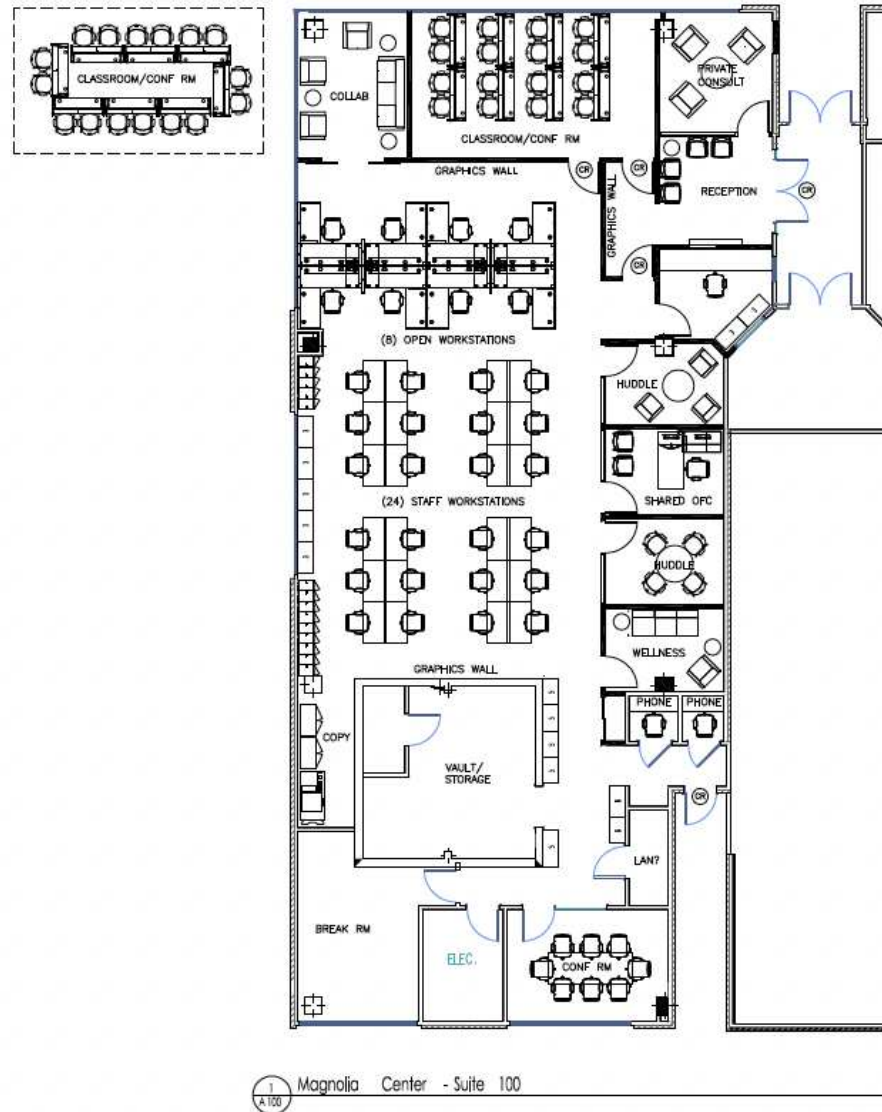
Non Shaded Area Under Construction: Completion 1Q 2025

MAGNOLIA CENTRE - SUITE 301

FLOOR PLANS



MAGNOLIA CENTRE - SUITE 100





STRUCTURE

COMMERCIAL REAL ESTATE
&
PROPERTY MANAGEMENT

A REAL ESTATE **IQ** FIRM

