

The logo consists of the letters 'TLG' in a white, serif font, centered within a dark blue square. The square has a thin green border on its top and left sides.

TLG

COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR SALE OR LEASE



Northeast Office Building For Sale or Lease

2833 Remington Green Cir, Tallahassee, FL 32308

TREY ROBERTS

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

NORTHEAST OFFICE BUILDING FOR SALE OR LEASE

2833 REMINGTON GREEN CIR, TALLAHASSEE, FL 32308



OFFERING SUMMARY

Sale Price:	\$1,065,000
Building SF:	5,917 SF
Available SF:	1st Floor (3,108 SF) 2nd Floor (2,809 SF)
Lease Rate:	\$17 SF/yr (NNN)
Lot Size:	0.82 Acres
Parking Spaces:	40
Year Built:	1986
Renovated:	2024
Zoning:	OR-3
APN:	1116180000010

PROPERTY OVERVIEW

Freestanding, recently renovated three-story office building totaling 5,917 SF on a .82-acre lot sits within Remington Green in northeast Tallahassee. Built in 1986 and renovated in 2024, the property offers modern finishes in one of Tallahassee's most established professional office parks. Both main floors include their own private offices, conference rooms, kitchenettes, restrooms, and copy/work rooms - 100% vacant, offering the flexibility suited to an owner-user, single-tenant or split occupancy across floors. A finished third-floor attic accessible by stairs provides additional storage/file space. High parking ratio with the second-largest lot size in the entire complex.

LOCATION OVERVIEW

Strategically located off Capital Circle NE, giving quick access to i-10 and Thomasville Rd, surrounded by national retailers, hotels, banks and restaurants all within minutes. The park has long been home to a stable mix of medical, legal, and professional-services users, including law firms, financial firms, engineering firms, consultants and healthcare providers. Strong connectivity for staff commuting from all directions.

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ADDITIONAL PHOTOS

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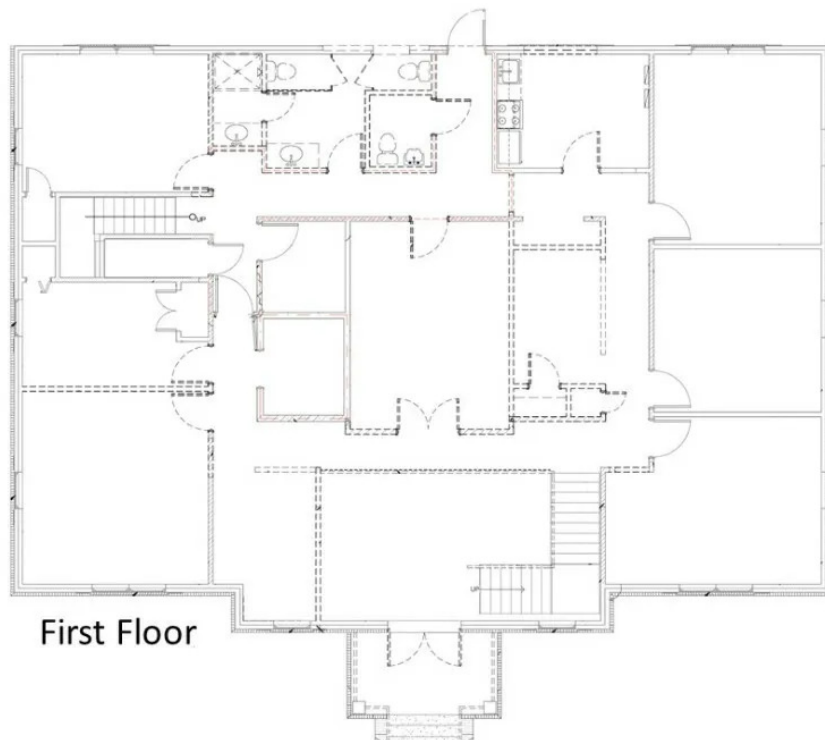




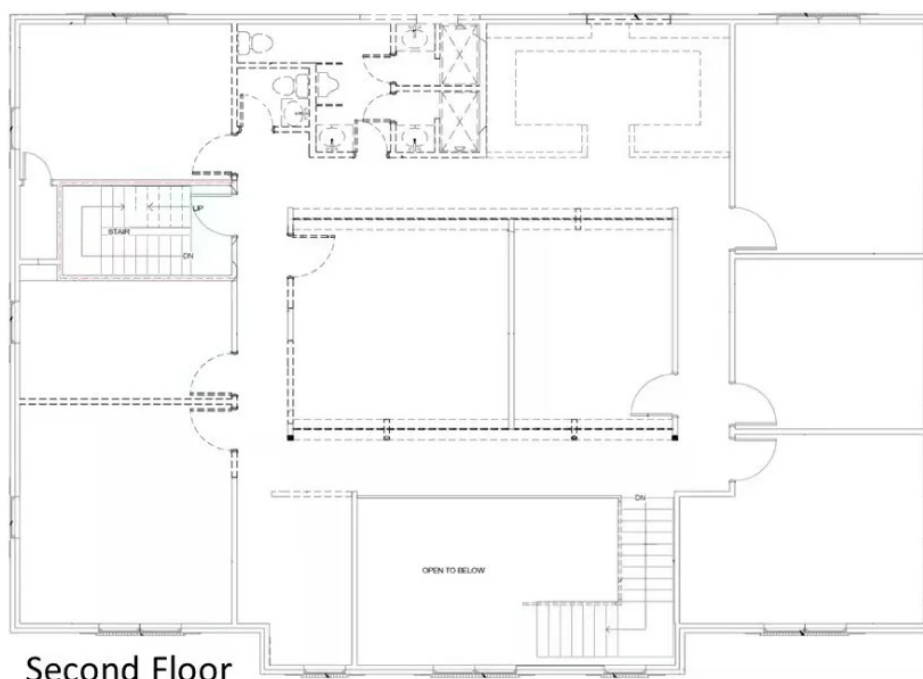
ADDITIONAL PHOTOS

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First Floor



Second Floor

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RETAILER MAP

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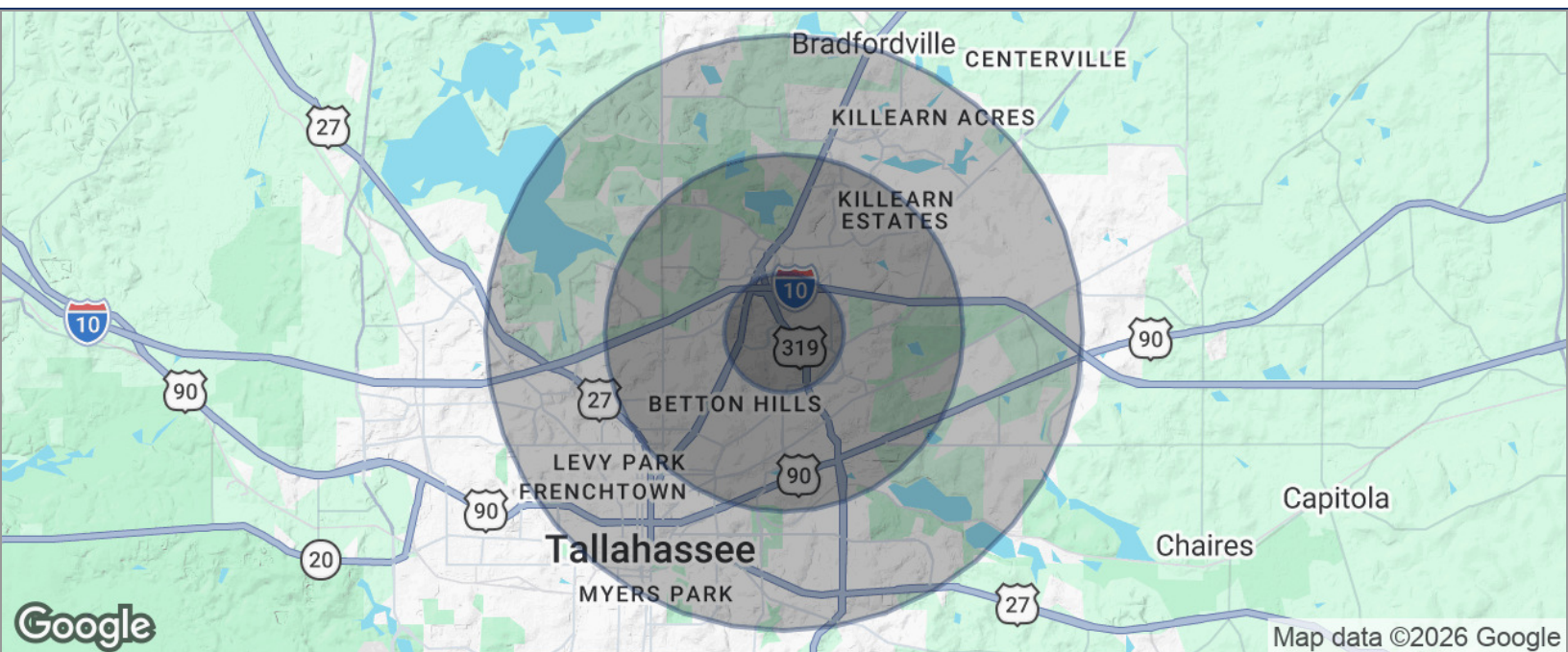




DEMOGRAPHICS MAP

NORTHEAST OFFICE BUILDING FOR SALE OR LEASE

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**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,860	48,415	135,083
MEDIAN AGE	39.3	41.6	36.6
MEDIAN AGE (MALE)	34.1	38.1	35.5
MEDIAN AGE (FEMALE)	43.2	44.7	38.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,560	22,008	56,968
# OF PERSONS PER HH	1.9	2.2	2.4
AVERAGE HH INCOME	\$119,303	\$119,403	\$100,025
AVERAGE HOUSE VALUE	\$234,327	\$348,544	\$326,721

* Demographic data derived from 2020 ACS - US Census

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