

SUMMARY

PROPERTY IMAGES

1ST FLOOR PLAN

DEMOGRAPHICS

FOR SALE / LEASE

OFFERING SUMMARY

Sale Price:	\$2,100,000
Lease Rate:	\$17.50 SF/yr (Full Service)
Available SF:	464 - 1,303 SF
Lot Size:	0.12 Acres
Building Size:	13,783 SF
NOI:	\$171,000.00
Cap Rate:	8.0%
Building Occupancy:	90%

PROPERTY HIGHLIGHTS

- Located in Historic Downtown Tallahassee
- Professionally Managed and Maintained
- Numerous Capital Improvement/Upgrades

PROPERTY DESCRIPTION

Positioned in the heart of Downtown Tallahassee, 336 College Avenue presents a compelling opportunity to acquire a stabilized office asset in one of the city's most active business corridors. This well-located property benefits from immediate proximity to the Florida State Capitol, government offices, financial institutions, and a wide array of dining and retail amenities.

The building is currently 90% leased, offering investors strong in-place cash flow with minimal vacancy exposure. With a diverse tenant mix and consistent occupancy history, the asset provides both stability and potential upside through lease-up of the remaining space and future rental growth. Offered at \$2.1 million, the property delivers an attractive 8% cap rate, making it a highly competitive investment in today's market. Its central location, walkability, and accessibility make it particularly appealing to professional and governmental tenants.





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336 COLLEGE AVE

OFFICE BUILDING FOR SALE / LEASE

336 E. College Avenue, Tallahassee, FL

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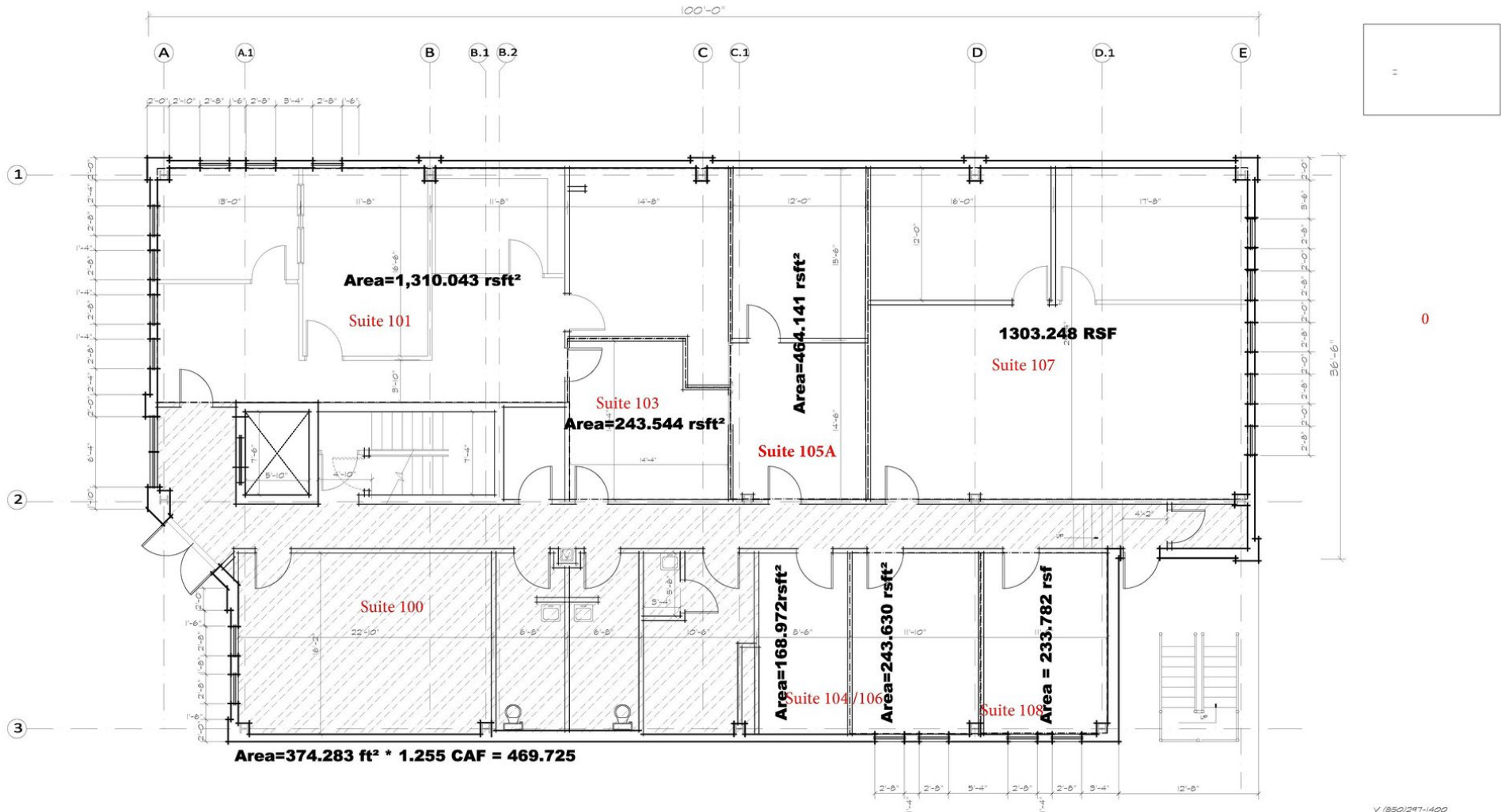
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V 1850/297-1400
MIDTOWN TALLAHASSEE FL.
NEWSPACE.INFO

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2026 DEMOGRAPHICS



1 MILE	3 MILE	5 MILE
14,282	108,067	187,202



1 MILE	3 MILE	5 MILE
\$85,220	\$76,897	\$84,459



1 MILE	3 MILE	5 MILE
6,798	46,580	80,266

