

CLASS A OFFICE BUILDING FOR SALE



COLDWELL BANKER
COMMERCIAL
HARTUNG

OAKVIEW BUILDING @ SUMMIT EAST **1591 SUMMIT LAKE DRIVE** **TALLAHASSEE, FL 32317**



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Coldwell Banker Commercial
HARTUNG

3303 Thomasville Rd, Suite #201

Tallahassee, FL 32308

850.386.6160

PROPERTY SUMMARY



**COLDWELL BANKER
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Sale Price:	\$2,950,000
Address:	1591 Summit Lake Dr, Tallahassee, FL 323017
Building:	8,624 SF Gross
Elevator:	One
Lot Size:	1.23 Acres
Year Built:	2007
Property ID:	#121725 C0020
Zoning:	IC - Interchange Commercial
Property Type:	Class A Office Space
Market:	Tallahassee
Submarket:	East Tallahassee

HIGHLIGHTS

- ✓ Ownership would prefer to lease back the second floor, terms negotiable.
- ✓ Prestigious two-story office building features high ceilings, custom moldings and high-grade finishes.
- ✓ Has finished 2,227 SF attic area (included in gross SF)
- ✓ Perfect floor plan to fit any office need.
- ✓ Summit East is a technology and amenity driven SMART campus style office park.
- ✓ In addition to cutting edge technology, Summit East offers amenities such as an onsite hotel, daycare, as well as green space, a nature trail, and a beautiful lake.

AREA:

Tallahassee east @ I-10 and Hwy 90.

Immediate access to I-10 and only fifteen minutes to Downtown Tallahassee.

Adjacent to Amazon fulfillment center and just south of the new Welaunee Heel Mixed Use Development



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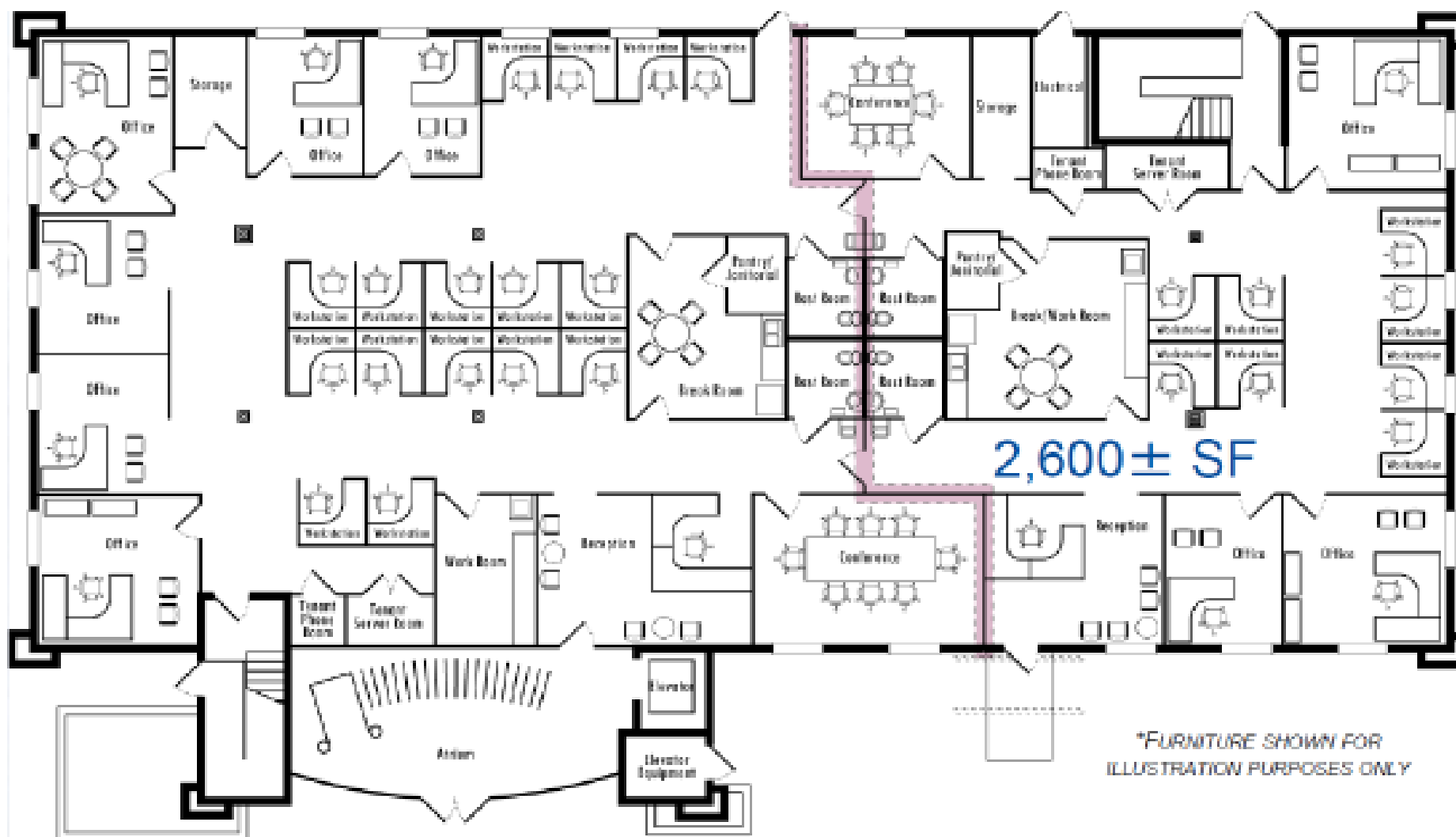
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FIRST FLOOR PLAN



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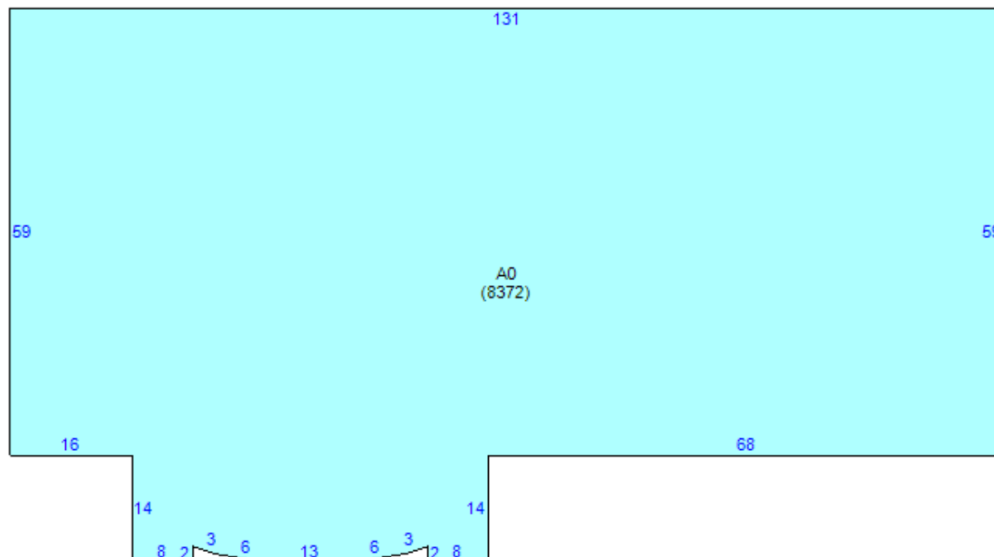
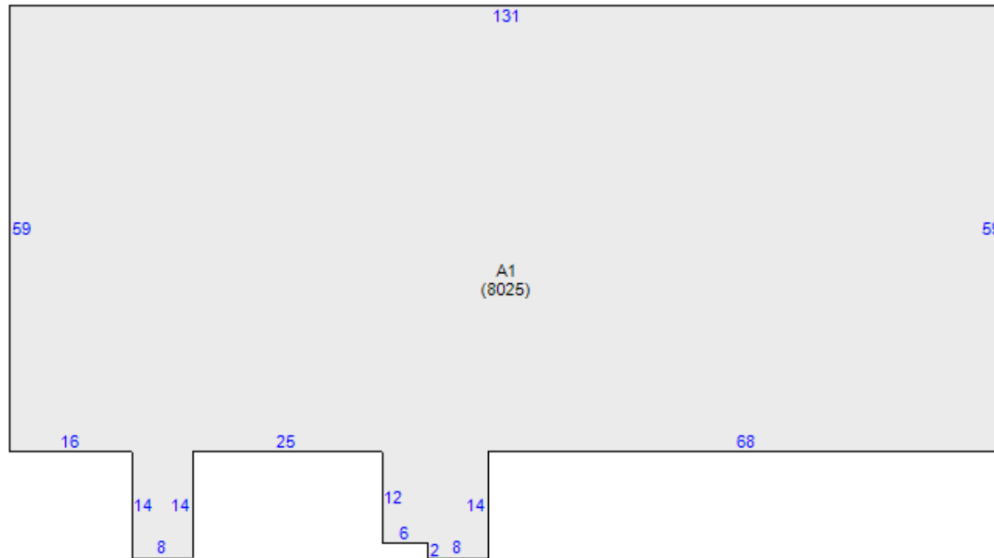
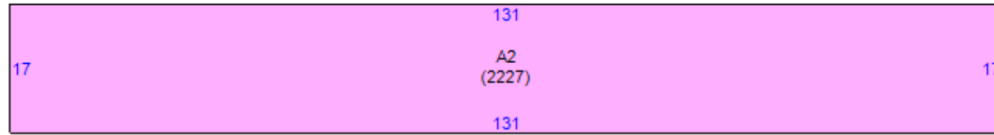
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BUILDING SKETCH

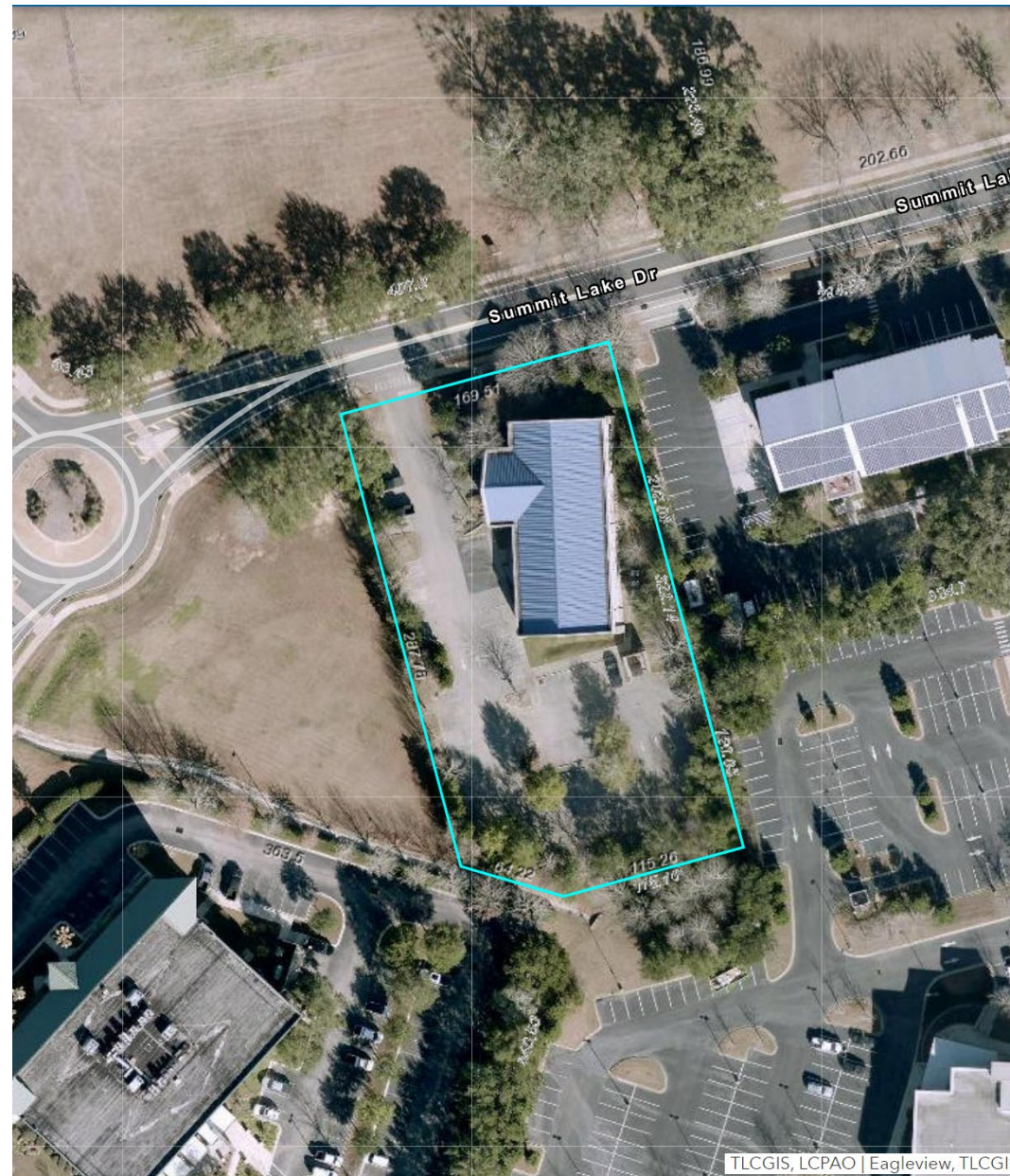
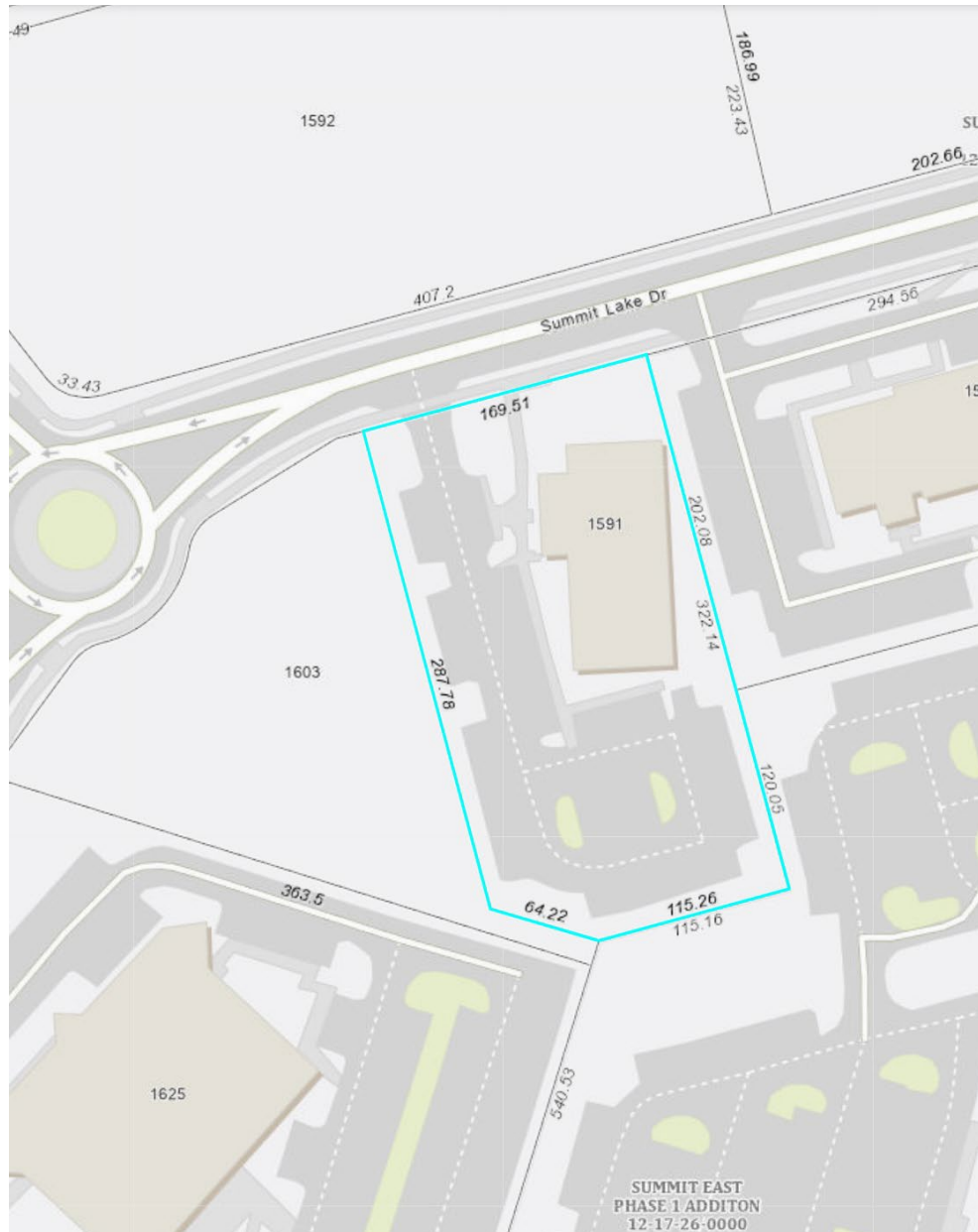
Leon County Property Appraiser



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Area #	Description	SqFt
A0	Office Mid Rise	8,372
A1	Office Mid Rise	8,025
A2	Attic Finished	2,227



LOCATION MAP



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AERIAL MAP



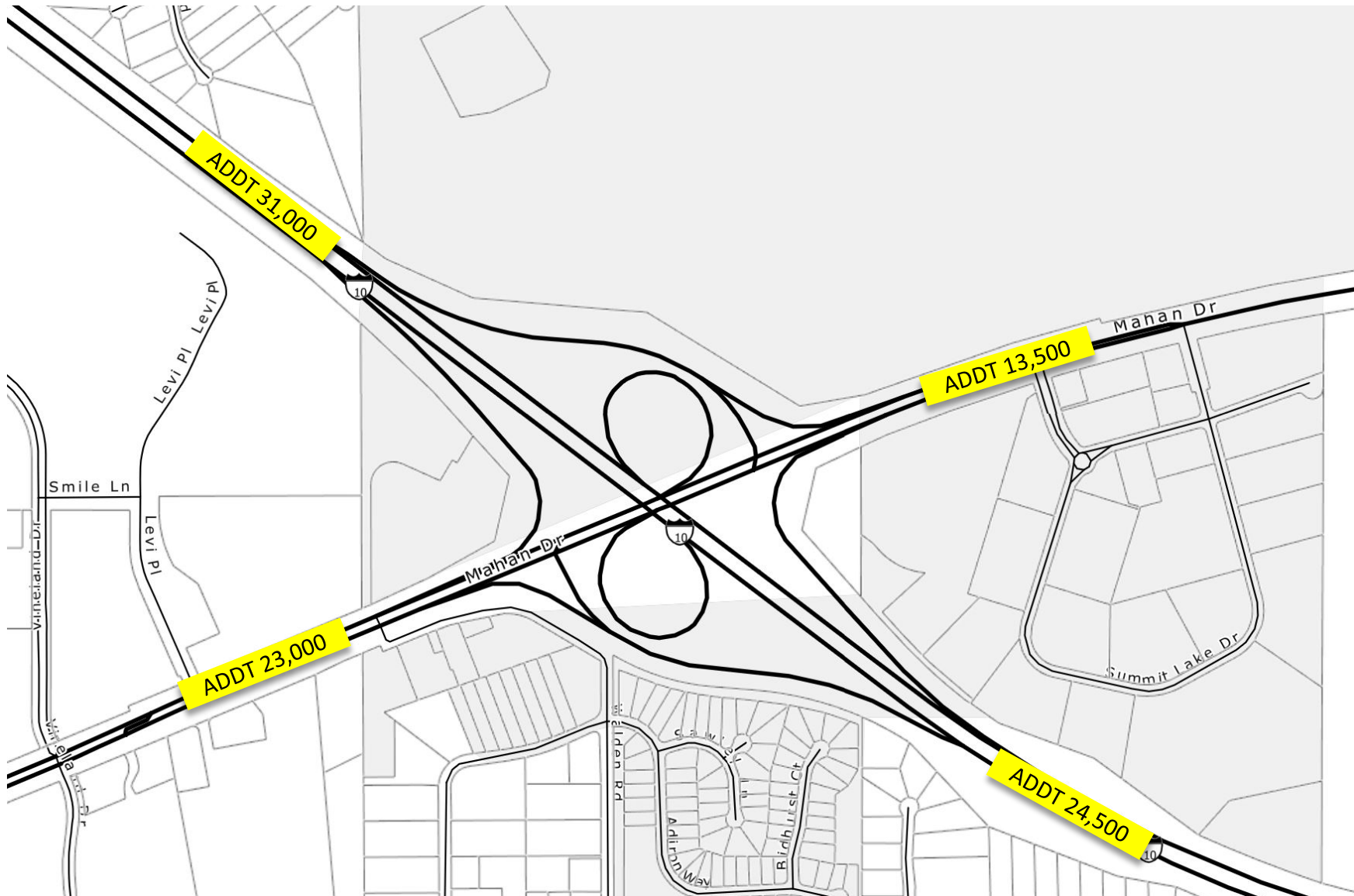
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TRAFFIC COUNTS



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DEMOGRAPHICS



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,518	41,978	195,060
Average Age	44	44	39
Average Age (Male)	43	43	38
Average Age (Female)	45	46	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	568	17,111	81,725
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$140,289	\$123,043	\$105,227
Average House Value	\$380,866	\$364,199	\$340,138

Demographics data derived from AlphaMap

