

Office Space FOR SUB-LEASE



**COLDWELL BANKER
COMMERCIAL**
HARTUNG



Suite: 1ST Floor
Available: 5,000 – 10,000 SF
Sub-Lease Term: 5/1/2024 – 12/31/2026
Lease Rate: \$21.00 P/SF
Lease Type: Full Service

PROPERTY DETAILS

Use: Office/Retail
Gross Building SF: 20,130 SF
Built: 2006
Acres: .22 Ac
Parcel ID: #1116440000030
Zoning: OR-3 Office/Residential
Parking: Surface – plenty of parking

SHOWING INSTRUCTIONS:

By Appointment ONLY

2618 CENTENNIAL PLACE
TALLAHASSEE, FL 32308

FEATURES

- ❖ Professional office park, Regional Center
- ❖ 1st Floor office space consisting of private offices, copy room, kitchen and use of conference room

AREA

- ❖ Located in the prestigious Regional Center and Office Park
- ❖ NE Tallahassee just off Capital Circle NE and Welaunee Blvd
- ❖ HCA Hospital and many other medical facilities along with other professional businesses within walking distance



Scan for listing details

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Coldwell Banker Commercial Hartung
3303 Thomasville Rd.
Tallahassee, FL 32308
850.386.6160 Office
850.386.1797 Fax

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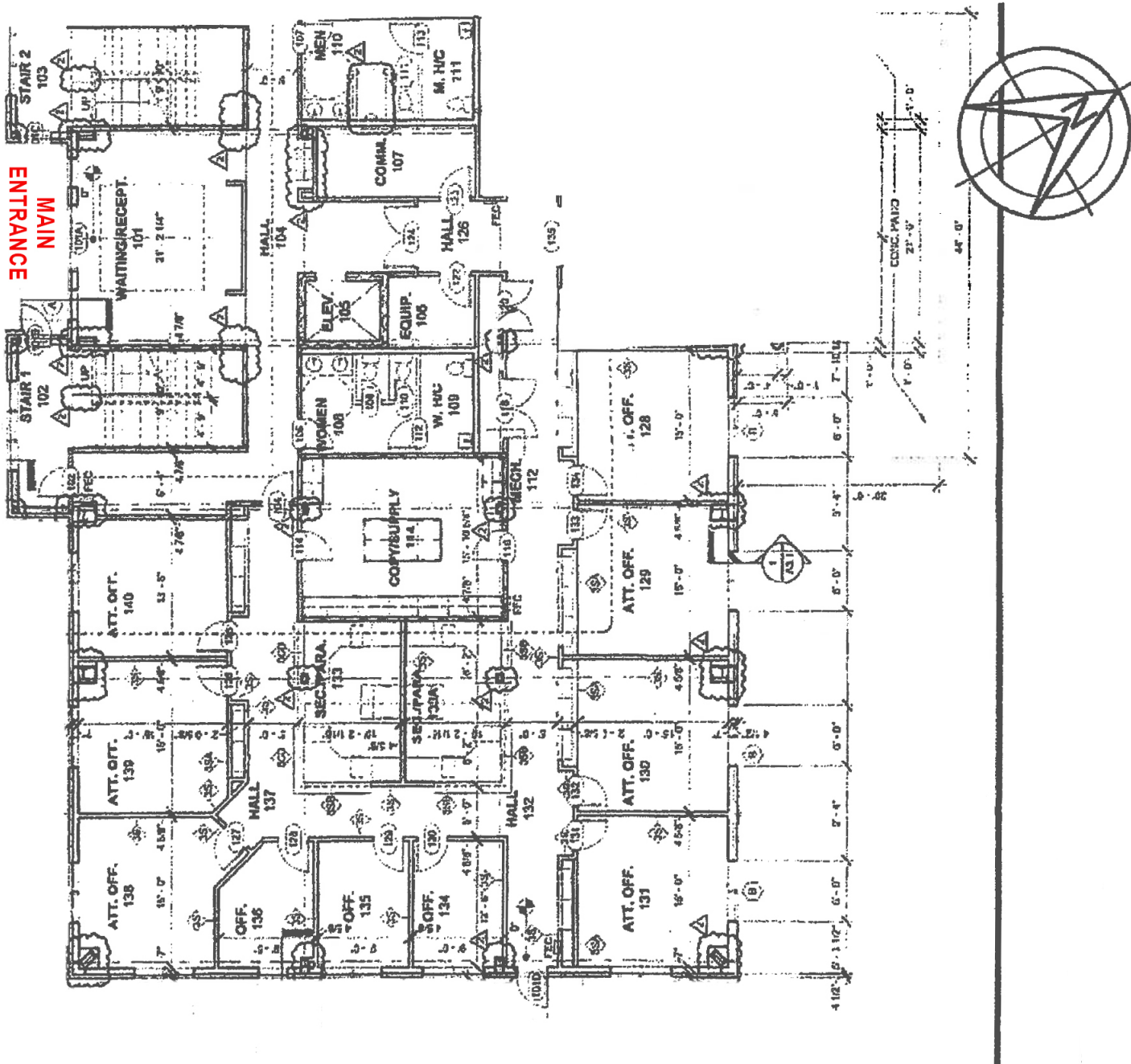
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FLOOR PLAN



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PARKING



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REGIONAL CENTER OFFICE PARK



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LOCATION MAP



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OR-3 OFFICE RESIDENTIAL



**COLDWELL BANKER
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HARTUNG

PERMITTED USES		
2. Principal Uses		3. Accessory Uses
<ul style="list-style-type: none"> (1) Banks and other financial institutions. (2) Broadcasting studios. (3) Community facilities related to office or residential facilities, including libraries, religious facilities, vocational, police/fire stations, middle, and high schools. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations. (4) Day care centers. (5) Golf courses. (6) Hotels and motels, including bed and breakfast inns. (7) Medical and dental offices and services, laboratories, and clinics. (8) Multiple-family dwellings. (9) Non-medical offices and services, including business and government offices and services. (10) Nursing homes, including other residential care facilities. (11) Off-street parking facilities. 	<ul style="list-style-type: none"> (12) Passive and active recreational facilities. (13) Personal services. (14) Single-family attached dwellings. (15) Single-family detached dwellings. (16) Social, fraternal, recreational clubs and lodges, and assembly halls. (17) Studios for photography, music, art, dance, drama, and voice. (18) Two-family dwellings. (19) Veterinary services, including veterinary hospitals. (20) Zero-lot line single-family detached dwellings. (21) Any use permitted in the C-1 district (and is not listed in uses 1-20 above), provided that the use is on the first floor of a multi-story building containing office and/or residential uses on any of the floors above the first floor. 	<ul style="list-style-type: none"> (1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.

DEVELOPMENT STANDARDS

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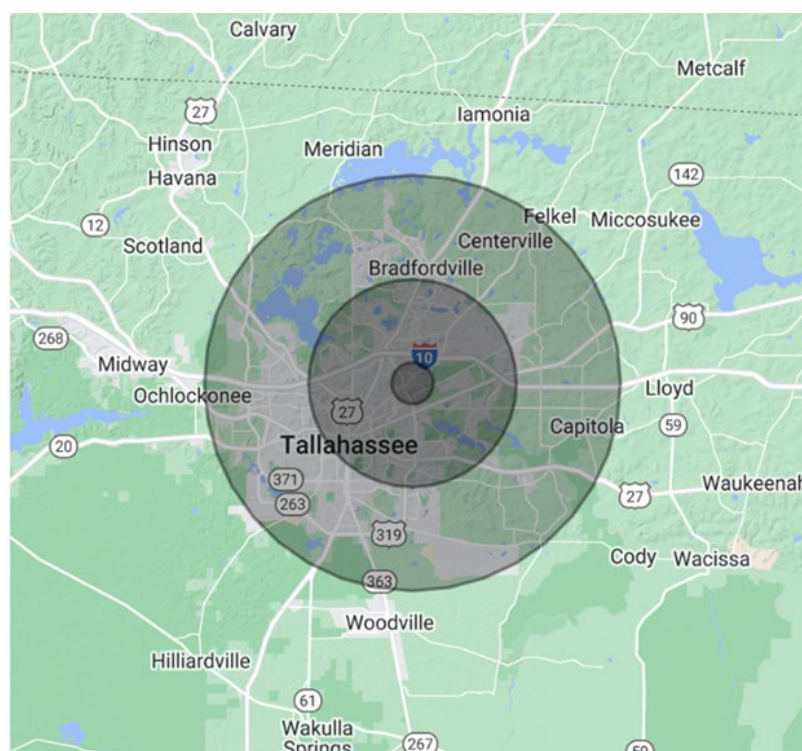
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DEMOGRAPHICS



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,158	122,648	268,121
Average Age	46.8	37.4	35.1
Average Age (Male)	38.8	35.4	33.9
Average Age (Female)	50.5	39.2	36.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,587	56,676	121,057
# of Persons per HH	2	2.2	2.2
Average HH Income	\$61,979	\$77,177	\$68,261
Average House Value	\$158,222	\$227,807	\$187,614

* Demographic data derived from 2020 ACS - US Census

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