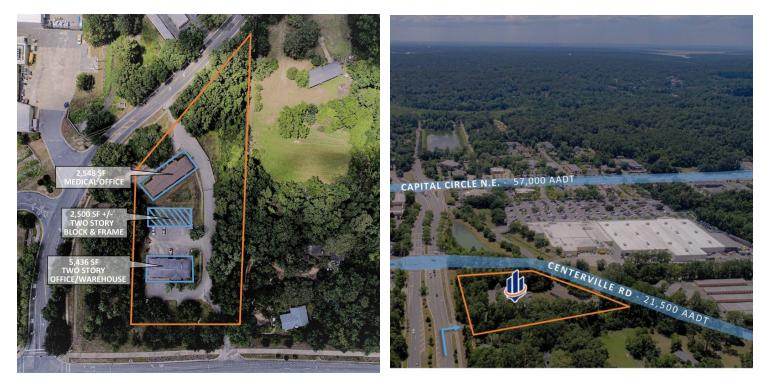
Medical Arts Commercial Redevelopment Site

2 Acre Medical Office Site

2449 Centerville Road, Tallahassee, FL 32308



| OFFERING SUMMARY | | PROPERTY OVERVIEW |
|------------------|-------------------|--|
| Sale Price: | \$1,050,000 | SVN Southland is pleased to offer for sale these professional office buildings in the Northeast node of Tallahassee. The site consists of 2 acres and is an ideal redevelopment site for medical office. There are currently two separate |
| Lot Size: | 2 Acres | buildings on the property. The first is a 2,548 SF medical office building fronting Centerville Rd., and the second is a professional office building with 2 floors (2,652 SF upstairs, and 2,784 SF downstairs). The downstairs portion serves as warehouse space with a 500 SF conditioned office space. |
| Year Built: | 1998 | Additionally this site has a pre-engineered pad with 2,500 SF +/- of build-able area designed for a two story building. The property is zoned CM - Medical Art Commercial, which allows for use ranging from medical facilities and |
| Building Size: | 7,984 SF | professional office, to banks and retail uses. The site has access from both Centerville Rd. and Welaunee Blvd (via easement). |
| Zoning: | CM - Medical Arts | PROPERTY HIGHLIGHTS |
| | Commercial | Large Lot in heavily traveled Northeast |
| | | Pre-engineered room for expansion of 2,500 +/- SF two story building |
| Price / SF: | \$131.51 | Access from both Centerville Road & Welaunee Road |

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