

FOR LEASE

DOWNTOWN OFFICE OPPORTUNITY

322 West Park Avenue Tallahassee, FL 32301



Preston Hall
(850) 294-7170
phall@ccim.net

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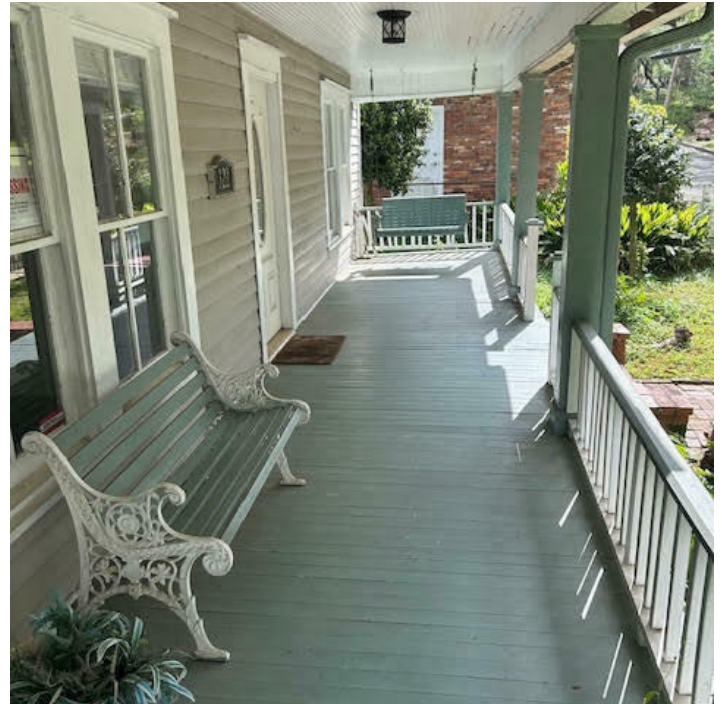


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OFFERING SUMMARY

Lease Rate: \$2,500 SF/yr (Gross)

Building Size: 1,531 SF

Available SF: 1,531 SF

Lot Size: 0.19 Acres

Year Built: 1948

Zoning: Special Character District

Parcel ID: #2136402844430

Market: Tallahassee

Submarket: Downtown

LOCATION OVERVIEW

NOW AVAILABLE – DOWNTOWN OFFICE SPACE

322 W Park Ave offers a rare opportunity to lease a highly walkable, character-rich office just steps from the State Capitol Complex, Federal Courthouse and FSU campus. With flexible zoning, on-site parking, and a unique residential component, this property is ideal for professionals seeking both visibility and convenience in Tallahassee's urban core.

PROPERTY HIGHLIGHTS

- - Perfect for Lobbying Firm, Attorneys, Professional Associations
- - Ample parking and convenient access to major roadways
- - Spacious work areas and customizable meeting spaces
- - Inviting space for businesses to thrive
- - Located in the heart of Downtown Tallahassee
- -Conditioned storage on second floor

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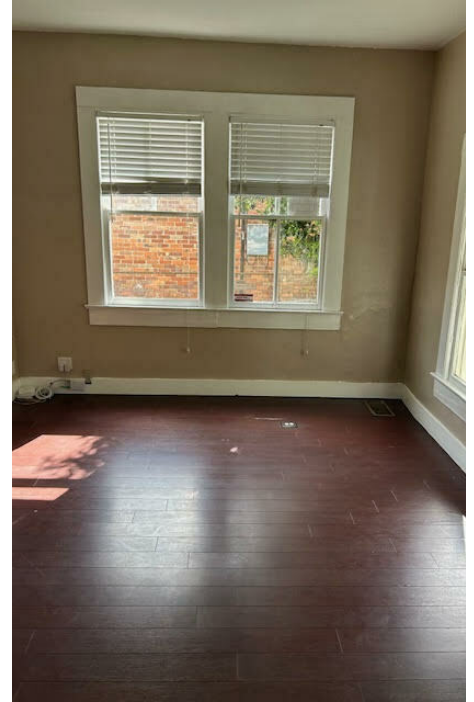
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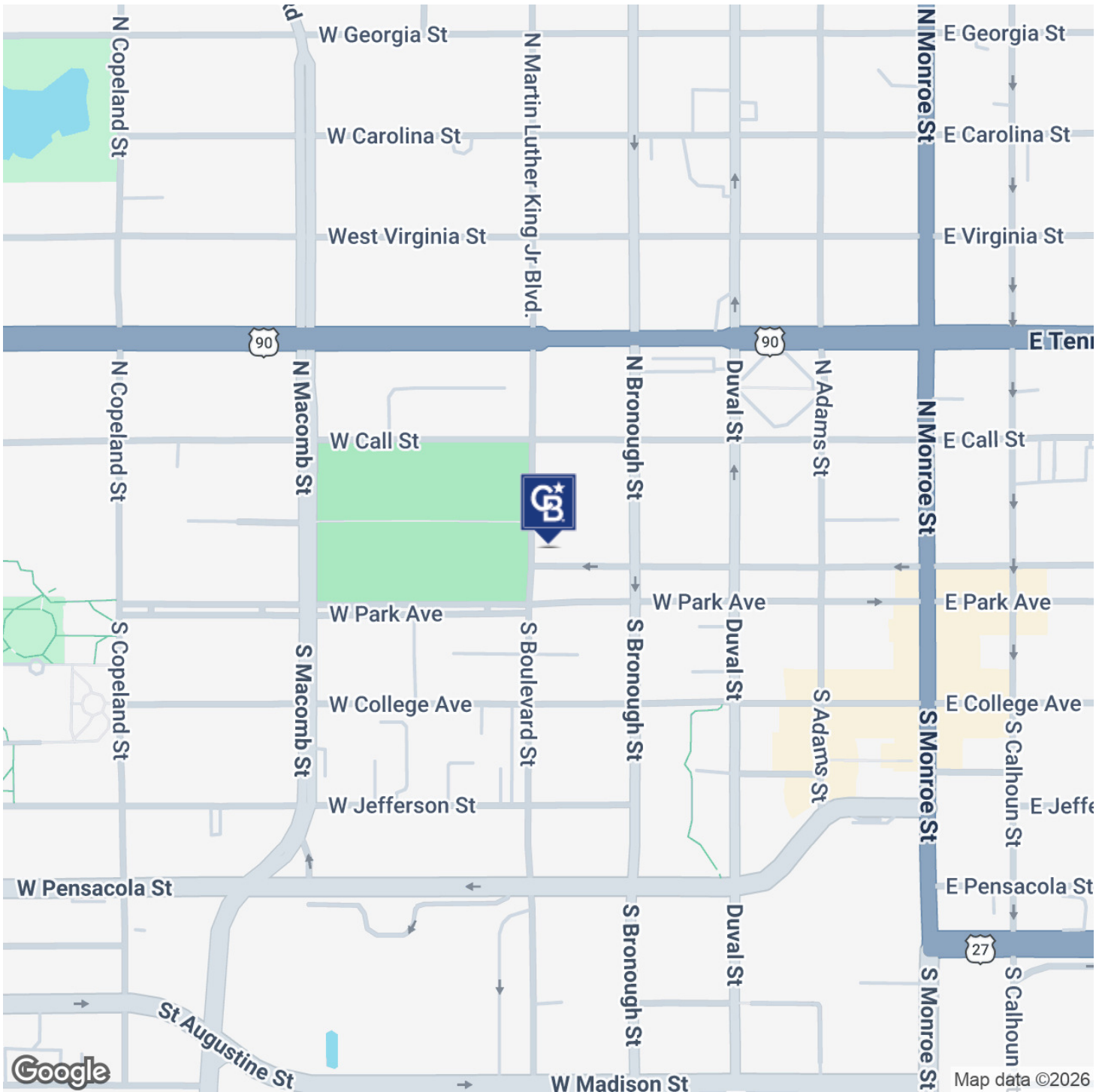
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LOCATION MAP

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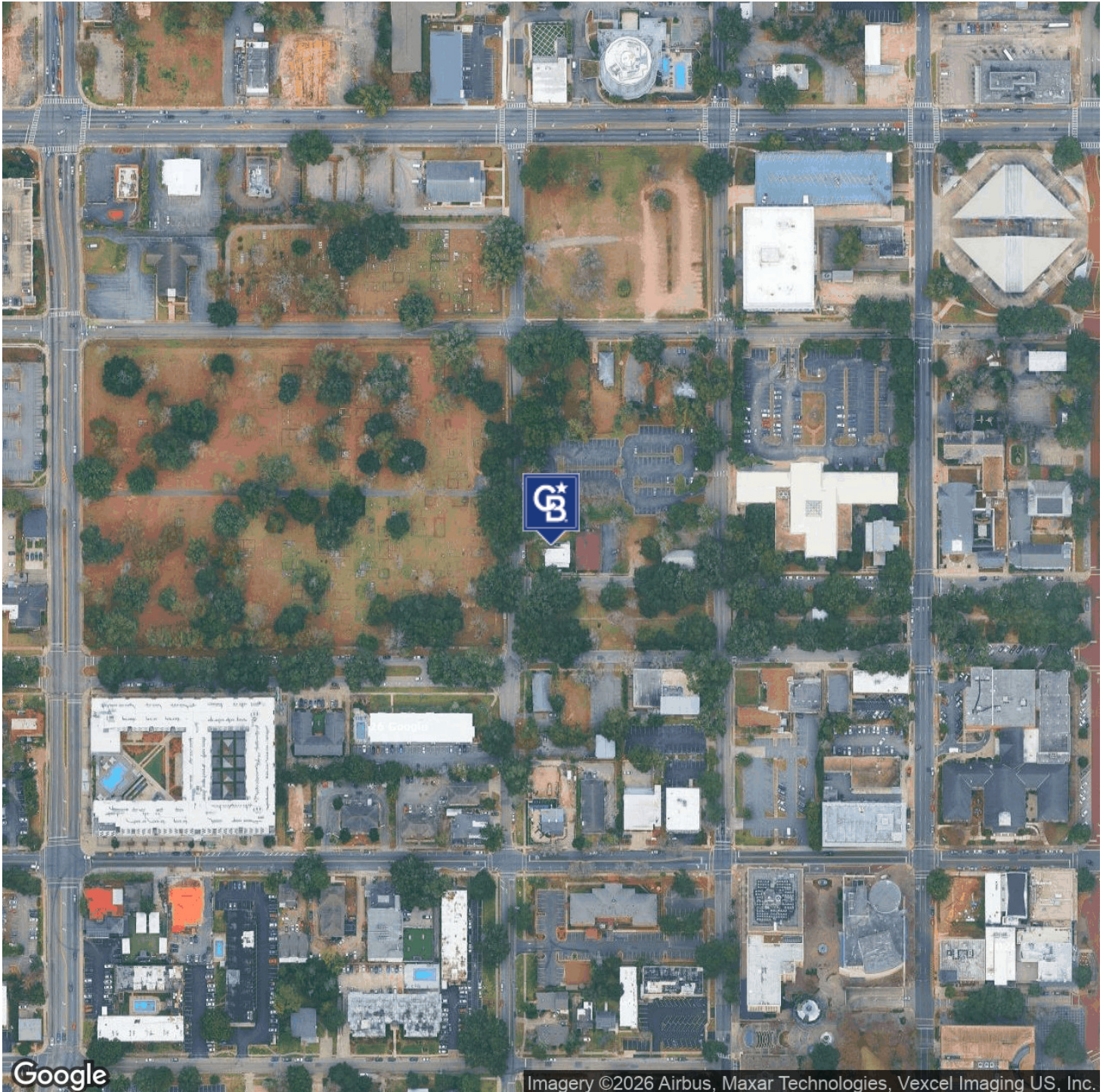


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AERIAL MAP DOWNTOWN OFFICE OPPORTUNITY

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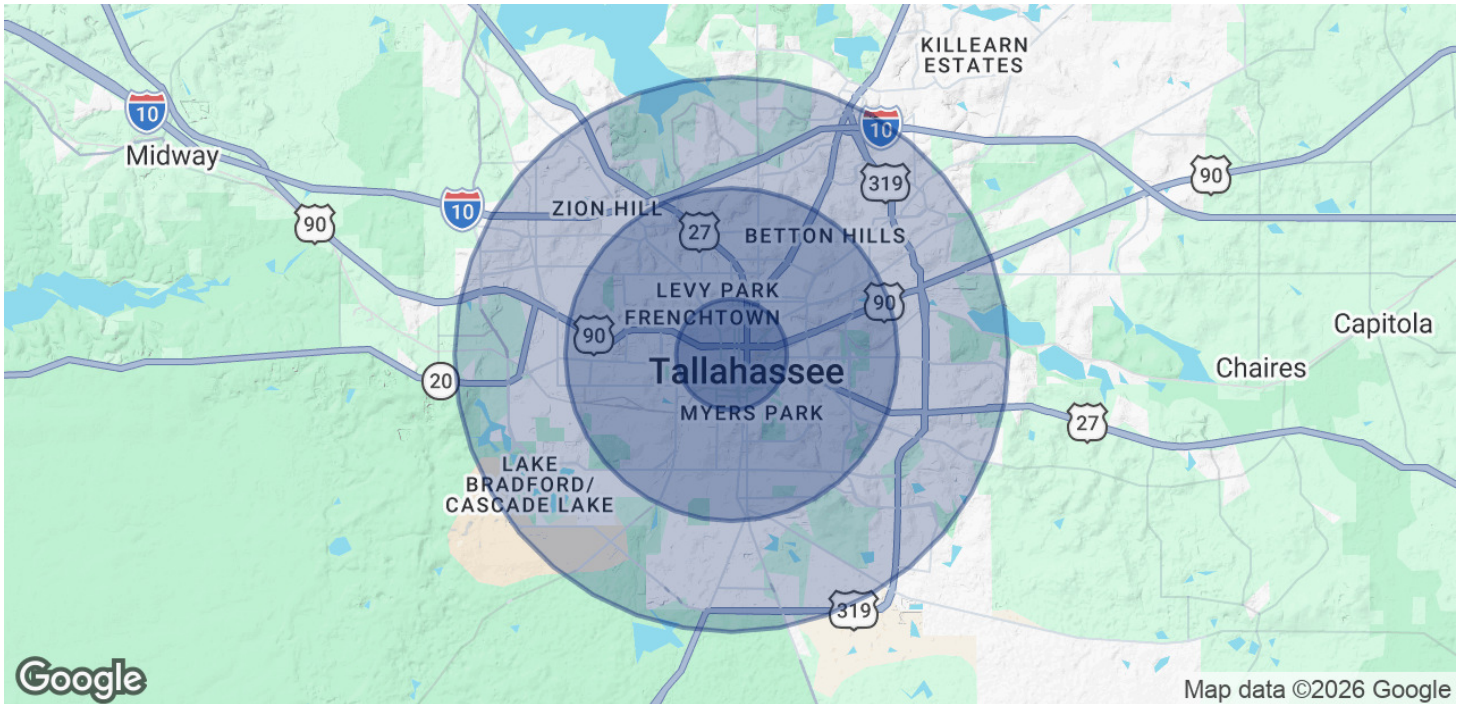
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,583	104,490	174,672
Average Age	25.2	28.4	31.4
Average Age (Male)	27.7	28.7	30.8
Average Age (Female)	25.9	29.4	32.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,253	42,889	73,849
# of Persons per HH	3.5	2.4	2.4
Average HH Income	\$57,985	\$67,694	\$74,102
Average House Value	\$282,199	\$245,239	\$247,708

2023 American Community Survey (ACS)

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