

TURNKEY OFFICE SPACE

FOR LEASE

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±3,700 SF

2020 W Pensacola Street, Suite 285 • Tallahassee, FL 32304



ANCHORED PLAZA NEXT TO FIVE BELOW & ALDI • W. PENSACOLA ST. FRONTAGE • ABUNDANT PARKING

SIZE	TYPE	MARKET	LEASE RATE
±3,700 SF	Office / Turnkey	Tallahassee, FL	Contact Broker

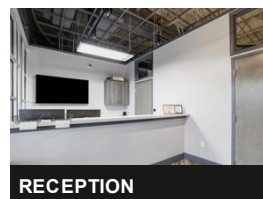
PROPERTY HIGHLIGHTS

- ✓ ±3,700 SF of move-in-ready office space
- ✓ Former corporate office — fully built out
- ✓ Welcoming reception & lobby area
- ✓ Multiple private offices & conference rooms
- ✓ Large, open collaborative work areas
- ✓ In Westend Square — shadow-anchored by Aldi
- ✓ Co-tenants: Five Below, Starbucks & McDonald's
- ✓ ±35,000 vehicles/day on W. Pensacola Street
- ✓ 1.8M+ customer visits to the center each year
- ✓ Minutes from FSU & central Tallahassee

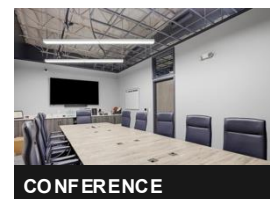
LOCATION & CO-TENANCY



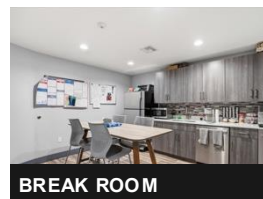
WESTEND SQUARE — shadow-anchored by Aldi • Five Below, Publix, Starbucks & more



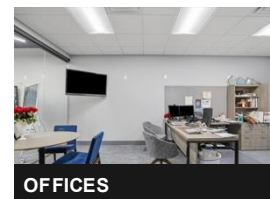
RECEPTION



CONFERENCE



BREAK ROOM



OFFICES

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