

Walgreens

SUBLEASE OPPORTUNITY

313 N. Monroe Street
Tallahassee, FL
(NEC of Tennessee & Monroe)

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313 N. Monroe Street, Tallahassee (*NEC of Tennessee & Monroe*)



PROPERTY OVERVIEW

Immediate Occupancy Opportunity

Year Built: 2014

Master Lease Expiration: 5/31/39

Square Footage: ±13,706 + **Drive-thru**

- 10,706 SF – 1st Floor
- 3,000 SF – 2nd Floor

Parking: 40 exclusive spaces

- 30 surface spaces
- 10 underground spaces

Signage:

- Building

Intersection Traffic: ±72,500K VPD

Access Points:

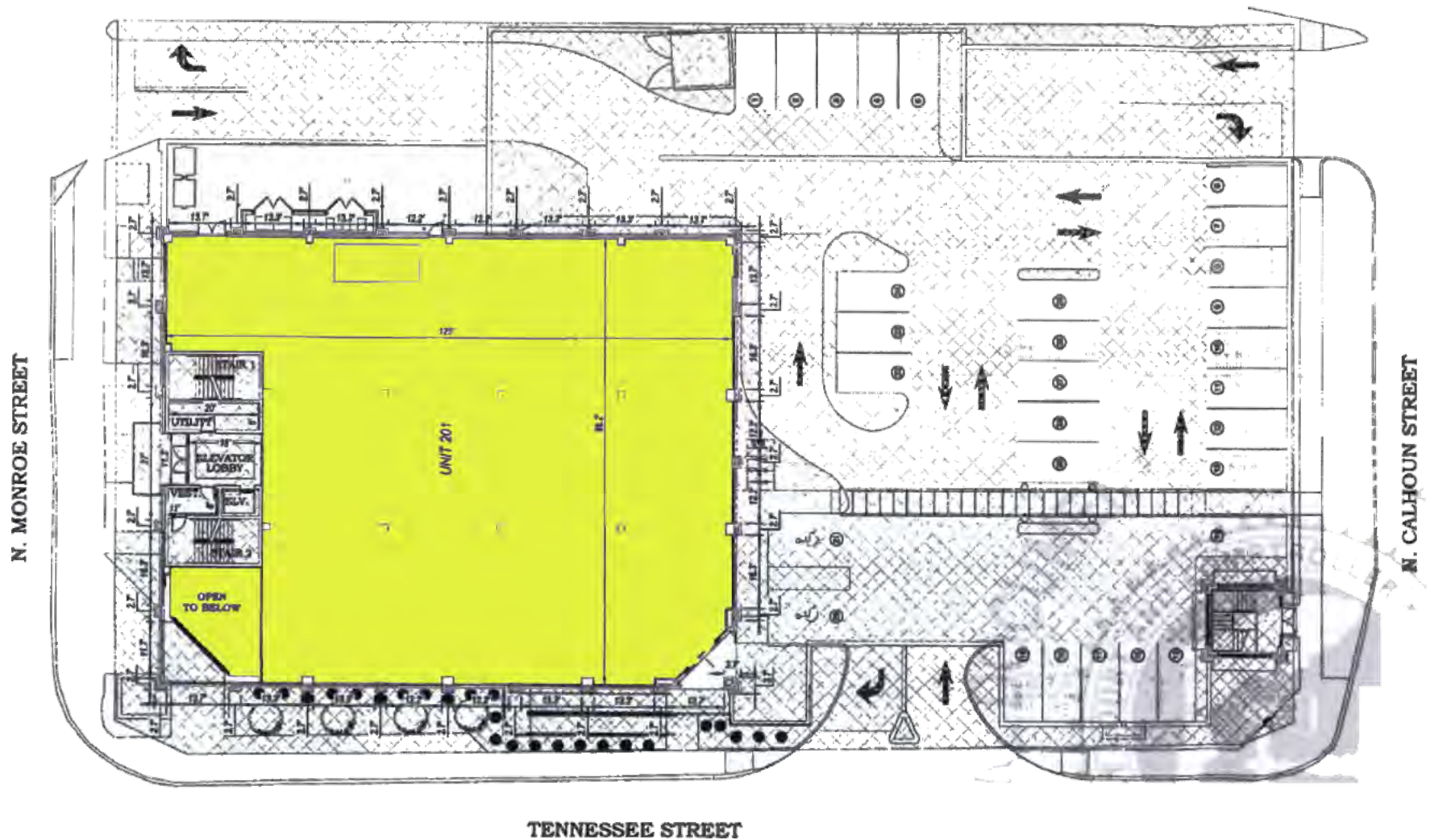
- Tennessee Street – RI/O
- Monroe Street – RI/O
- N. Calhoun St – FI/O (garage)

Zoning: CC, City of Tallahassee

Restrictions Include: pharmacy, veterinary

Building co-tenants include: Berger Singerman and Morgan & Morgan

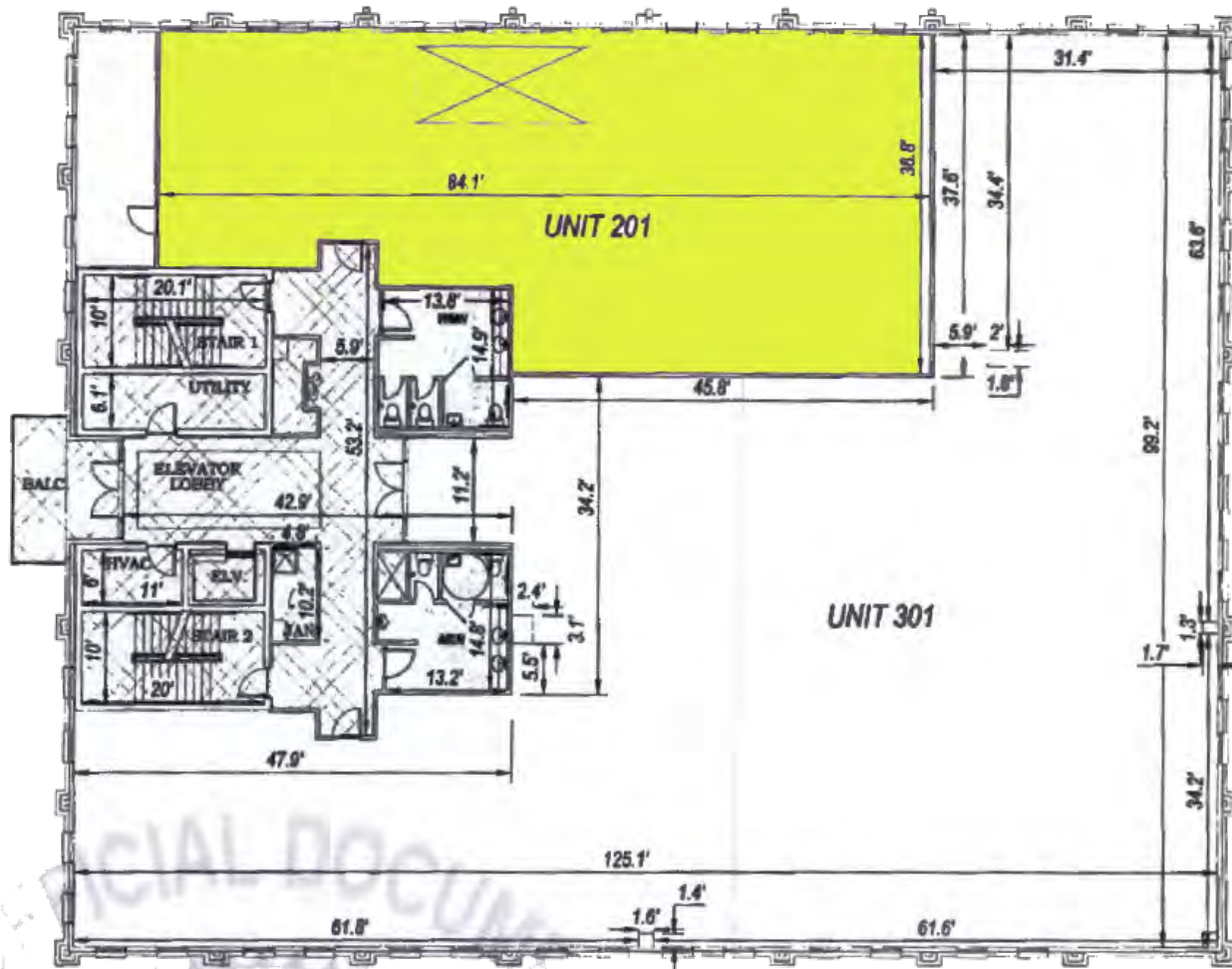
1st Floor Plan

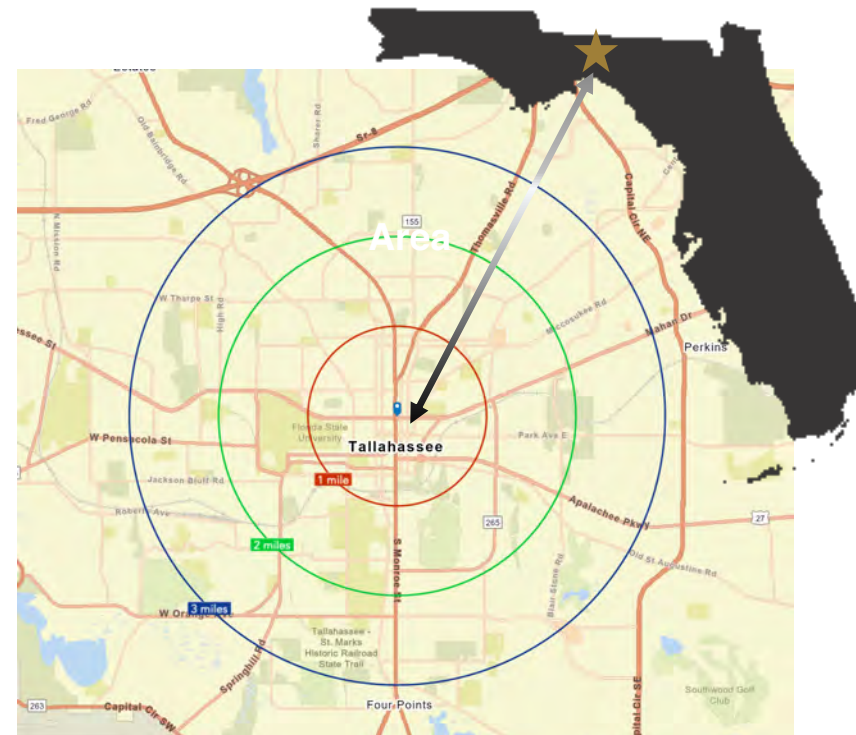
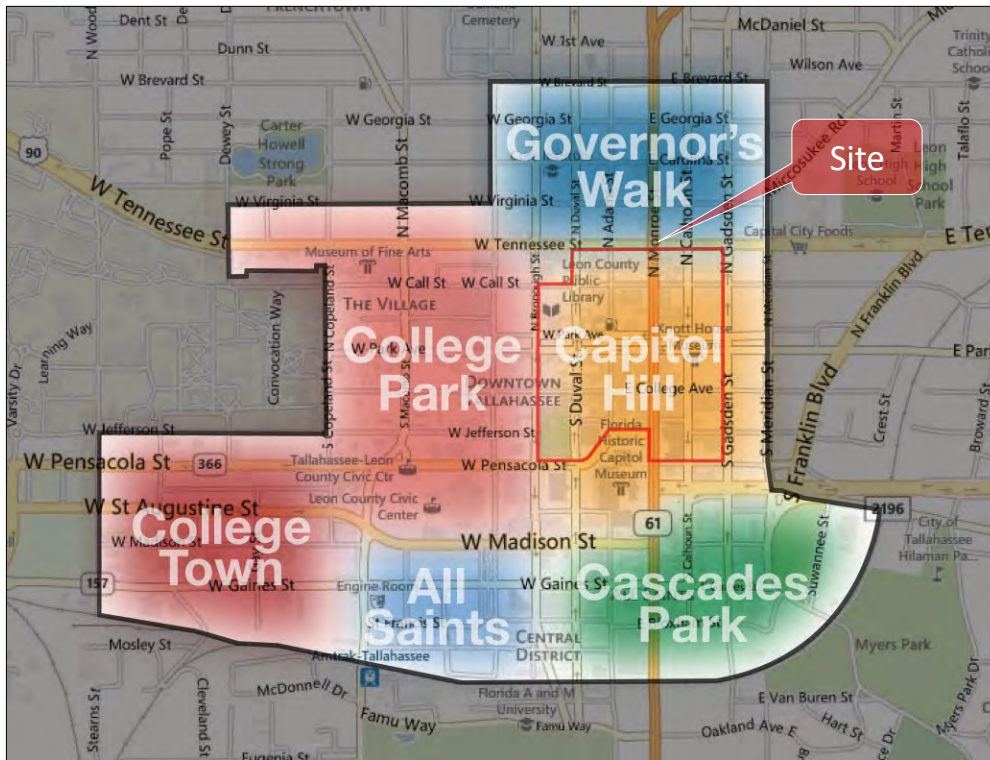


TENNESSEE STREET



2nd Floor Plan

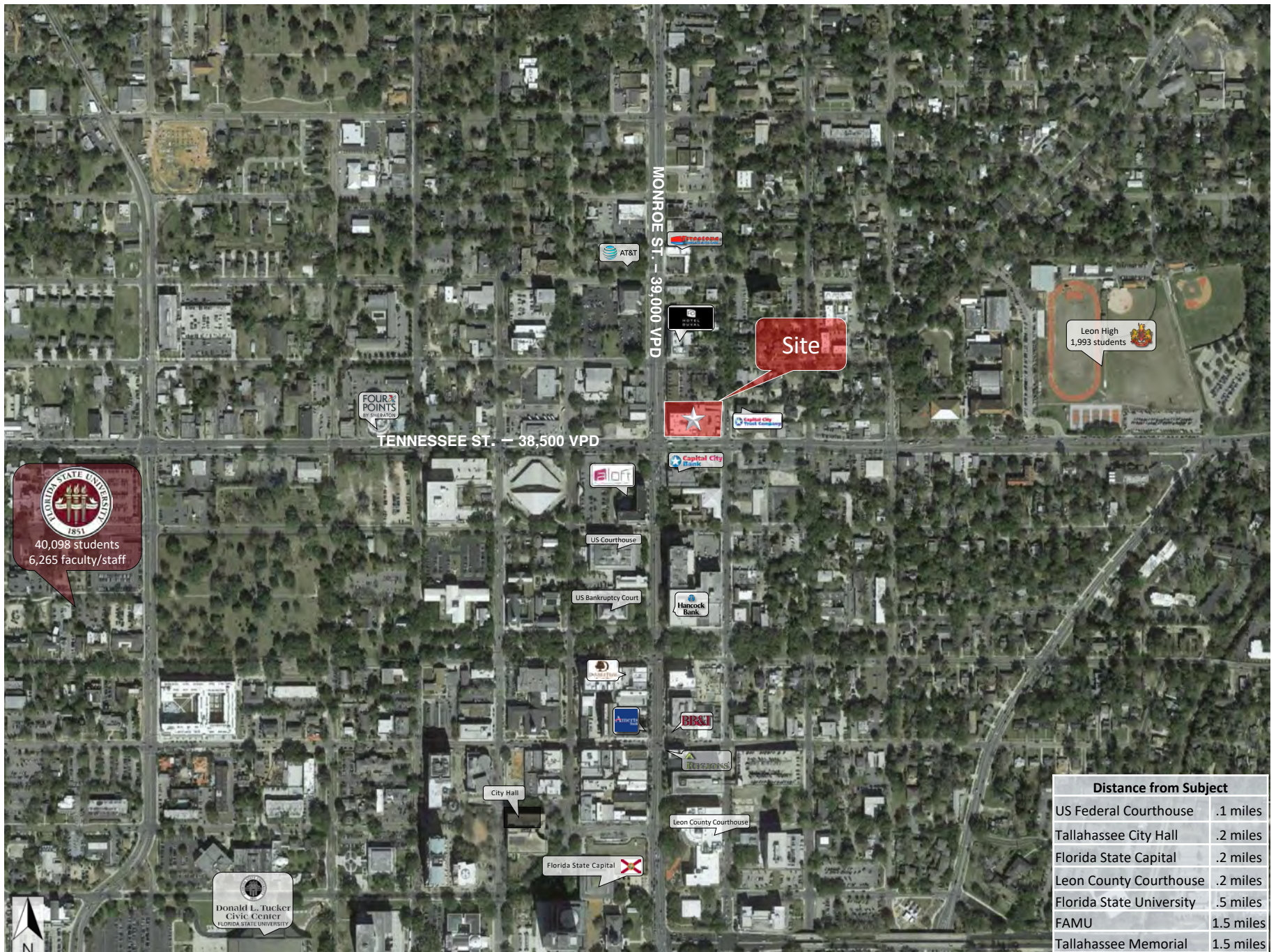




'21 Estimates	1 Mile	2 Miles	3 Miles
Population	13,719	48,268	104,630
Households	5,423	18,060	42,872
Avg. HH Inc.	\$52,641	\$52,453	\$53,876

LOCATION OVERVIEW

- **Prominent Location.** Property is at the NEC of Downtown Tallahassee's central intersection, Tallahassee & Monroe ($\pm 72,500$ VPD)
- **Within ½ Mile of the Following.** State Capital, Florida State University (40,098 students / 6,265 faculty & staff), US Federal Courthouse, Tallahassee City Hall, and the Leon County Courthouse
- **Immediate Occupancy Retail Opportunity.** One of Downtown Tallahassee's few mid-size retail spaces. Additionally, the building is newly constructed ('14).
- **Visibility & Access.** Frontage and access on 3 streets (Tennessee, N. Monroe & N. Calhoun)
- **Drive-through + 40 Exclusive Parking Spaces**
- **Long-term Availability.** Lease expires 5/31/39







313 N. Monroe Street, Tallahassee, FL

OFFERING TERMS

Suggested Rent*: \$105,000/yr. + sales tax

(inclusive of RET; otherwise NNN)

Minimum Term: 10 years; maximum term 5/31/39

Delivery: 'As-Is'

Offers Evaluated as Received

***Final rent + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee**

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