

FOR LEASE

325 John Knox Rd # L Tallahassee, FL 32303

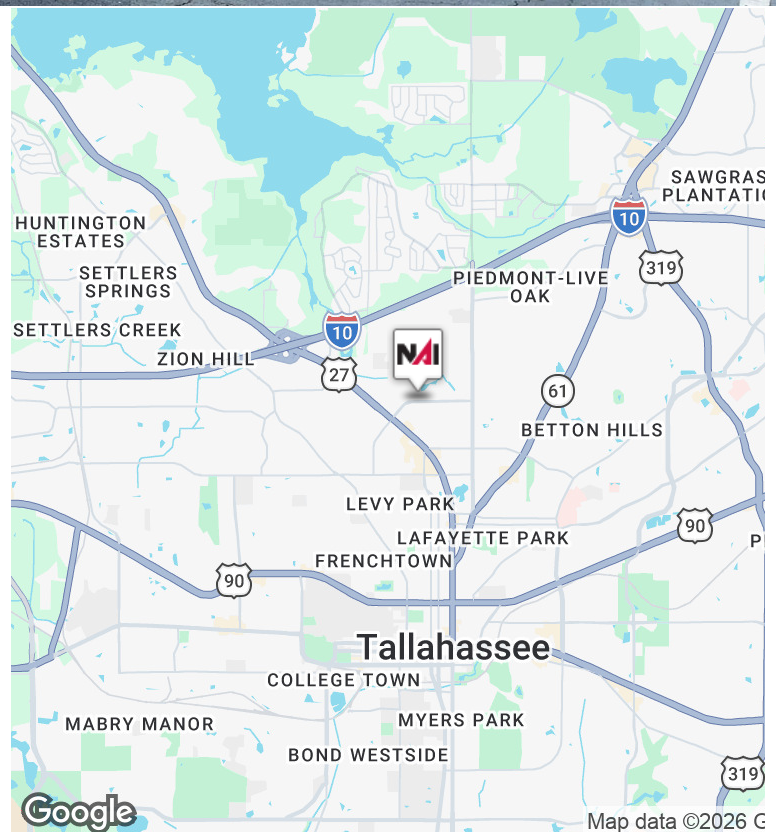
NAI TALCOR



Office | 1,250 - 35,767 SF

- Office park setting
- Onsite property management
- Generous Parking
- Full service lease
- Located near great restaurants and retail

Lease Rate: \$18 SF/Yr



✉ **Jimmy Nystrom, SIOR**
+1 850 570 5837
nystrom@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

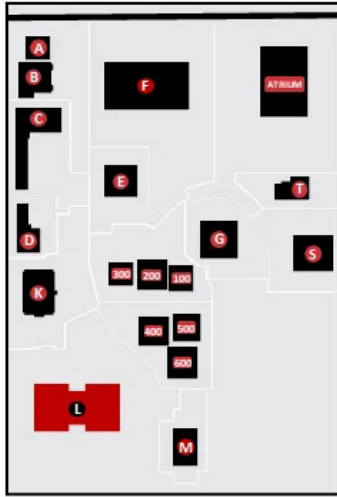


NAI TALCOR
1018 Thomasville Road, Suite 200A
naitalcor.com

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325 John Knox Rd # L Tallahassee, FL 32303

BUILDING L | 11,200 SF AVAILABLE



SUITE	SIZE	RATE
101	6,000SF	\$18SF/YR
103	4,000SF	\$18SF/YR
104	1,200SF	\$18SF/YR
2 nd FLOOR- 100% OCCUPIED		

■ = LEASED
■ = AVAILABLE SPACE



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NATLALCOR

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Woodcrest Building L

Centre of Tallahassee

ROSS
DRESS FOR LESS

DOLLAR TREE

Leasinghaus

belk

Guitar Center

AMC
THEATRES

BARNES
& NOBLE

Burlington
Foot Lockery

Sonny's
REAL PIT
BAR-B-Q

Krusty Kreme
DOUGHNUTS

DUNKIN'
DONUTS

STARBUCKS
COFFEE

STAPLES

Trinity Cafe

4TH QUARTER
BASKETBALL
Tallahassee, FL

McDonald's

KAVA
LOUNGE

Publix

PICK DOG
ON THE SQUARE

Lucky Goat
COFFEE CO

WELLS FARGO
MIDTOWN
CALABRESE

Google

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Maxar Technologies

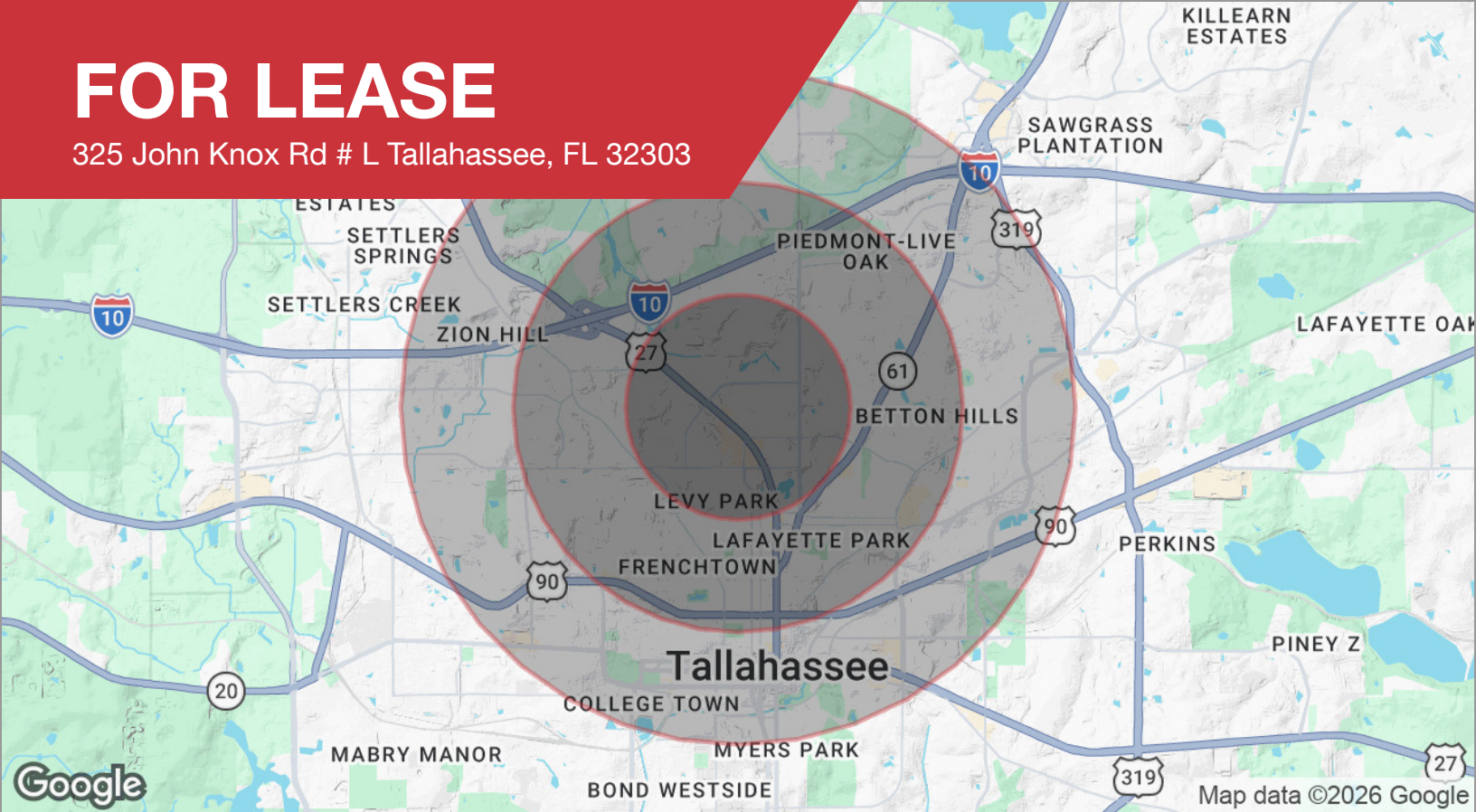
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DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total population	8,803	40,061	92,311
Median age	39	36	34
Median age (male)	37	35	33
Median age (Female)	40	37	34
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,133	17,746	39,543
# of persons per HH	2.1	2.3	2.3
Average HH income	\$85,672	\$84,220	\$75,374
Average house value	\$313,735	\$294,161	\$279,517

* Demographic data derived from 2020 ACS - US Census