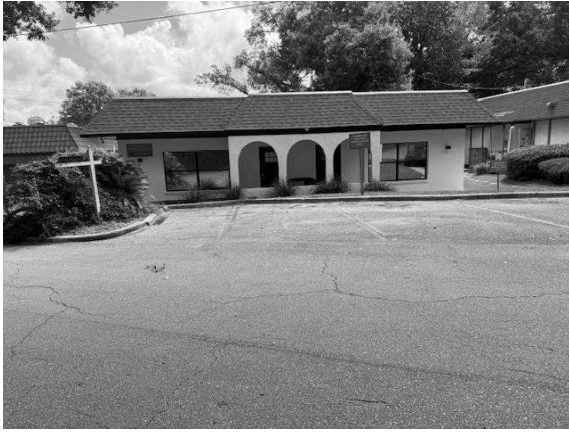


MLS #: 388127 Status: Active

Class: Commer/Business/Industr

LP: \$2,400



PROPERTY INFORMATION

Address: 1706 Riggins Road
City: TALLAHASSEE
County: Leon **Zip:** 32308
Area: Leon
Subdivision: EASTWOOD OFFICE PLAZA
Tax #: 112860 K0030
Unit: **Lot:** 3 **Block:** K
List Date: 7/1/2025 **For Rent**
Metes & Bounds: Yes
Units: **Traffic Count:**
Rail Access: **Cap Rate:**
Transaction Type: t **Parking:**
Agent Hit Count: 36 **Client Hit Count:** 0

Acreage: 0.11 **Total Sq. Ft.:** 1100 **Source of Sq. Ft.:** Tax **Misc. Sq. Ft.:**
Office Sq. Ft.: 1,100 **Retail Sq. Ft.:** **Warehouse Sq. Ft.:**
Owner: Kaath Brilliant Holding L **Phone:** **Lockbox Y/N:**
Gross Income: **Taxes Annual:** **Insurance:** **Lockbox Type:**
Other Expenses: **Common Area Maintenance:** **Net Operating Income:**

FEATURES

Access: Curb Cut - Existing **OnSite Park:** 1 - 10 Spaces
CeilHeight: Less Than 10 **OperExp:**
Constr: Concrete Block **OwnerExp:**
Cooling: Central Individual
DistCap: 3-5 Miles **RoadSrfce:** Paved
Documents: **Service:**
Envir/Reg.: Conforming **ShowInst:** Vacant, Appointment Only, Call Agent, Leave Card, Sign On Property
ExistEncum: No **TenantRent:** Lawn Maintenance, Sewer, Water
ExistMrtg: No **Terms:**
Features: Restrooms - Private **Topography:** Level
Heating: Central Individual **TypeBus/Build:**
LeaseTerm: 2 Years **TypeProperty:** Office, Business
LeasingTyp: Gross **Utilities:** Electricity, Public Water, Sewer, Telephone
List for Sale:
ListType: Exclusive Agency
Location: Free Standing Units, Fronts On Main Road
Occupancy: Vacant

Directions: Turn off Mahan Drive or Rd to Riggins Rd

Confidential Remarks:

Eastwood Office Plaza office/medical space for lease -25' x 17' Waiting room & reception area. 5 offices plus waiting and reception area - 13x9 with windows; 13x9 with outside door, sink and windows; 10x9 with sink; 11x10 with sink and storage closet; 10x9 with sink. This is zoned a PUD so you could have Medical, CPA, Insurance, Hair salon, and more. Fronts on Riggins and Eastwood Dr, there will be 5 spaces in front and 5 spaces in back and common area parking.

LO: Re/Max Professionals Realty - OFC: 850-385-6685

LA: Barbara A Slaughter - Pref: 850-599-5450

CLO:

CLA:

SO:

SA:

Contract Date:

Sale Price:

Sold Date:

How Sold:

Associated Document 0

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