



**STRUCTURE**  
COMMERCIAL REAL ESTATE  
&  
PROPERTY MANAGEMENT

OFFICE LEASE OPPORTUNITY

**PARKWAY @ ST. AUGUSTINE**

2002 OLD. ST. AUGUSTINE ROAD, TALLAHASSEE, FL 32301

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# PARKWAY @ ST. AUGUSTINE

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Building Size:	80,326 SF
Available SF:	2,300 - 17,300 SF
Lot Size:	7.91 Acres
Year Built:	1987
Type Parking	Surface, Adjacent
Renovated:	2024
Market:	Southeast Tallahassee
Tenant Mix:	Government, Professional, Technology

### PROPERTY OVERVIEW

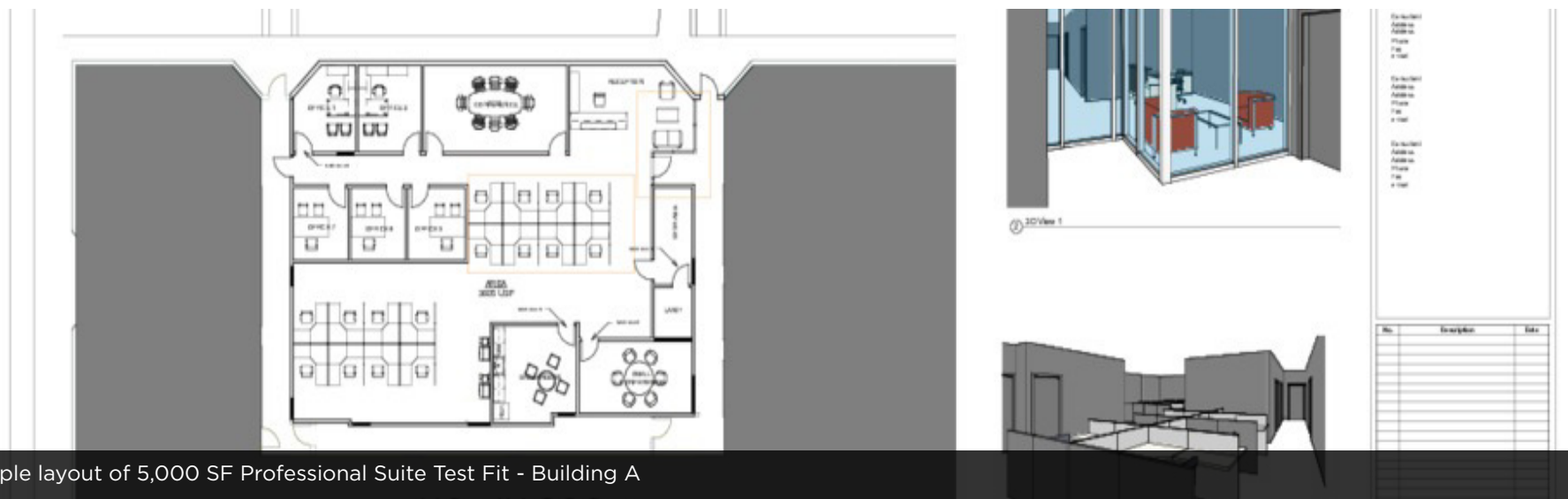
Parkway @ St. Augustine Office Park is a professional office setting located centrally within the Tallahassee business and government sectors. Located directly on two major traffic east-west corridors in Tallahassee, the Park sits in between the State Capitol Complex downtown and Southwood's Capital Commerce Office Center (CCOC). From small executive suites to full professional suites between 2,500 sq. ft. and 10,000 sq. ft., Parkway @ St. Augustine can offer flexible options and room to grow.

### PROPERTY HIGHLIGHTS

- Flexible Range of Open Office and Hard Office layout options
- Below Market Rents
- 5:1000 Parking
- Multiple Lines IT Fiber in Park
- Institutional Ownership
- Diverse Tenant Mix - Private / Public

# PARKWAY @ ST. AUGUSTINE

## LEASE SPACES



Example layout of 5,000 SF Professional Suite Test Fit - Building A

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Building A: Multi-Tenant Option with Hard Office or Open Concept	2,300 - 17,300 SF	NNN	\$10.00 SF/yr
Building A: Executive Suites	200 SF	Full Service	Negotiable
Professional Suite: B14	4,686 SF	Full Service	\$19.50 SF/yr
Building A - 5000 SF	5,000 SF	Full Service	\$21.00 SF/yr

# PARKWAY @ ST. AUGUSTINE - BUILDING A (UP TO 17,000 SF)

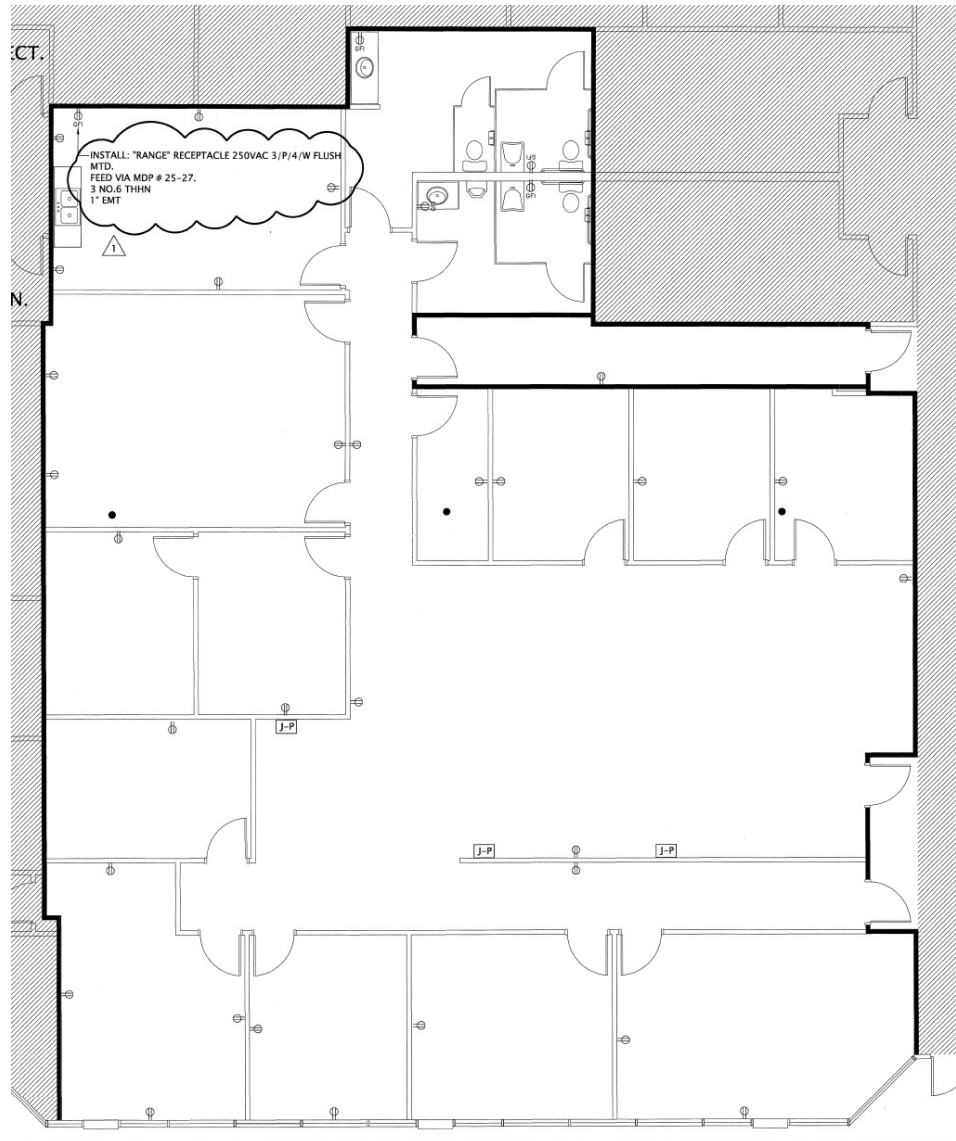
## FLOOR PLAN - A



Available variations: i) 2,300 small executive suite, ii) a 5,000 professional suite turnkey or iii) up to 17,000 regional operations

# PARKWAY @ ST. AUGUSTINE - BUILDING B (B-14) - 4,686 SF

## FLOOR PLANS



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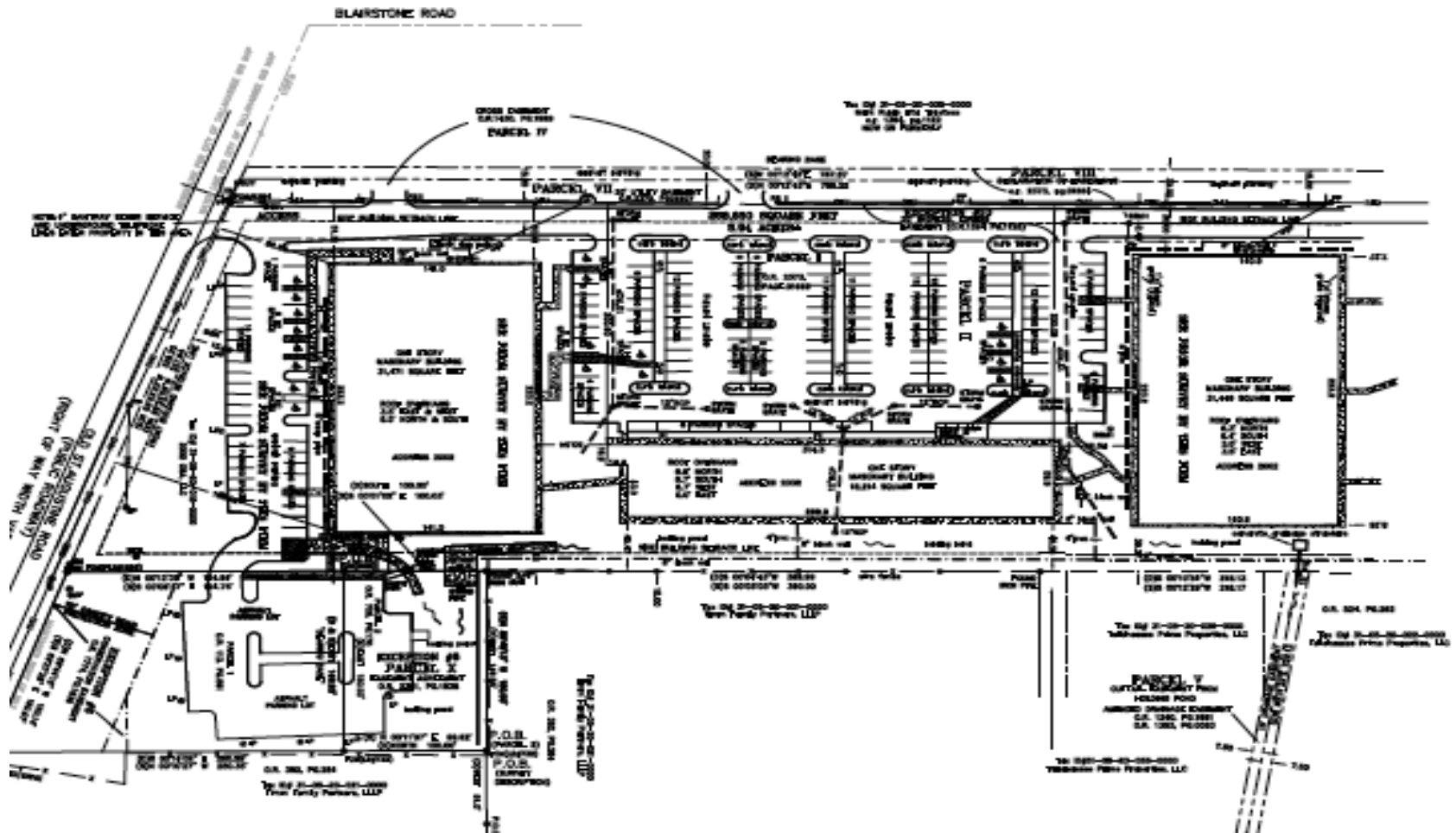
## ADD'L PROPERTY PHOTOS

ADDITIONAL PHOTOS



# PARKWAY @ ST. AUGUSTINE - SITE PLAN

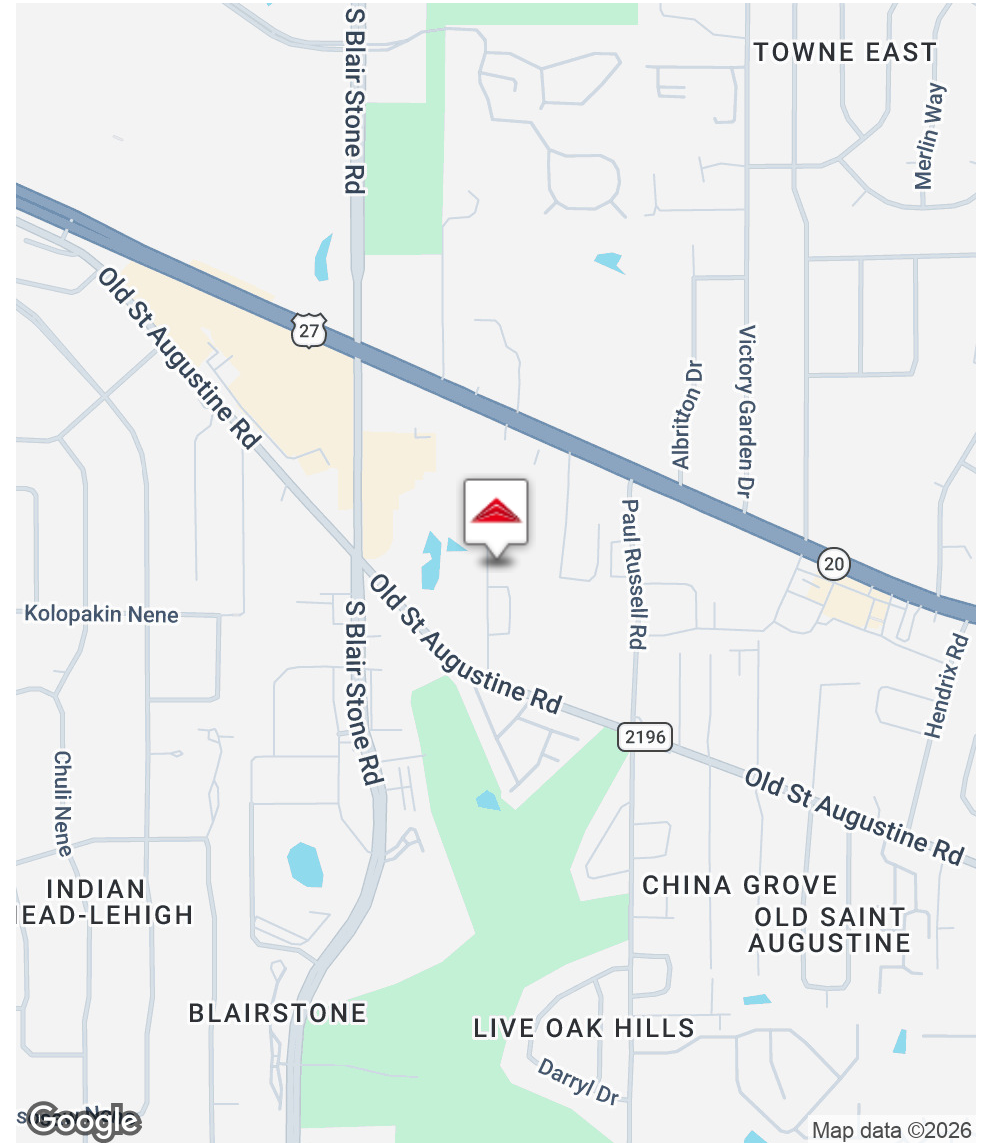
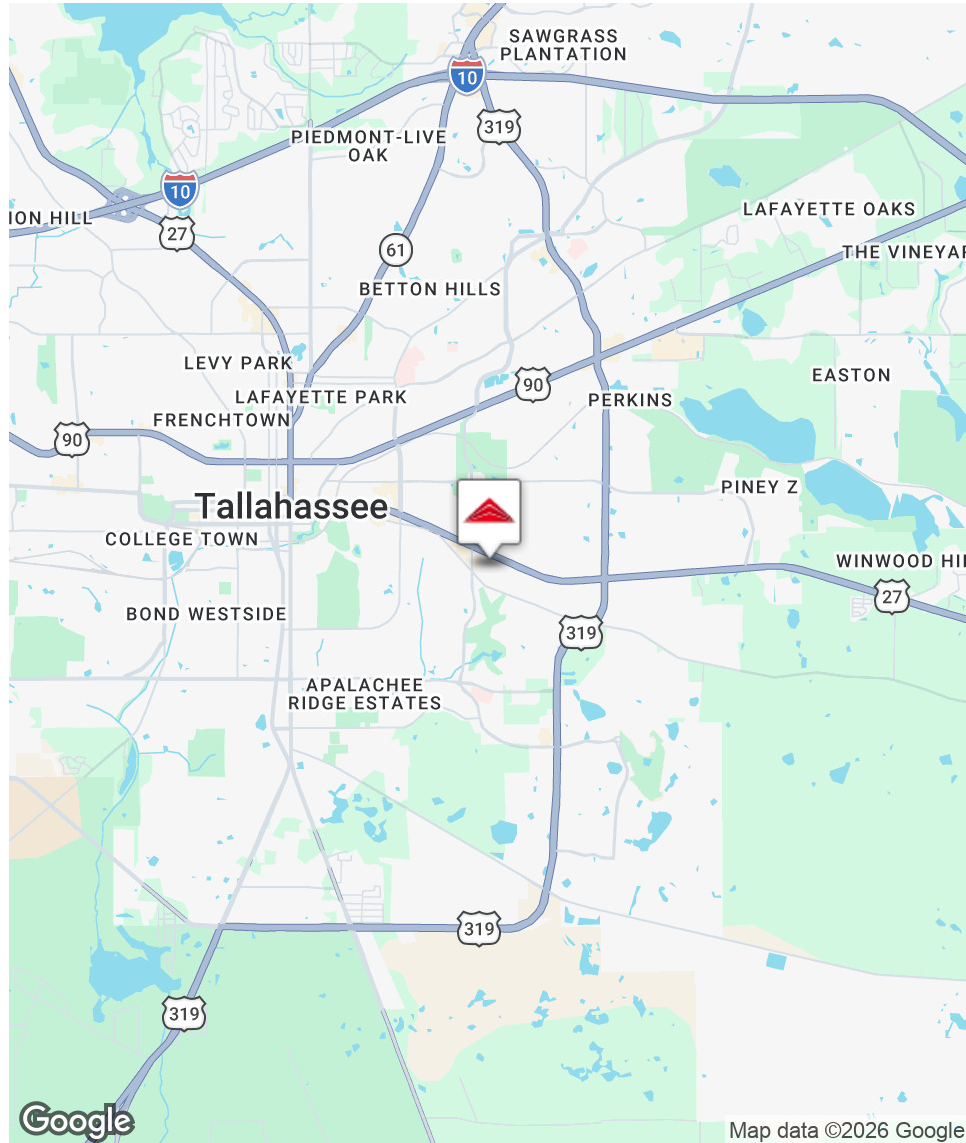
## SITE PLANS



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# PARKWAY @ ST. AUGUSTINE

## LOCATION MAPS



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# PARKWAY @ ST. AUGUSTINE

RETAILER MAP

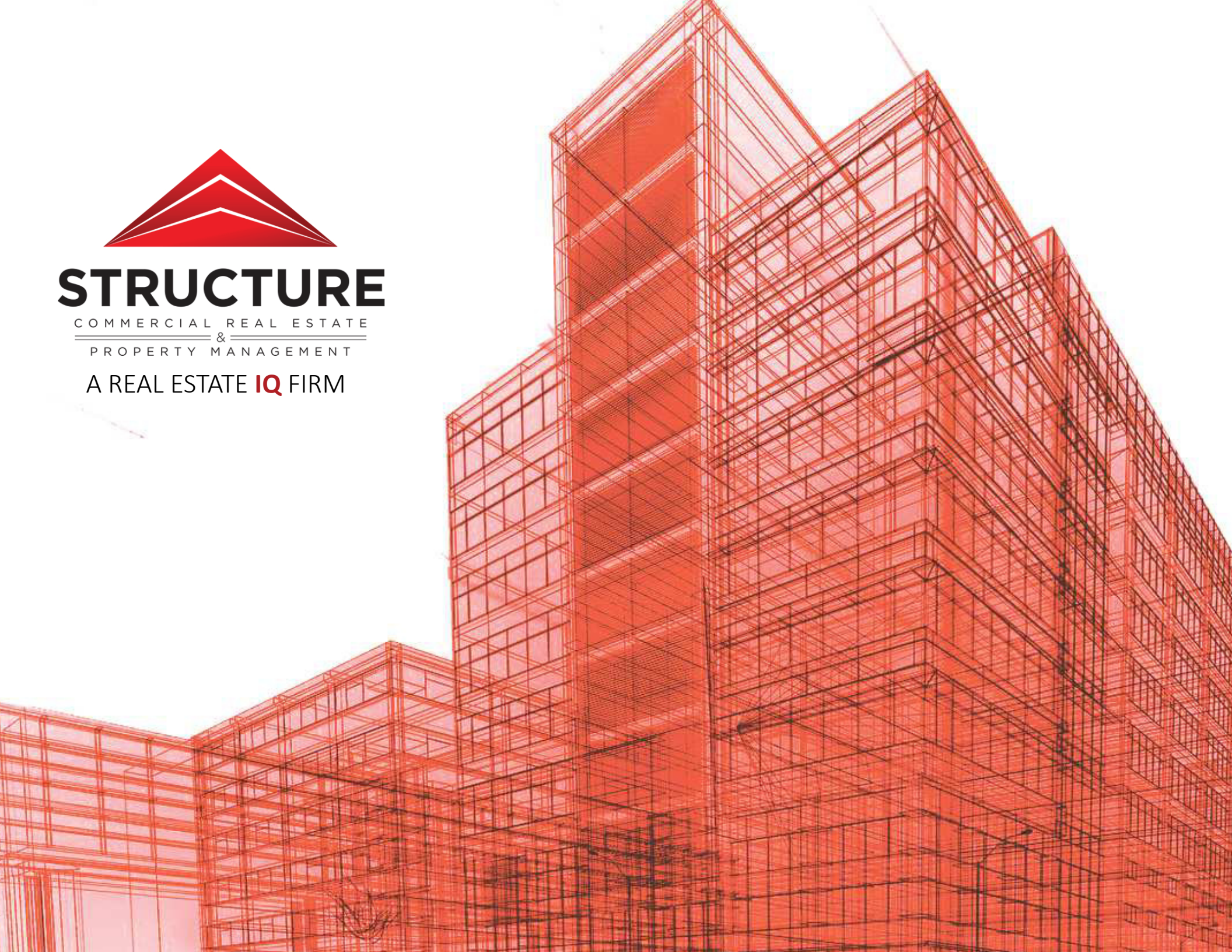




# STRUCTURE

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A REAL ESTATE **IQ** FIRM





# A B O U T

Our firm provides the professional services of Commercial Real Estate brokerage & leasing, and Commercial Property Management. Created on a foundation of *knowledge* and *integrity*, STRUCTURE's focus is providing *customized strategic, brokerage, and management solutions* for our private and institutional clients. Our structured services platform allows our clients to *focus* on their own business operations, knowing that STRUCTURE's team of real estate experts is taking care of all of the strategic and operational real estate details. The end result is *custom-tailored real estate solutions* that fulfill your business objectives and maximize your cost-savings.

