

# DOWNTOWN OFFICE PROPERTY FOR SALE



**COLDWELL BANKER  
COMMERCIAL**  
HARTUNG



**108 EAST JEFFERSON ST**  
**TALLAHASSEE, FL 32301**



**110 EAST JEFFERSON ST**  
**TALLAHASSEE, FL 32301**

**Chip Hartung**

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**108 & 110 EAST JEFFERSON ST  
TALLAHASSEE, FL 32301**

## Property Information

Address: 108 & 110 E Jefferson Street  
Tallahassee, FL 32301

**Sale Price: \$995,000**  
**Buildings only**  
**Subject to ground lease**

Total Bldg Size: 7,200 SF +/-  
108 E. Jefferson 4,800 SF (two story)  
110 E. Jefferson 2,400 SF (one story)

Total Lot Size: .12 Acres

Total Dimensions: Approx. 60' X 85'

APN: #2136251691470  
#2136251691475

Zoned: Central Core

Traffic Count: 32,364 cars daily

[CITY OF TALLAHASSEE PARKING](#)

## Overview

- Two professional office buildings located in the heart of downtown Tallahassee across from the Capitol Complex.
- **Buildings must be purchased together.**
- Walking distance to government buildings, courthouse, restaurant, shops and more.
- 40 years remaining on ground lease

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108 EAST JEFFERSON



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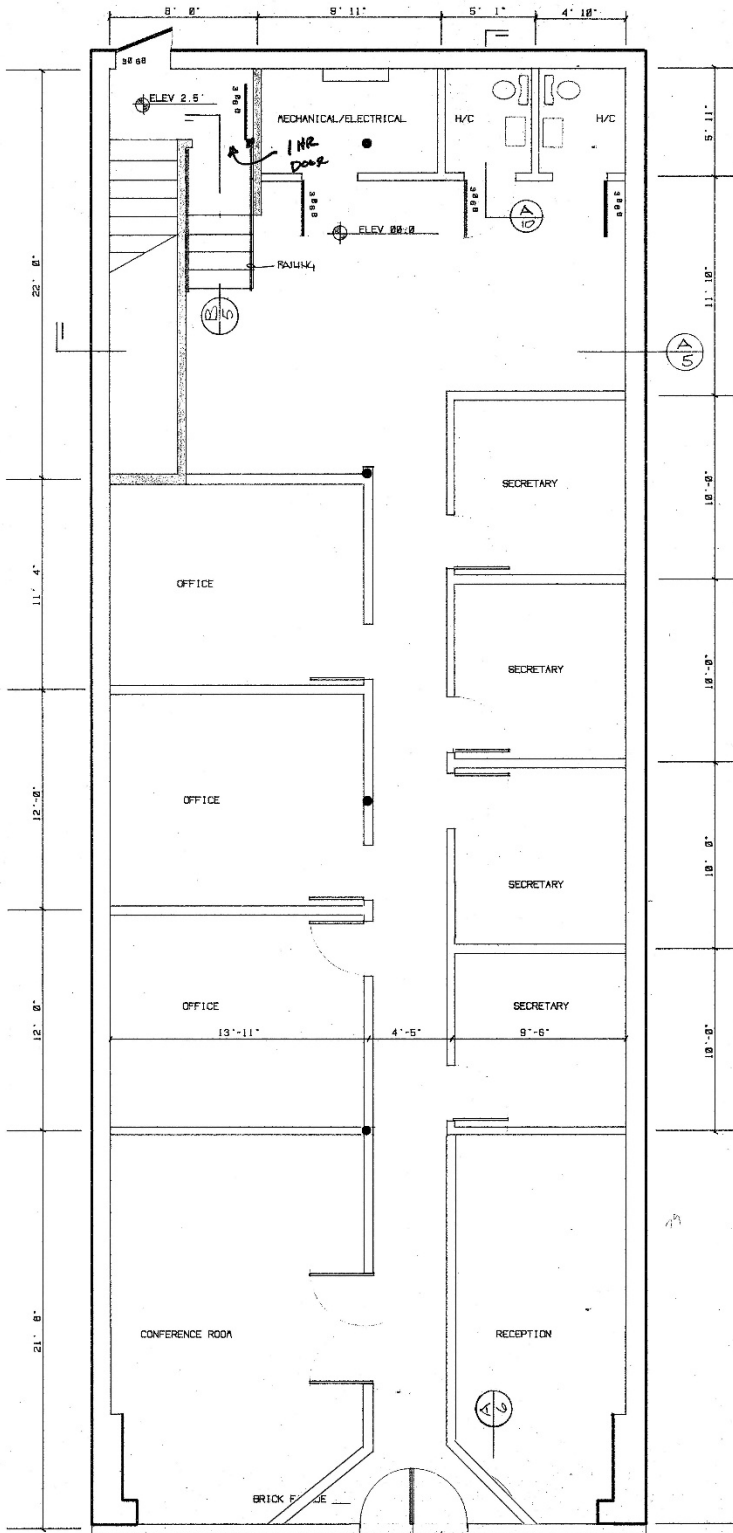
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# 108 EAST JEFFERSON FLOOR PLAN

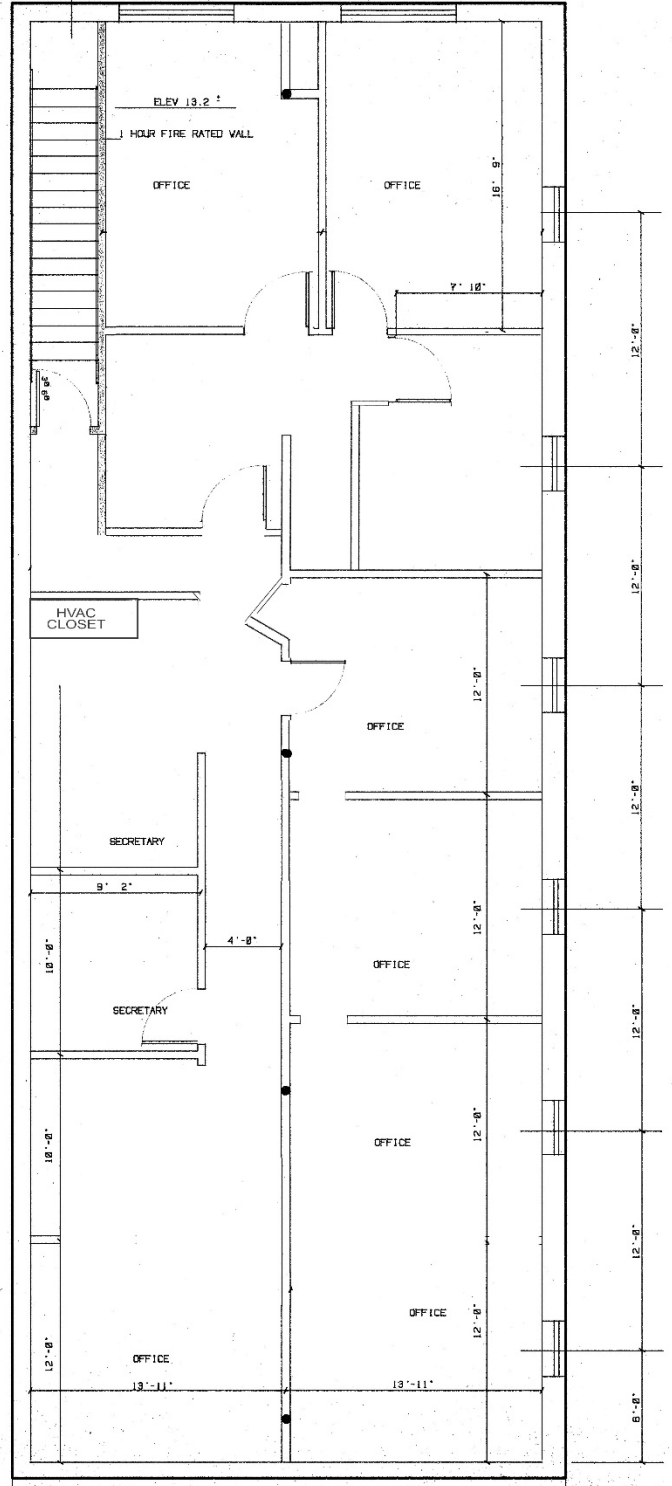


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### 1ST FLOOR



### 2ND FLOOR



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110 EAST JEFFERSON



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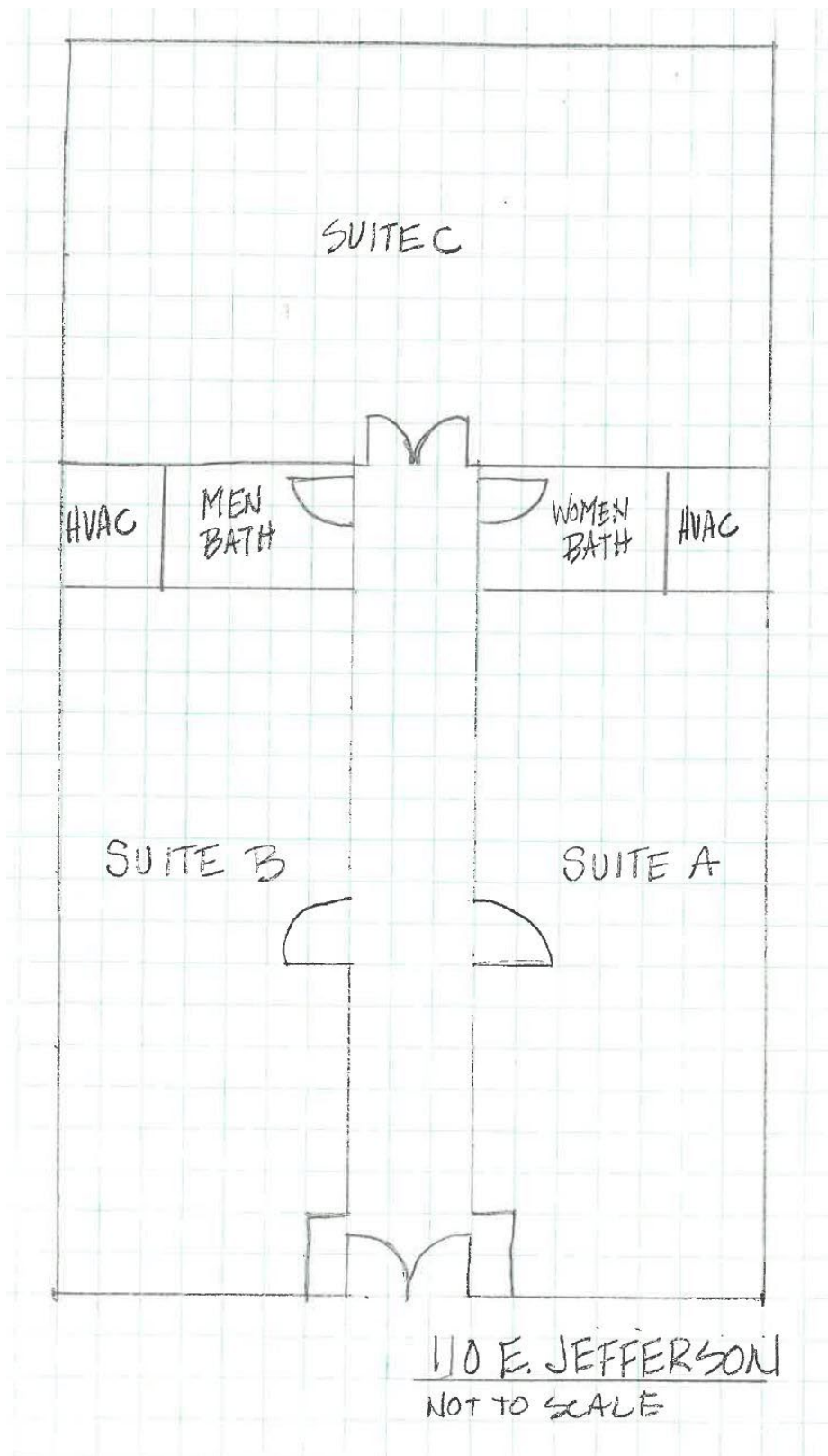
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# 110 EAST JEFFERSON FLOOR PLAN



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# ZONING DETAILS

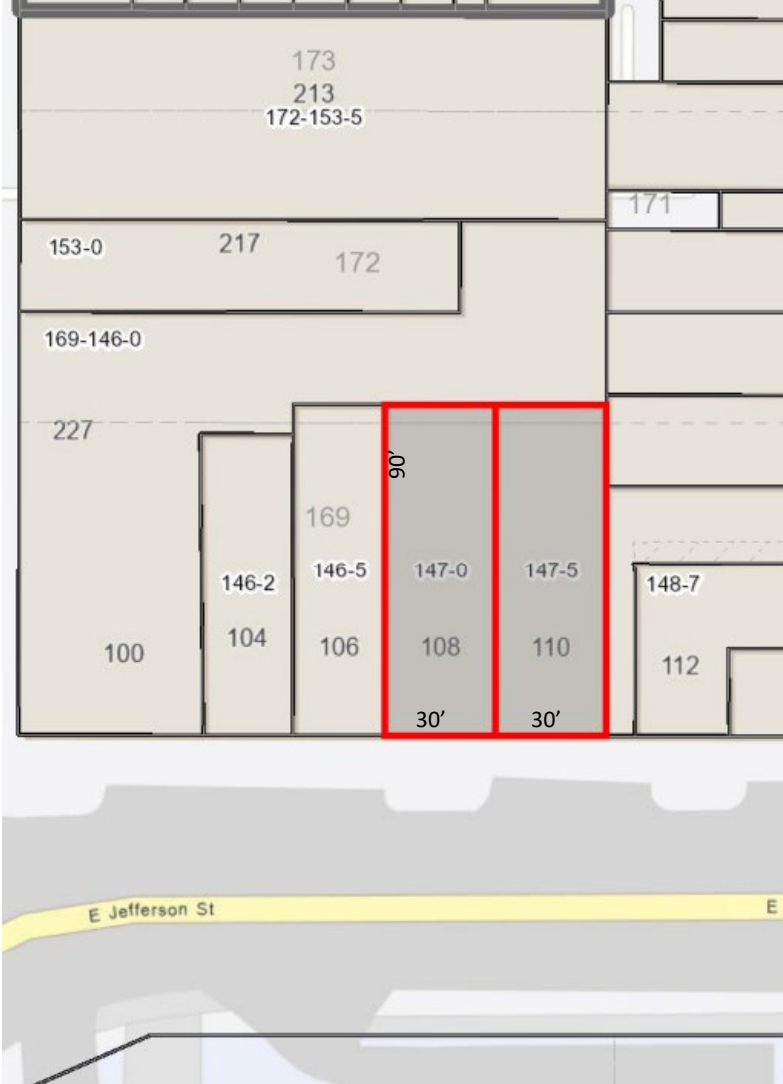


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## Sec. 10-197. Central Core district

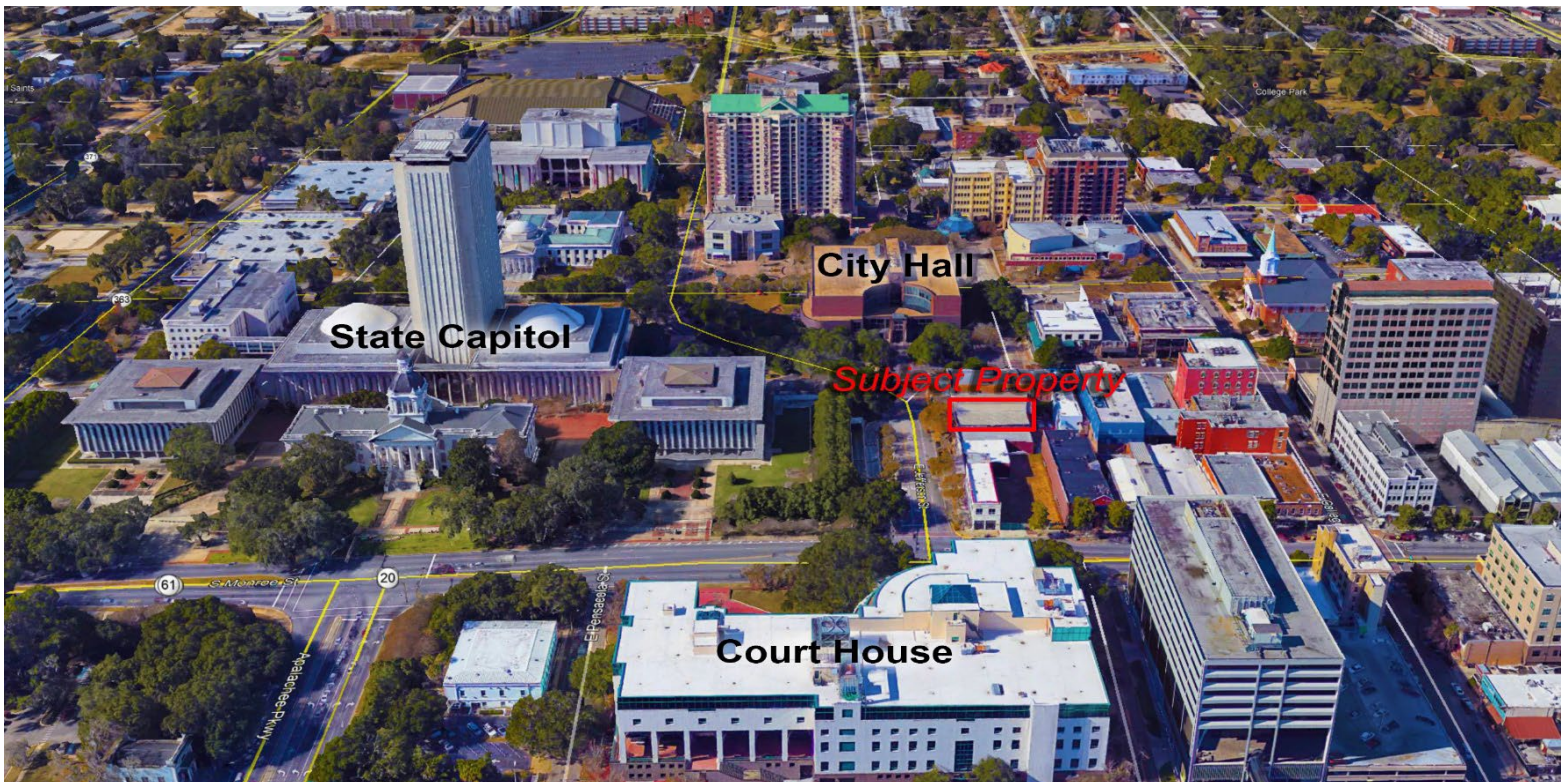
See the following chart for district intent, permitted uses, and notes for the Central Core Zoning District:

1. District Intent	PERMITTED USES		
	2. Principal Uses	3. Prohibited Uses	4. Special Exception and Accessory Uses
<p>The Central Core district is intended to:</p> <ol style="list-style-type: none"> <li>1) Create a critical mass of activity in the central core of the City;</li> <li>2) Allow residential density of up to 150 dwelling units per acre;</li> <li>3) Promote infill and redevelopment of existing residential urban areas with sufficient supporting infrastructure, accessibility to services, and proximity to the Capitol, employment centers, and universities;</li> <li>4) Provide access to convenient shopping and service businesses;</li> <li>5) Promote compatibility between adjacent residential and non-residential uses through high quality design; and</li> <li>6) Promote pedestrian and bicycle mobility.</li> </ol> <p>The Central Core zoning district may only be utilized in the Central Core Future Land Use Category. The Central Core district is not subject to the Tallahassee Land Use Development Matrix.</p> <p><b>Development Standards for this zoning district are established within the Downtown Overlay Regulating Plan map series and applicable sections of Division 4.</b></p>	<ol style="list-style-type: none"> <li>1. Active and passive recreational facilities.</li> <li>2. Automotive rental.</li> <li>3. Automotive repair.</li> <li>4. Banks and other financial institutions.</li> <li>5. Community facilities, including libraries, religious facilities, police/fire stations, and elementary, middle, high and vocational schools. Other community facilities may be allowed in accordance with Section 10-413 of these regulations.</li> <li>6. Cocktail lounges and bars.</li> <li>7. Commercial sports.</li> <li>8. Day care centers.</li> <li>9. Equipment rental, outdoor storage prohibited.</li> <li>10. Funeral parlor, mortuary.</li> <li>11. Hotel, motel, and Bed and breakfast inns (see Sec. 10-412).</li> <li>12. Indoor amusements.</li> <li>13. Laundromats, laundry and dry cleaning pick-up stations.</li> <li>14. Mailing services.</li> <li>15. Medical and dental offices and services, laboratories, and clinics.</li> <li>16. Motor vehicles fuel sales.</li> <li>17. Museums and art galleries.</li> <li>18. Non-medical offices and services, including business and government offices and services.</li> <li>19. Nursing homes and other residential care facilities.</li> <li>20. Personal services (barber shops, fitness clubs, tailoring, etc.).</li> <li>21. Photocopying and duplicating services.</li> <li>22. Post-secondary educational facilities.</li> <li>23. Repair services, non-automotive; outdoor storage prohibited.</li> <li>24. Residential – any dwelling unit type, except</li> </ol>	<ol style="list-style-type: none"> <li>i. Motor vehicles, RV, and boat dealers.</li> <li>ii. Fuel oil dealers.</li> <li>iii. Camps and recreational vehicle parks.</li> <li>iv. Hospital.</li> <li>v. Factories and industrial uses.</li> </ol>	<p>(1) Special Exception Use:</p> <ol style="list-style-type: none"> <li>a. Off-Street Parking Facilities</li> </ol> <p>(2) Accessory Uses:</p> <ol style="list-style-type: none"> <li>(a.) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator.</li> <li>(b.) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</li> </ol>
	<ol style="list-style-type: none"> <li>mobile homes.</li> <li>25. Restaurants, without drive-in facilities.</li> <li>26. Retail, miscellaneous – bakeries, electronics, florists, liquor stores, used merchandise, newsstand, books, greeting cards, toys, luggage, clothing, shoes, department store, furniture, grocers, etc.</li> <li>27. Rooming and boarding houses, including dormitories.</li> <li>28. Social, fraternal, and recreational clubs and lodges; assembly halls.</li> <li>29. Structured parking.</li> <li>30. Studios for photography, film, music, art, dance, drama, and voice.</li> <li>31. Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.</li> </ol>		



MEASUREMENTS ARE APPROXIMATE





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# ACROSS THE STREET



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## DOWNTOWN TALLAHASSEE MAP

### STATE BUILDINGS

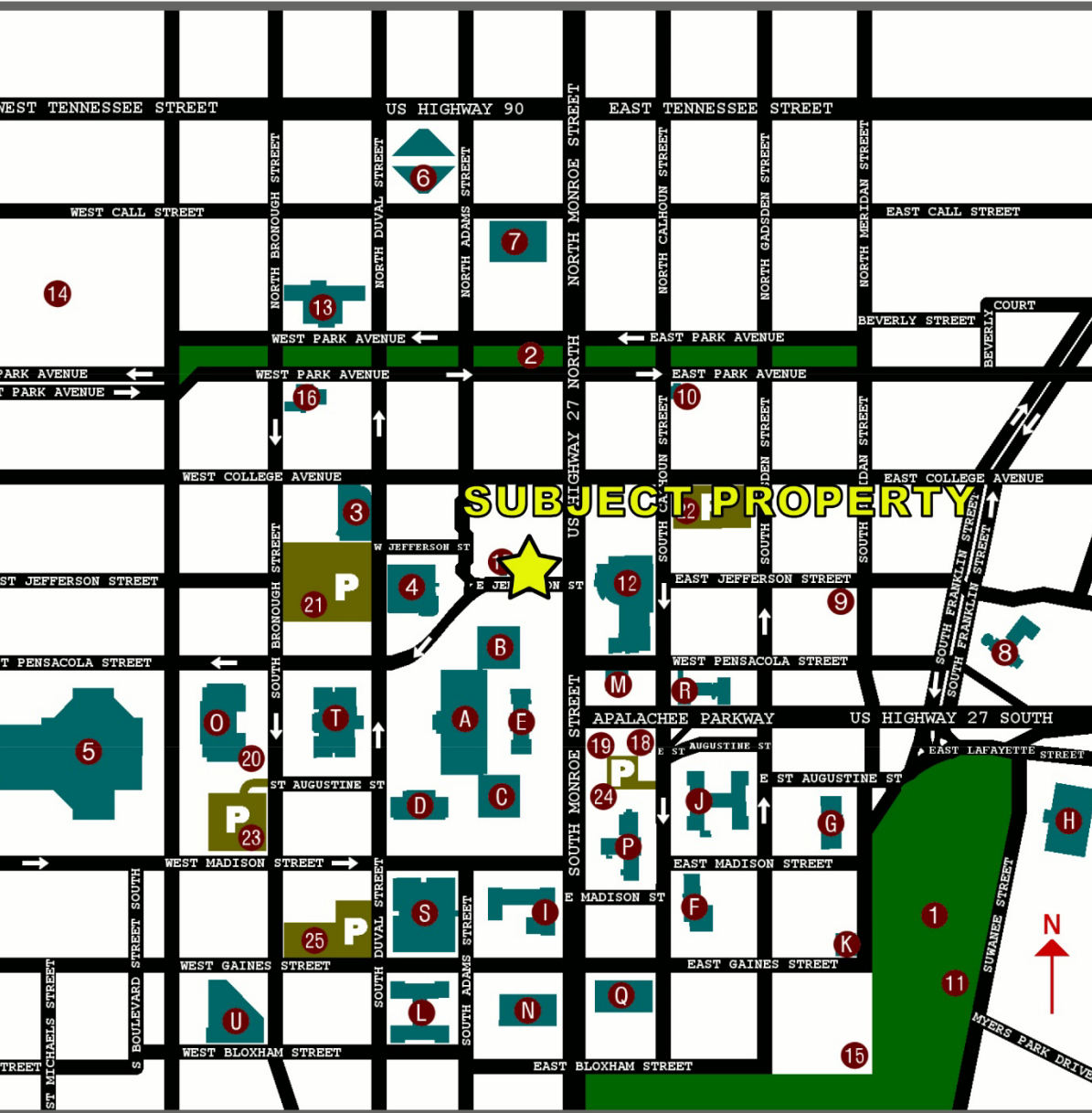
- A. CAPITOL
- B. HOUSE OFFICE BUILDING
- C. SENATE OFFICE BUILDING
- D. KNOTT BUILDING
- E. OLD CAPITOL
- F. BLOXHAM
- G. BRYANT
- H. BURNS
- I. CALDWELL
- J. CARLTON
- K. COLEMAN
- L. COLLINS
- M. ELLIOT
- N. FLETCHER
- O. R.A. GRAY (Museum of Florida History)
- P. HOLLAND
- Q. LARSON
- R. MAYO
- S. PEPPER
- T. SUPREME COURT
- U. TURLINGTON

### POINTS OF INTEREST

- 1. CASCADE PARK
- 2. CHAIN OF PARKS
- 3. CHALLENGER LEARNING CENTER
- 4. CITY HALL
- 5. CIVIC CENTER
- 6. C.K. STEELEE BUS PLAZA
- 7. FEDERAL COURTHOUSE
- 8. FLORIDA BAR
- 9. JOHN G. RILEY HOUSE
- 10. KNOTT HOUSE
- 11. KOREA WAR MEMORIAL
- 12. LEON COUNTY COURTHOUSE
- 13. LEON COUNTY LIBRARY
- 14. OLD CITY CEMETARY
- 15. U.S. POST OFFICE
- 16. PRIME MERIDAN MARKER
- 17. TALLAHASSEE VISITOR CENTER
- 18. UNION BANK
- 19. VIETNAM WAR MEMORIAL
- 20. WORLD WAR II MEMORIAL

### PARKING LOTS

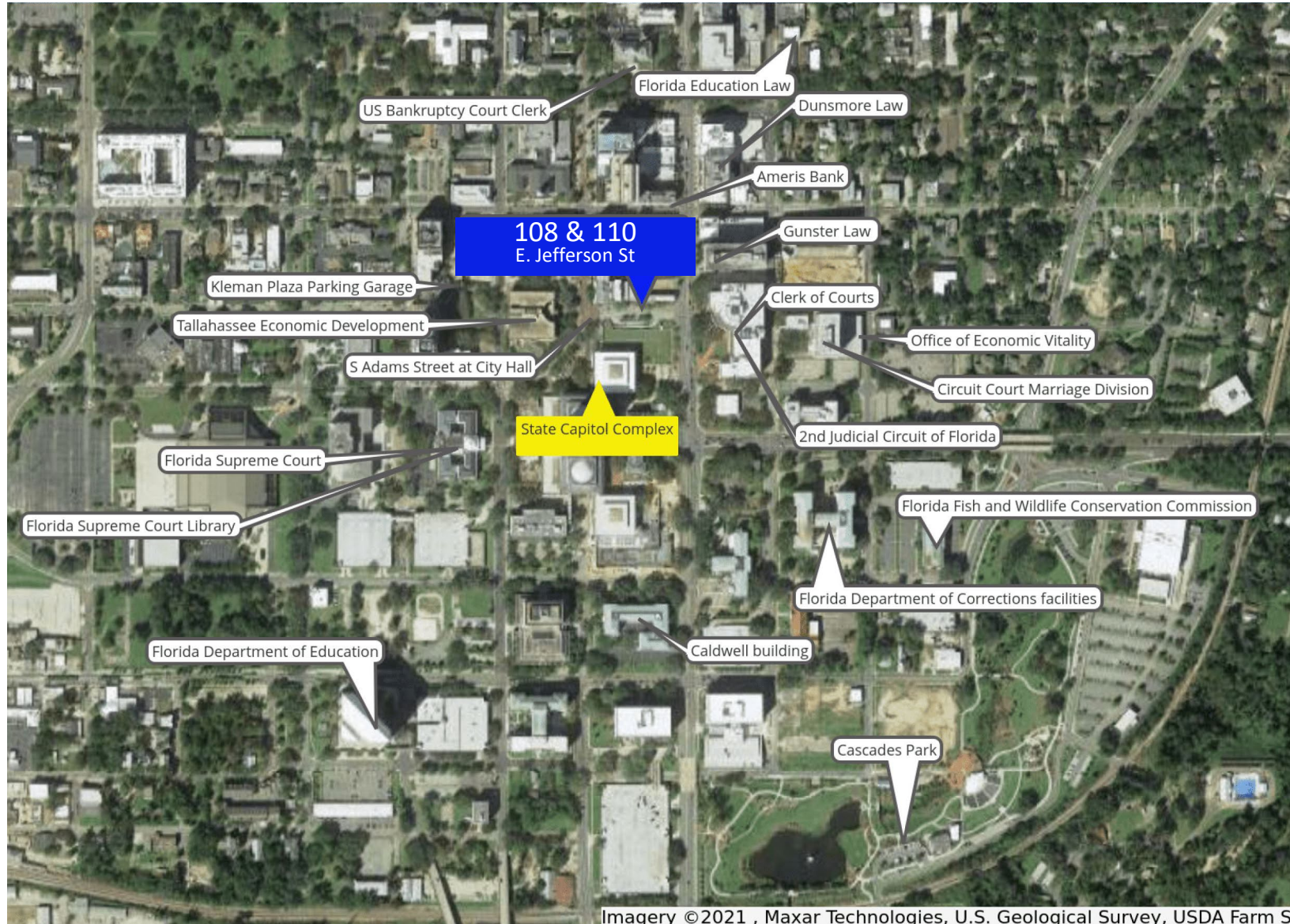
- 21. KLEMAN PLAZA GARAGE
- 22. EASTSIDE PARKING GARAGE
- 23. LOT E PARKING LOT
- 24. LOT 4 PARKING LOT
- 25. DUVAL STREET LOT



# LOCATION MAP



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## LOCATION OVERVIEW

Tallahassee is the capital city of Florida. As the capital, it is the site of 30 state agency headquarters and has a population of approximately 194,000. The population in the Tallahassee Metropolitan Area is approximately 385,145 as of 2018. The city is known for its many law firms, lobbying organizations and professional associations. Tallahassee is also the site of the recognized scientific research facility, the National High Magnetic Field Laboratory.

Located along Florida's I-10 corridor in the Panhandle, Tallahassee has a fusion of cosmopolitan flair and Southern charm. Tallahassee is a place that combines history, college town, culture and politics. There are at least 8 colleges in Tallahassee with the largest schools being Florida State University, Florida A & M University and Tallahassee Community College.

Tallahassee is home to Florida State University, ranked the nation's thirty-third best public university by U.S. News & World Report. It is also home to Florida A&M University, the fifth-largest historically black university by total enrollment. Tallahassee Community College is a large state college that serves mainly as a feeder school to Florida State and Florida A&M. Tallahassee qualifies as a significant college town, with a student population exceeding 70,000 students.

# AIRPORT & HOSPITALS



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## TALLAHASSEE INTERNATIONAL AIRPORT

Tallahassee International Airport (TLH), is located approximately 5 miles southwest of downtown Tallahassee. The airport is able to served more than 700,000 passengers annually with flights to major hubs, such as Atlanta, Charlotte, Miami, Dallas/Fort Worth, Tampa, Fort Lauderdale and Orlando for major airlines such as American Airlines, Delta and Silver Airways. Tallahassee International Airport is able to manage international cargo flights for companies like FedEx. Serving as the leading cargo handler in the Panhandle of Florida, TLH handles more than nice and a half million pounds of cargo annually.



## TALLAHASSEE MEMORIAL HEALTHCARE

Tallahassee Memorial HealthCare, founded in 1948, is a private, not-for-profit community healthcare system located just minutes northeast of downtown Tallahassee. Tallahassee Memorial HealthCare serves a 17-county region in North Florida and South Georgia and is comprised of a 772-bed acute care hospital, multiple specialty care centers and three residency programs, and psychiatric hospital. The hospital has 32 affiliated physician practices and partnerships with Doctors' Memorial Hospital, FSU College of Medicine, University of Florida Health, Weems Memorial Hospital & Wolfson Children's Hospital. Tallahassee Memorial HealthCare employs more than 5,000 physicians and employees.



## CAPITAL REGIONAL MEDICAL

Capital Regional Medical Center is a fully accredited healthcare facility located northeast Tallahassee area. CRMC has more than 1,100 employees and 500 physicians, Capital Regional Medical Center is the regions 11th largest employer. Part of the HCA medical network, Capital Regional Medical Center is a 266-bed acute-care hospital that offers 24/7 emergency services and contains the only emergency hyperbaric operation between Pensacola and Jacksonville. The hospital also handles military personnel from Moody Air Force Base in Valdosta, Georgia, Mayport Naval Station east of Jacksonville and US Coastguard Sector Jacksonville

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## FLORIDA STATE UNIVERSITY



Florida State University is a public institution that was founded in 1851. It has a total undergraduate enrollment of 33,270, its setting is city, and the campus size is 487 acres. It utilizes a semester-based academic calendar. Florida State University's ranking in the 2021 edition of Best Colleges is National Universities, #58. Its in-state tuition and fees are \$6,507; out-of-state tuition and fees are \$21,673.

A sprawling public school in Tallahassee, Florida State University has more than 600 student organizations as well as 18 NCAA Division I sports teams, known as the Seminoles. Freshmen at FSU are not required to live on campus, but students who wish to should request housing early to secure a room, since housing is limited. Florida State has centers in Florence, Italy; London; Panama City, Panama; and Valencia, Spain, and offers students other study abroad programs. The university also has a wide variety of graduate schools, including a College of Business, a College of Law and a College of Medicine, as well as a joint College of Engineering with Florida A&M University. Among Florida State's notable alumni are fitness expert Richard Simmons and Spanx apparel line founder Sara Blakely.

Resource: <https://www.usnews.com/best-colleges/florida-state-university-1489>

## FLORIDA A & M UNIVERSITY



Florida A&M University is a public institution that was founded in 1887. It has a total undergraduate enrollment of 7,818, its setting is city, and the campus size is 422 acres. It utilizes a semester-based academic calendar. Florida A&M University's ranking in the 2021 edition of Best Colleges is National Universities, #241. Its in-state tuition and fees are \$5,785; out-of-state tuition and fees are \$17,725.

Florida A&M University, located in the hills of Tallahassee, is the only historically black institution in the State University System of Florida. The school's mission is to educate African-Americans, but it accepts students of every race, ethnic origin and nationality. Although the "A&M" in its name stands for Agricultural and Mechanical, the university offers about 60 bachelor's degrees in a wide range of studies, with architecture, journalism and psychology among the most popular undergraduate majors. Graduate students at Florida A&M can choose from about 40 degrees, including law, engineering and education.

The university, more commonly known as FAMU, also offers more than 100 student organizations and several fraternities and sororities to join. Student athletes can try out for the FAMU Rattlers varsity sports teams, which compete in the NCAA Division I Mid-Eastern Athletic Conference. Notable FAMU alumni include Fox Sports reporter Pam Oliver and Vibe magazine co-founder Keith Clinkscales.

Resource: <https://www.tcc.fl.edu/about/>

## TALLAHASSEE COMMUNITY COLLEGE



Since 1966, Tallahassee Community College has offered high-quality post-secondary education for the citizens of Leon, Gadsden and Wakulla counties, as well as for students from throughout the state, nation and abroad. We are consistently ranked as one of the top community colleges in the nation. Our vision is to be recognized as your college of choice. At TCC we offer 70 different degree and certificate programs that encompass a variety of fields from business Management to engineering, from nursing to law enforcement. Our Associate in Arts (A.A.) degree for transfer to a state university also offers multiple tracks for those who wish to pursue a bachelor's degree or higher. Explore all your options and talk with your advisor to see which is right for you. TCC represents a diverse student body, and affirms the growth and success of our students through academics, involvement in leadership, arts and more. We welcome students from all walks of life and offer them the opportunity to strengthen themselves and their community. From main campus to our county-specific institutes to our satellite centers, we are proud to serve our community at each of our seven locations across our three-county service district. There's always a location close to home, work, and everywhere in between.

Resource: <https://www.tcc.fl.edu/about/>



## GOVERNMENT

Tallahassee was chosen as the capital for the state of Florida in 1823 due to its centralized location between the states two largest cities at the time, Pensacola and Saint Augustine. There were a number of proposals to move the capital, but after the construction and opening of the new Florida Capitol building in 1977, the proposals subsided and Tallahassee was solidified as the state's capital.

On the site of the Capitol Complex, in Tallahassee, Florida, US, are four very different buildings. The oldest is the nineteenth-century Old Capitol, restored and shrunken to its 1902 state of appearance. The other three are the House of Representatives and Senate flanking office buildings and a 22-story Executive Office Building, sometimes called the New Capitol. The New Capitol houses executive and legislative offices. Adjacent to it are the chambers of the Florida Legislature.

The capitol is located at the intersection of Apalachee Parkway and Monroe Street (Florida State Road 61) in downtown Tallahassee. Apalachee Parkway, a major east-west road built in 1957, dead-ends at the Capitol Complex, figuratively providing access from central and south Florida.

Tallahassee is also the government center for Leon County, Leon County Schools, and City of Tallahassee, making Tallahassee's public sector its leading producer of jobs. With the State of Florida Government employing more than 22,000 employees and the county school board, city and county adding 4,500, 2,700 and 1,900 respectively, the government employs more than twice that of any other employment sector in the region.



## THE CENTRE OF TALLAHASSEE

Formerly known as the Tallahassee Mall. The Centre is a semi-enclosed shopping center and entertainment venue at the corner of N Monroe Street & John Knox Rd. The 747,000 SF mall has recently undergone a historic renovation. It has been converted to mixed use development that consists of retail, culture, arts, restaurants, an open-air amphitheater and an urban park. The opened air amphitheater, The "Pavilion", seats approximately 6,700 spectators and hosts many national concerts, trade shows and events. In addition to the theaters, shops & eateries, the former mall has repurposed a large portion into office space (450,790 SF) for the State of Florida with over 2000 employees working for the Department of Health and the Department of Children & Families. The former Dillard's building has been transformed into the School of Arts & Sciences.



## CASCADES PARK

The Cascades Project will bring a vibrant live-work experience. Project includes mid-rise residential, retail, office, restaurants, music venue and hotel built to maximize views of the Capitol and park.