

# 2750 Chancellorsville Drive

Tallahassee, Florida 32312



## SINGLE TENANT OFFICE BUILDING FOR SALE OR LEASE

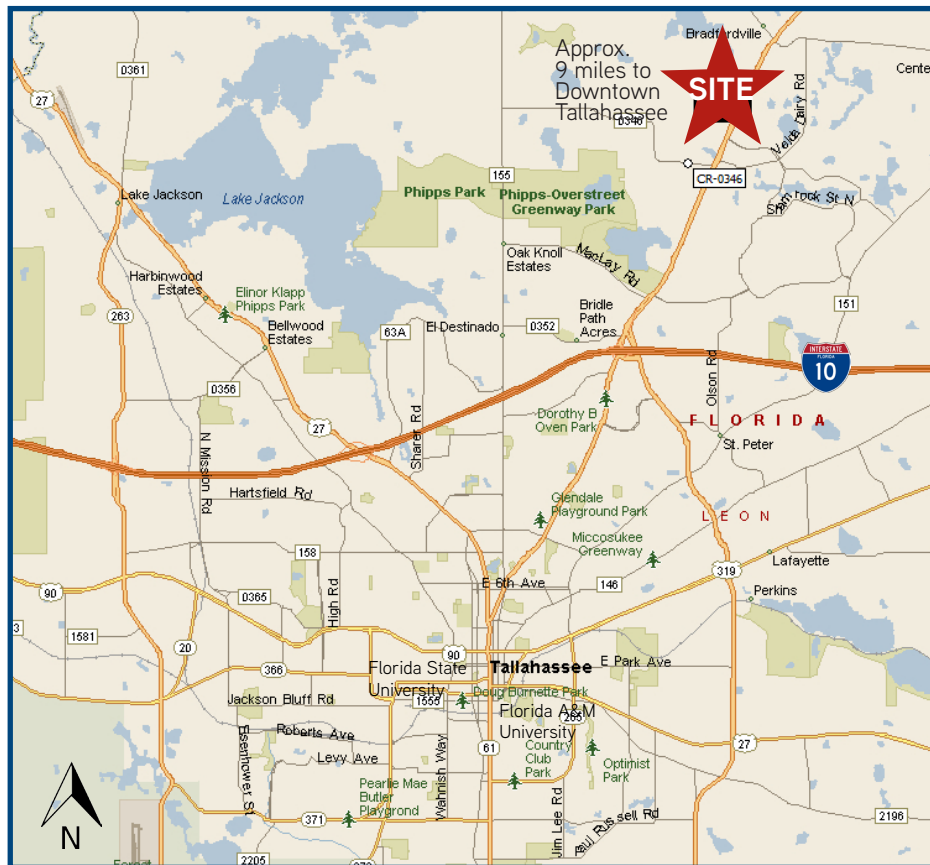
*Now Offering Fee Simple Interest*

Three-Story, 55,000± RSF  
Building on 4.69± Acres

ASKING PRICE: **\$7,950,000**  
(**\$144.55 SF**)

LEASE RATE: **NEGOTIABLE**

**Colliers**  
INTERNATIONAL



## For SALE or LEASE > 2750 Chancellorsville Drive

Colliers International has been retained by current ownership on an exclusive basis to arrange the fee-simple sale and/or lease of **2750 Chancellorsville Drive**, a three-story Class A office building with floor-to-ceiling windows containing approximately 55,000 RSF situated on 4.69± acres within the Northeast Leon County submarket in Tallahassee, Florida. The building was constructed in 2007 and is very well-maintained. It has abundant parking and is conveniently located near banks, restaurants, schools, US 319 and Interstate 10.



### Property Highlights

- Outstanding headquarter facility with signage opportunity
- Training center, kitchen and cafeteria in place
- Tenant exposure/identity via Chancellorsville Drive and Thomasville Road
- Move-in ready
- Great location - thriving residential area and close to numerous amenities
- Corporate incentives available

### Location Overview

The property is located in the Bull Run Development, in the affluent northeast section of Tallahassee (State Capital of Florida) in close proximity to some of the area's most affluent residential communities.

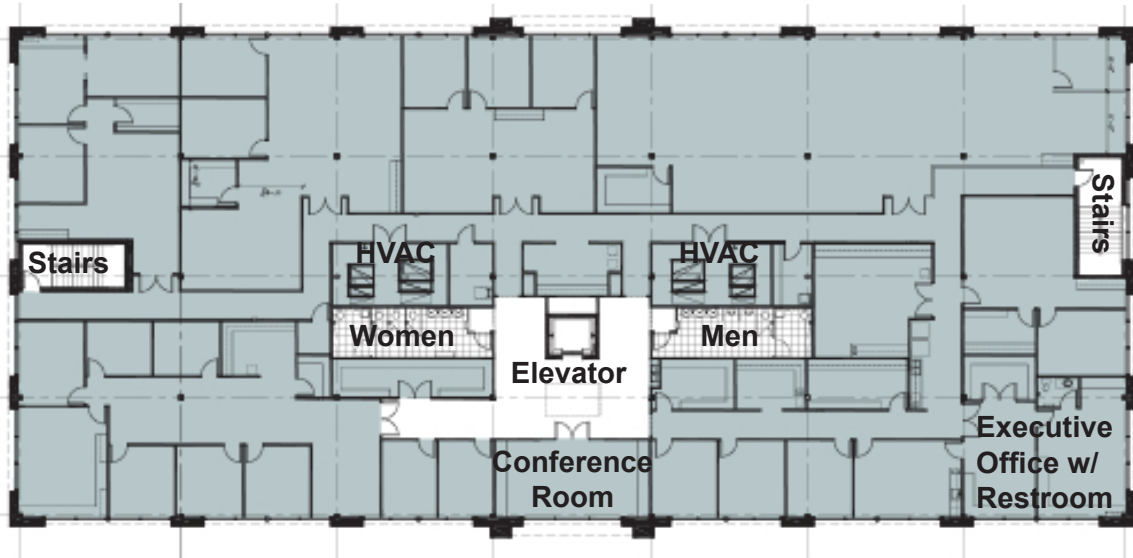
Retailers and restaurants in the area include: SuperTarget, Walmart Supercenter, CVS, Walgreens, Bank of America, Capital City Bank, Centennial Bank, Starbucks, Dunkin' Donuts, Firehouse Subs, AT&T and Verizon.

Some of the custom features of the building include: an abundance of glass for natural lighting, tiered classroom for training and teleconferencing, multiple executive offices and heating and cooling by a water cooled chiller for maximum efficiency and comfort.

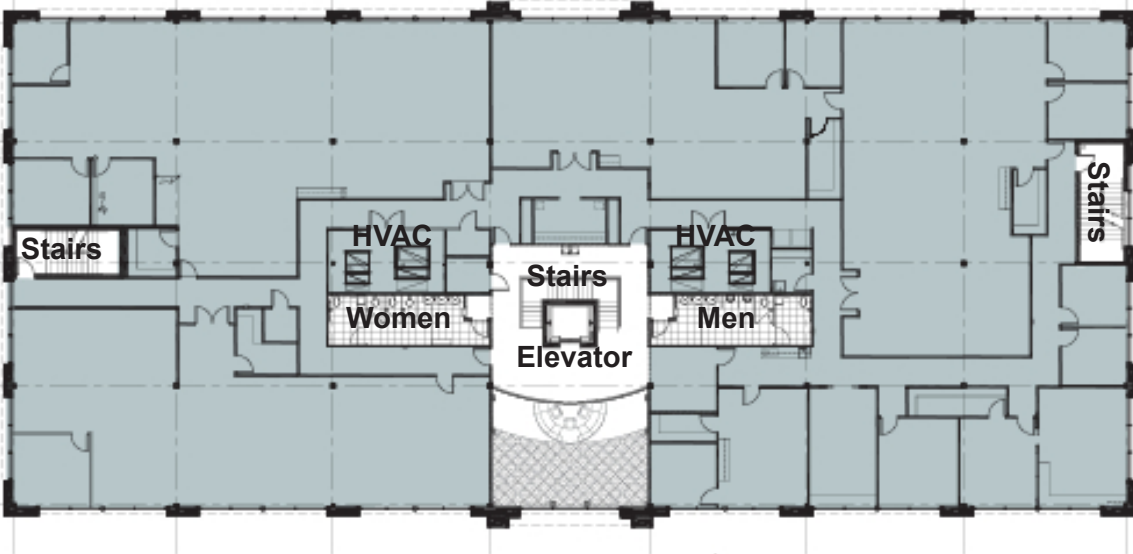


## Floor Plans

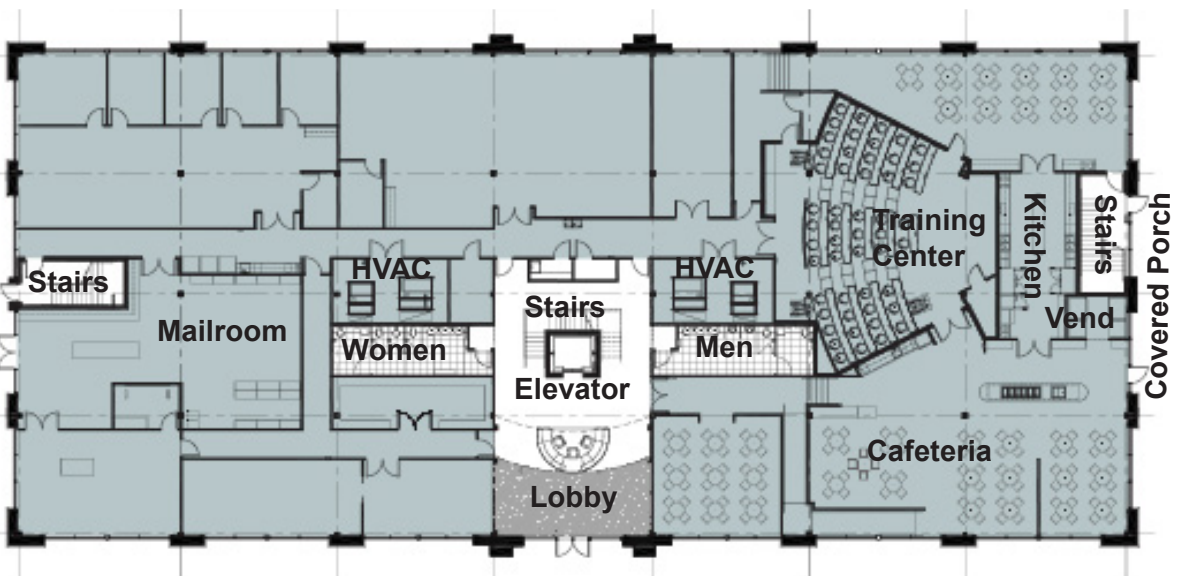
3rd Floor



2nd Floor



1st Floor



## Demographics

	3 Miles	5 Miles	10 Miles
Total Population (2016)	32,450	57,005	230,591
Total Households (2016)	12,078	22,200	92,786
Family Households (%)	77.8%	72.7%	52.3%
Owner Occupied (%)	83.7%	76.0%	47.9%
Median Household Income	\$101,198	\$88,203	\$47,898
Average Household Income	\$122,563	\$112,104	\$70,488
Some College or More (%)	87.2%	84.9%	77.9%
College Grad-Bachelor Degree or More (%)	63.0%	59.9%	49.7%
White Collar (%)	83.0%	81.1%	72.1%
Pop Age 15+: Married (%)	64.5%	61.7%	37.5%

JOE ROSSI, CCIM

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