



STRUCTURE

COMMERCIAL REAL ESTATE
&
PROPERTY MANAGEMENT

EXCLUSIVE OFFICE INVESTMENT OPPORTUNITY

PARKWAY @ ST. AUGUSTINE

2002 OLD. ST. AUGUSTINE ROAD, TALLAHASSEE, FL 32399



PARKWAY @ ST. AUGUSTINE

DANIEL H. WAGNON, SIOR

Principal
850.656.6555 X105
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GEORGE BANKS

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GRAHAM STEWART

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850.656.6559
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EXECUTIVE SUMMARY

PROPERTY DETAILS

SALE PRICE:	\$4,850,000
ASSET SIZE	80,326 SF
BUILDING CLASS:	B
YEAR BUILT:	1987
# BUILDINGS	THREE (3)
-BUILDING A	31,007 SF
-BUILDING B	31,141 SF
-BUILDING C	18,178 SF
RENOVATED:	2017
PARKING RATIO	4:1000
(PER 1000 SF):	
IT/FIBER	3 Providers
% LEASED	43% (2Q 2017)
TENANT-MIX	Public and Private
LOT SIZE	7.91 acres
ZONING	OR-3
TAX ID:	3105200150000 / 3105200670000



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PROPERTY DESCRIPTION

SALE DESCRIPTION

VALUE-ADD: Parkway @ St. Augustine Office Park is professional office setting located centrally within the Tallahassee business and government sectors. Public transportation and multiple fiber optic companies are located onsite. A Holiday Inn full service hotel development is starting on adjacent site with delivery in late 2017. From plug-n-play call center operations to regional corporate headquarters, Parkway @ St. Augustine has tenant space available for a variety of requirements.

PROPERTY HIGHLIGHTS

- 80,326 sf in Three (3) Single, story office buildings
- Four (4) per 1,000 Parking spaces onsite with ability to add extra 1:000 with connected, adjacent parking lot
- Eight (8) acres with direct ingress/egress/easements to two main east-west travel corridors
- Situated among a growing commercial re-development corridor
- Diverse Tenant-mix of Public & Private companies
- Capital Improvements and Site Upgrades commenced
- Professional Management onsite

LOCATION DESCRIPTION

Parkway @ St. Augustine Office Park is professional office setting located centrally within the Tallahassee business and government sectors. Located directly on two major traffic east-west corridors in Tallahassee, between the two main government centers, Capitol and Southwood Capital Commerce Office Center (CCOC). Public Transportation adjacent to Property in addition to wide array of retail, restaurant, fitness, shopping and professional service amenities nearby.



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SITE PLAN



LOCATION DESCRIPTION

[Shaded-Red for Sale; Shaded-Yellow: Retail/Hospitality Re-development with remaining 1.58 acres retail pad for sale]

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TENANT OVERVIEW

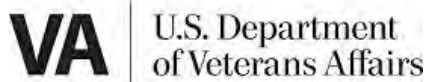
The below is a description and commercial rent roll for Parkway @ St. Augustine Office Park in Tallahassee, Florida:

TENANTS:



The United States General Services Administration (GSA) helps keep the nation safe by providing tools, equipment, and non-tactical vehicles to the U.S. military, and providing state and local governments with law enforcement equipment, firefighting and rescue equipment, and disaster recovery products and services.

The branch of GSA located at Parkway is the U.S. Social Security Administration with i) a regional field office covering Leon and surrounding counties and ii) executive office covering the entire North Florida region.



The Veterans Benefits Administration (VBA) provides a variety of benefits and services to Service members, Veterans, and their families. VBA has been undergoing a major transformation that is people-centric, results-oriented, and a forward-looking integration of solutions that will ensure total lifelong engagement with Service members, Veterans, and their families. Below are some of the major program offices of VBA. To learn more please go to <http://www.benefits.va.gov/benefits/media-publications.asp>

TENANT OVERVIEW CONT.



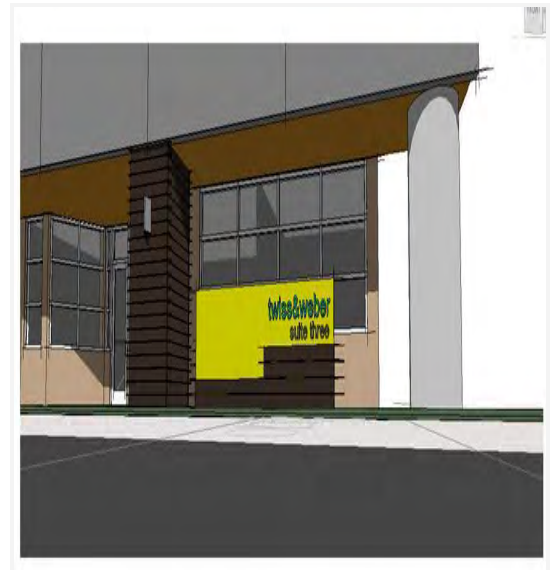
Public Consulting Group (PCG) provides industry-leading management consulting and technology to help public sector education, health, human services, and other government clients achieve their performance goals and better serve populations in need.

Public Consulting Group, Inc. (PCG) is a management consulting firm that primarily serves public sector education, health, human services, and other state, county, and municipal government clients. Established in 1986 with headquarters in Boston, the firm has extensive experience in all 50 states, clients in six Canadian provinces, and a growing practice in the European Union.



Ecology and Environment, Inc. (E&E) is a recognized global leader in environmental management. Employing nearly 900 respected experts in 85 engineering and scientific disciplines, E & E has offices in nearly 40 locations around the globe. Since 1970, E&E has completed thousands of projects in 122 different countries, in nearly every ecosystem on the planet with its family of subsidiaries located worldwide with expertise in environmental consulting and specialization in the assessment and mitigation of complex environmental and human health issues as they relate to environmental challenges around the globe.

ADDITIONAL PHOTOS



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LOCATION MAPS



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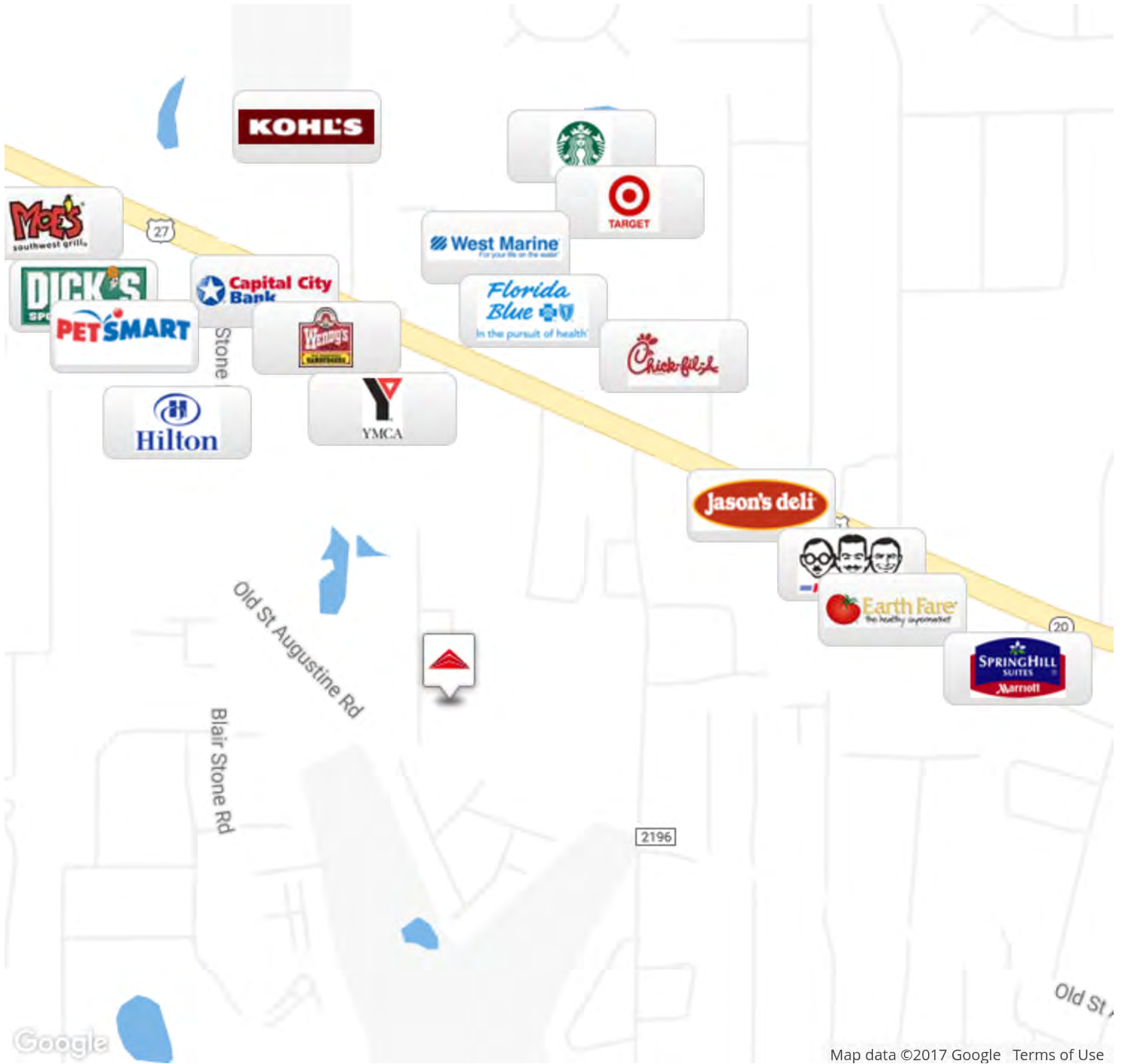
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RETAILER MAP



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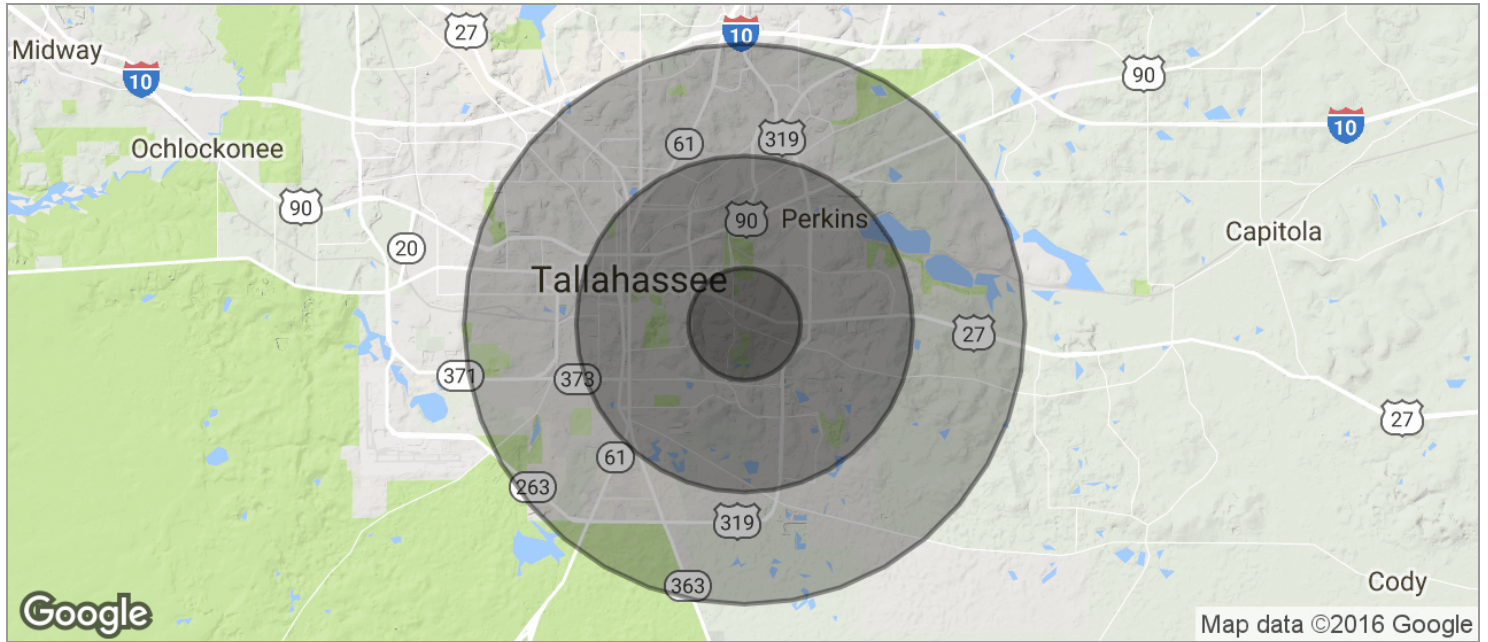
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,699	50,406	130,170
MEDIAN AGE	30.0	31.0	30.9
MEDIAN AGE (MALE)	28.6	29.1	30.0
MEDIAN AGE (FEMALE)	30.9	32.8	31.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,560	23,669	55,620
# OF PERSONS PER HH	1.9	2.1	2.3
AVERAGE HH INCOME	\$47,264	\$50,487	\$50,073
AVERAGE HOUSE VALUE	\$154,827	\$195,850	\$215,287

* Demographic data derived from 2010 US Census

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KNOWLEDGE + SERVICES

- FULL SERVICE STRATEGIC SOLUTIONS
- TENANT REPRESENTATION
- COMMERCIAL PROPERTY MANAGEMENT
- LANDLORD REPRESENTATION
- SITE SELECTION SERVICES
- PROJECT MANAGEMENT SERVICES
- REAL ESTATE DEVELOPMENT ADVISORY
- DISPOSITION/ACQUISITION SERVICES

STRUCTURE SERVICE AREA



850.656.6555

INFO@STRUCTUREIQ.NET

About STRUCTURE

STRUCTURE Commercial Real Estate is a real estate IQ firm with offices in Tallahassee, Florida, and Atlanta, Georgia. 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.

STRUCTURE provides local, regional and national clients with custom-tailored real estate solutions that fulfill business objectives and maximize cost-savings. We act as a tenant representation advisor to corporations and State agencies, applying best practices to locate facilities that provide the optimal environment for the tenant, maximizing their work flow while keeping operating costs low.

Bottom-line: we allow our clients to focus on their own business operations, knowing that our experts are attending to all strategic and operational real estate details.

Why STRUCTURE?

Proven results. Over the past 5 years, our principals have participated in over \$120,000,000 in commercial real estate transactions/projects. Included in our transaction experience is tenant representation of over 1,000,000 SF of government-related leased facilities throughout the State of Florida.

Full service strategic and corporate model. Knowledge and expertise in all areas of commercial real estate provides our clients with a comprehensive approach to their real estate needs. STRUCTURE is a diverse group of entrepreneurs with backgrounds in commercial real estate, construction, property management and investment banking. Through collaboration, our team works to achieve each clients' goals, regardless of asset type.

Market IQ. With over 60 years of collective experience, our team provides clients with accurate and insightful market knowledge, including our personal business relationships with key decision makers, as part of tenant solicitations and offerings for lease.

Full property & facility management. We have the ability to assist our clients in management and maintenance of their assets to maximum its value and income potential.



Daniel H. Wagnon, SIOR

PRINCIPAL / MANAGING DIRECTOR

EDUCATION

Bachelor of Business Administration and Master of Business Administration
The University of Georgia, Terry College of Business

AFFILIATIONS

Former Exec. Board Member, Ronald McDonald House Charities
Board Member of Early Learning Coalition, Big Bend Florida
Supporter of ECHO and multiple wounded veteran programs

Daniel has over 12 years of experience with 4 years in capital markets, investment banking, and asset valuation and over 8 years of experience in providing comprehensive real estate and consulting services. His clientele includes users and owners of commercial real estate throughout the Southeast United States. Daniel's main focus has been on providing strategic planning for corporate and government clients including portfolio optimization, analyzing consolidated opportunities, and executing real estate leases, acquisitions, dispositions, and developments.

Prior to co-founding STRUCTURE, Daniel worked with the Staubach Company where he helped create and manage the State of Florida Tenant Representation contract. He then opened a boutique real estate advisory firm, ADW Enterprises, LLC, that specialized in tenant representation and tenant consulting services for local, regional, and national corporate and government entities. He also worked in the investment banking and asset valuation fields in New York City, Charlotte, NC, and Atlanta, GA.

Since entering the commercial real estate industry, Daniel has brokered and consulted on over 12 million square feet of space valued at over \$600 million. He managed the State of Florida Real Estate contract on behalf of Cushman & Wakefield from 2008-2015.

AREAS OF SERVICE

Tenant Representation
Acquisition Services
Government Advisory and Brokerage
Corporate Services
Project Management
Receivership and REO Consulting

CLIENT LIST

Affiliated Computer Services (ACS) now Xerox
American International Group
Army National Guard
Computer Associates
Early Learning Coalition of Big Bend, Inc.
Florida Division of Administrative Hearings
Florida Lottery
Florida Fish & Wildlife Conservation Commission
Hopping Green & Sams, P.A.
Mac Business Systems
McDonald's Corporation
Morgan Stanley Smith Barney
North Highland Group
Office of the Attorney General - Florida Department
of Legal Affairs
Pitney Bowes
The State of Florida and Agencies
Unisys
The University of Florida
URS Engineering



GEORGE BANKS

BROKER ASSOCIATE

EDUCATION

Master of Public Administration, Florida State University, Tallahassee, FL
BS in Business Administration, University of Central Florida, Orlando, FL

AFFILIATIONS

International Council of Shopping Centers (ICSC)
Tallahassee Board of Realtors Commercial Council
Leadership Tallahassee Class 19
Board of Directors, Workforce Plus
Florida State University Silver Chief Boosters
Former President, Westside Lions Club
Former Chairman, Opportunity Tallahassee
Former Leadership Tallahassee Board of Governors

George’s background includes 30 years of professional experience and education in retail marketing, state government, and commercial real estate. Over the past ten years, George has focused on both retail and office space development and leasing. He specializes in data/communication project management and space planning, and his experience includes heading the development of Summit East Technology Park. A high performance workplace, the technology park consists of over 500,000 square feet of Class A office space in Tallahassee, Florida. The park is 95% occupied with both regional and national corporations.

Prior to entering the private commercial real estate market, he worked in public services as the State of Florida Director of State Purchasing for 10 years, helping to improve government efficiency, including work-flow processes and layouts. He remains a consultant for the Florida Department of Management Services and The Florida State University.

AREAS OF SERVICE

Landlord Representation
Tenant Representation
Property Management
Consulting Acquisition/
Disposition Services
Land Brokerage
Financial Analysis
Investment Sales

PARTIAL CLIENT LIST

Auto-Owners Insurance
Bearing Point
Cisco Systems
Computer Associates
Florida Commerce Credit Union
IBM
Staybridge Suites (IHG Hotel)
Summit East Technology Park - Mainline Systems
United Solutions
URS Engineering
Vista Healthplan/Coventry Health Care

PARTIAL RETAIL CLIENT LIST

American Fitness 24/7
AT&T
Barber Plus
Chick-Fil-A
Dunkin Brands
Firehouse Subs
Miyako Japanese Restaurant
Nail Bar Salon
Nihao Chinese Restaurant
Pinch-A-Penny
Walgreens
Wendy’s
Wing Stop