

TLG

COMMERCIAL REAL ESTATE

OFFICE/RETAIL BUILDING FOR LEASE OR SALE



Boulos Building - Downtown Tallahassee

118 N. Monroe St.

Tallahassee, FL 32301

BRYAN CURETON

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

BOULOS BUILDING

118 N. MONROE ST., TALLAHASSEE, FL 32301



OFFERING SUMMARY

Available SF: 23,043 SF**Sale Price:** Contact
Agent for
Listing
Price**Lease Rate:** \$15.00 SF**Custom Build-Out Available****Lot Size:** 0.22 Acres**Building Size:** 27,722 SF**APN:** 21-36-45-
008-0000**Zoning:** CC**[Click Here for Zoning Information](#)**

PROPERTY OVERVIEW

Historic former Florida Theatre is now available for sale or lease. Two street level suites are ideally situated for small retail users. Third and fourth floors feature a stunning atrium flooded with natural light. Four floors available with flexible suite sizes from individual offices to a total of more than 23,000 SF. On-site parking with 15 surface spaces and 15 covered spaces.

LOCATION OVERVIEW

Over 23,000 SF of office and retail space available for sale or lease on N. Monroe Street in the heart of downtown Tallahassee. Close proximity to the State of Florida Capitol, Florida State University, US Hwy 27, and Hwy 90. The Monroe Street corridor currently yields more than 30,000 VPD (Vehicles Per Day), providing excellent visibility and exposure.

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3RD FLOOR COMMON AREAS
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4TH FLOOR COMMON AREAS
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DOWNTOWN TALLAHASSEE - AERIAL PHOTOS
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AVAILABLE SPACES

BOULOS BUILDING

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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Floor	1,422 SF	Contact Listing Agent	\$15.00 SF/yr
2nd Floor	7,907 SF	Contact Listing Agent	\$15.00 SF/yr
3rd Floor	7,907 SF	Contact Listing Agent	\$15.00 SF/yr
4th Floor	5,807 SF	Contact Listing Agent	\$15.00 SF/yr

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FLOOR PLANS

BOULOS BUILDING

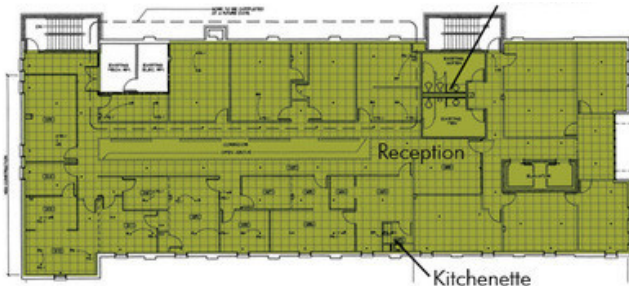
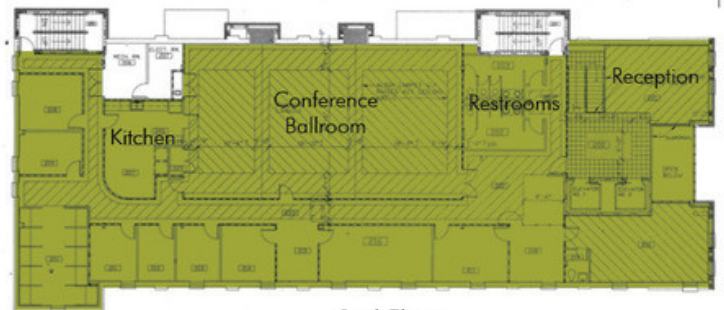
118 N. MONROE ST., TALLAHASSEE, FL 32301



1st Floor (Office/Retail)

Floor	Tenant	Size (SF)
1st Floor	AVAILABLE	1,422

Floor	Tenant	Size (SF)
2nd Floor	AVAILABLE	7,907



3rd Floor

Floor	Tenant	Size (SF)
3rd Floor	AVAILABLE	7,907

Floor	Tenant	Size (SF)
4th Floor	AVAILABLE	5,807



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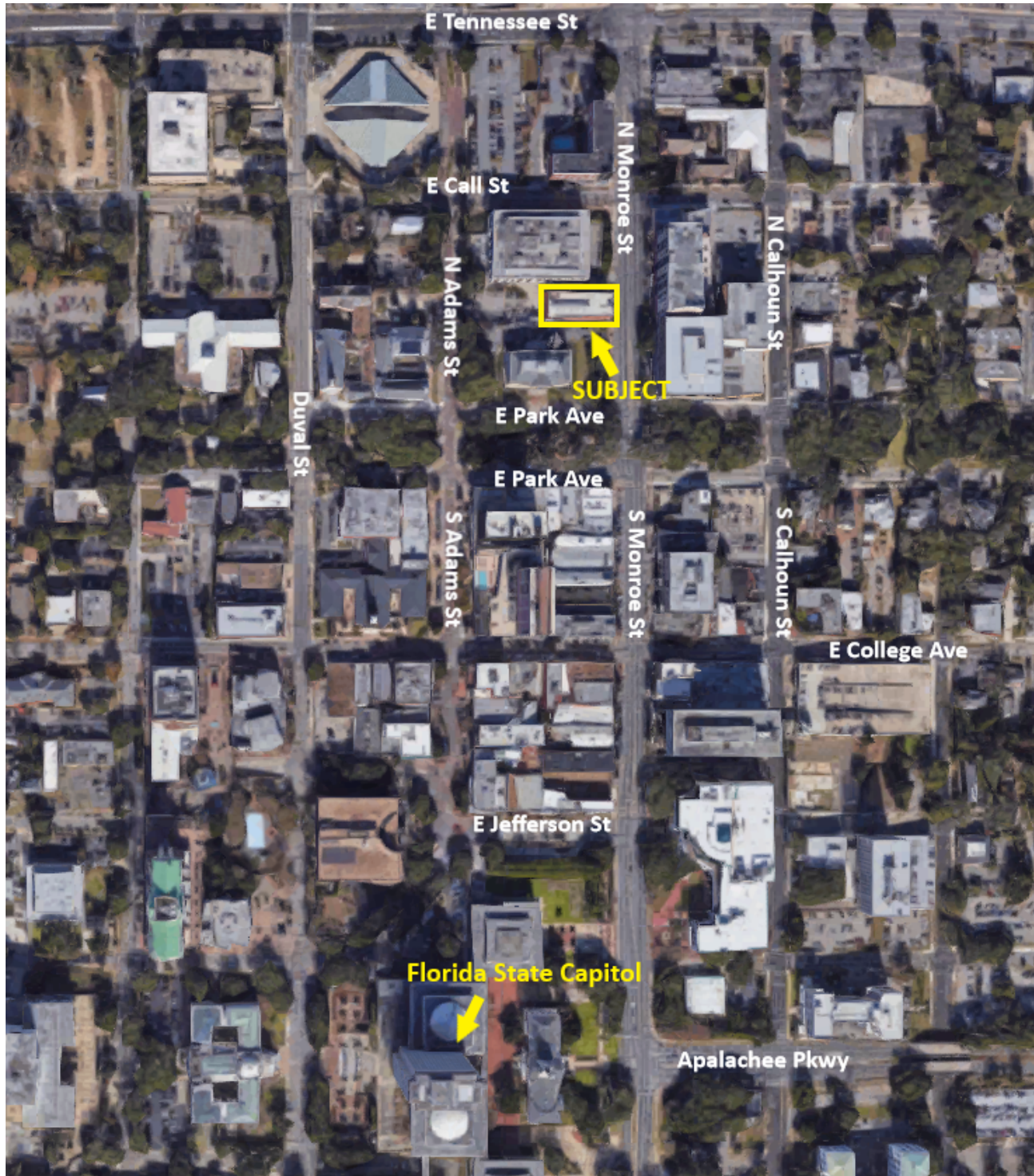




AERIAL MAP

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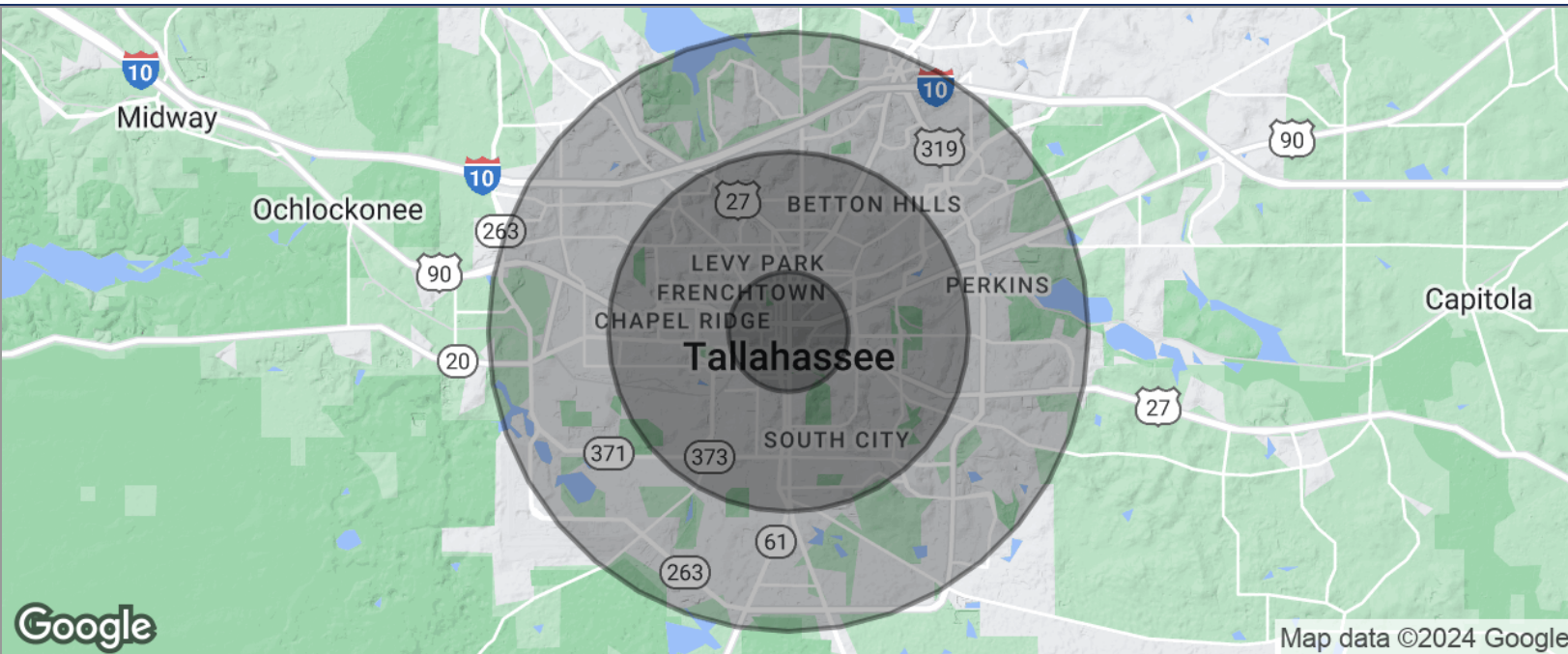




DEMOGRAPHICS MAP

BOULOS BUILDING

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,777	95,960	173,013
MEDIAN AGE	30.0	27.9	29.0
MEDIAN AGE (MALE)	30.9	27.3	28.3
MEDIAN AGE (FEMALE)	29.2	28.4	29.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,349	39,291	71,997
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$34,496	\$41,244	\$46,643
AVERAGE HOUSE VALUE	\$261,439	\$212,259	\$207,136

* Demographic data derived from 2020 ACS - US Census

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