

High Visibility N Monroe St. Office Building *For Lease*

\$16.00 Modified Gross



2199 N Monroe St Tallahassee, FL 32303

Located at 2199 N Monroe St in Tallahassee, this freestanding 2810 SF building offers a prime location for a variety of businesses, Can be divided as two 1405 SF spaces each. Zoned Commercial Parkway (CP), the property supports a wide range of uses, including car dealerships, high visibility offices, services and other retail or commercial operations. With high visibility along one of the city's busiest corridors, the property benefits from heavy traffic and excellent accessibility to I-10 , downtown and nearby retail centers. 12 onsite parking spaces. This property offers a unique opportunity for businesses looking to take advantage of a highly visible location on a main arterial corridor.



Offering Highlights

- Rent Per SF: \$16.00 Modified Gross
- Two 1,450 SF units available
- Total Square Footage: 2,810
- Commercial Parkway zoning
- 12 on-site parking spaces
- Heavy traffic off of N Monroe and excellent accessibility to I-10 , downtown and nearby retail centers.





N Monroe St 40,000 + VPD



Subject Property








Contact Fernanda For More Information

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