



# 122 CALHOUN STREET | DOWNTOWN OFFICE

122 S CALHOUN ST  
TALLAHASSEE, FL 32301

# Property Summary



### OFFERING SUMMARY

Lease Price: \$20.00/sf/year

Year Built: 1970

Space Size: 2,750 SF

Building Size: 8,975 SF

### PROPERTY OVERVIEW

For lease is an executive downtown office space featuring 2750 SF. The space offers 7 large executive offices, a large conference space, two storage areas, (one with large built-in bookcases), and antique brickwork. The suite is accessed via a separate entrance from the front of the building. In addition to the on-site parking in front of the building, there is ample on-street meter parking along Calhoun St and the surrounding blocks as well as contract parking less than a block away at the corner of Calhoun St and College.

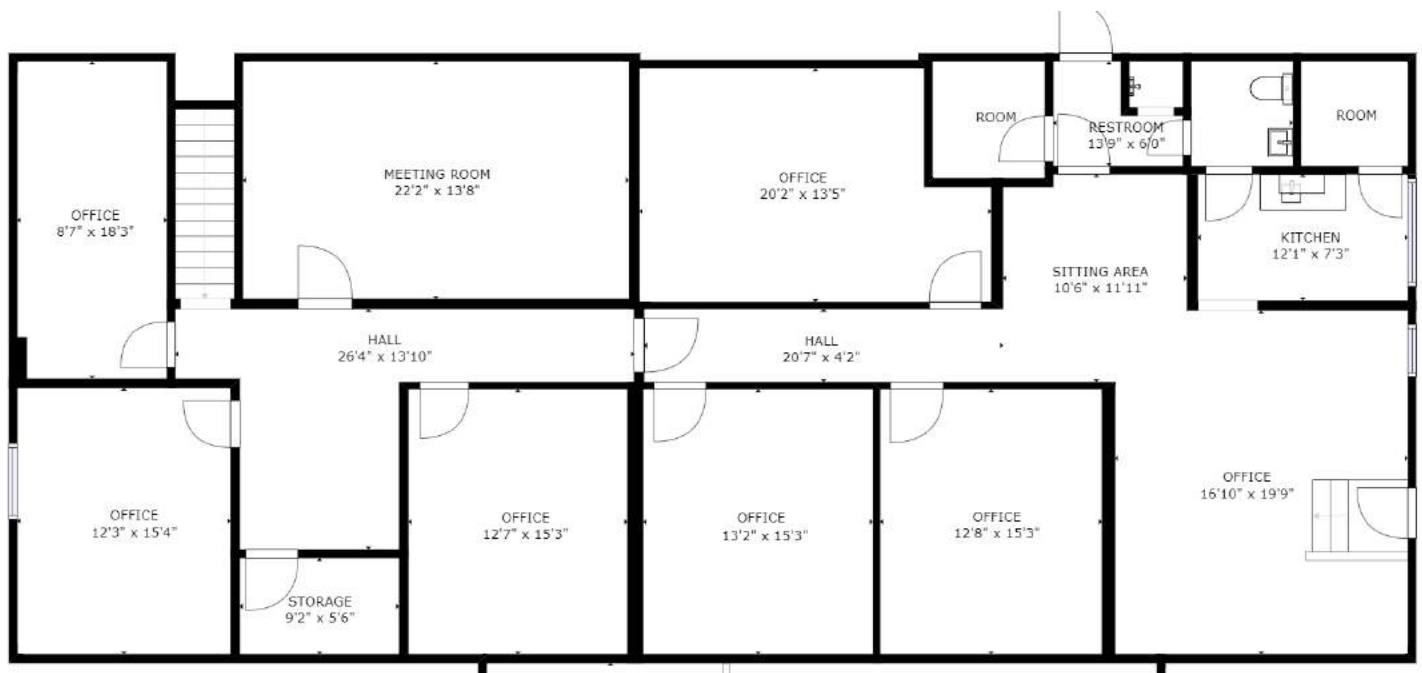
### PROPERTY HIGHLIGHTS

- Heart of Downtown Tallahassee
- Class A Building
- Open Reception or work area
- Large Conference Space
- Private Entrance
- Blocks from Florida's Capitol Building

# Exterior Photos & 2nd Floor Suite Entrance



# Second Floor - Floor Plan



# Second Floor Photos



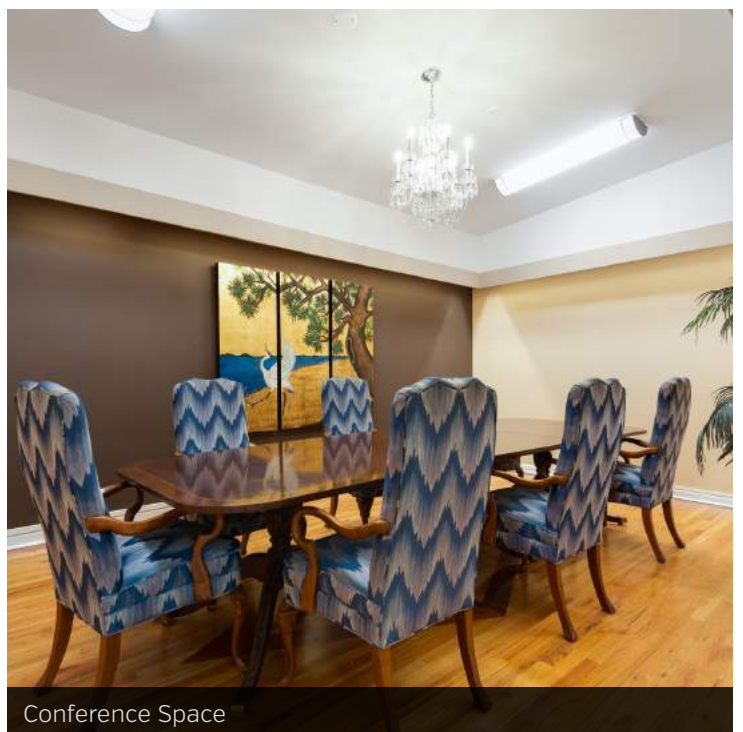
Private Entrance/Exit to Second Floor Suite



Large Executive Offices w/ Antique Brickwork



Storage Room w/ Built-ins



Conference Space

# Second Floor Photos



Open work Space / Reception Area



Bathrooms & Kitchenette



Large Executive Offices



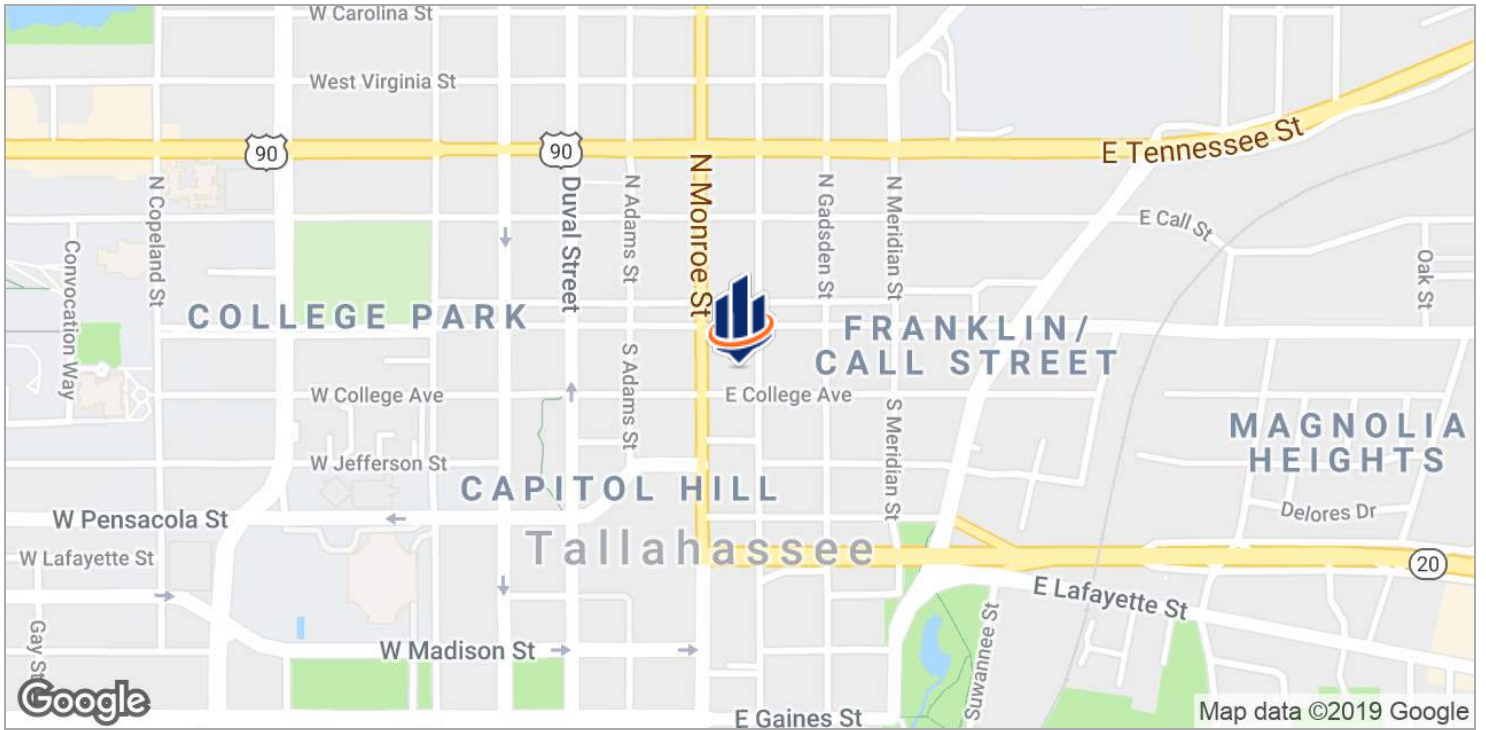
Large Executive Offices

# Full Virtual Property Tour



<https://my.matterport.com/show/?m=smnA7u4HWAE&mls=1>

# Location Maps





# Aerial Map



# Advisor Bio & Contact

## CARLTON DEAN, SIOR, CCIM

Managing Director



---

2065 Thomasville Road, First Floor  
Tallahassee, FL 32308  
T 850.524.2275  
C 850.524.2275  
cdean@svn.com

## PROFESSIONAL BACKGROUND

Carlton Dean, SIOR & CCIM, is Managing Director for SVN | SouthLand Commercial, one of the top performing SVN Commercial Real Estate offices in the United States. Based out of North Florida in Tallahassee, Carlton actively markets and sells properties throughout the entire Florida Panhandle, including the Southeastern United States. Carlton has earned a reputation through volume and consistency of transactions as one of North Florida's leading and most respected commercial real estate investment advisors. He has been a routine recipient of the annual SVN Achiever's Award and a past SVN Partners Circle award winner for his consistent track record for high sales volume and closed transactions. One of the key components of his business strategy is not to do the 'most' deals, but to have the highest close ratio possible of every transaction. To that end, Carlton's successful closing ratio on deals he transacts is over 94%. A large part of his success is due to the upfront analysis and underwriting performed on every deal, the experience of brokering many deals and the tenacity of following through with the most finite of details.

Carlton has over 23 years of commercial brokerage and development experience. Carlton's real estate practice centers around investment property sales with a specific focus on NNN Retail Investment properties and Multifamily quality income-producing properties in the Southeast region of the United States.

Carlton is one of the very few commercial practitioners to hold both the SIOR and the CCIM designations. These designations are the very elite of all commercial real estate practitioners in the U.S. and are guided by a strict code of ethics, founded on the basis of putting the client's interests first. These designations require completion of graduate-level curriculum and attainment of a specific degree of professional experience. In addition, these designations need proven, top of the market, documented high volume deal/transaction production on a consistent annual basis.

## EDUCATION

Bachelor of Science Degree in Entrepreneurship and Small Business Management program from Florida State University

## MEMBERSHIPS & AFFILIATIONS

SIOR, CCIM, ICSC, NAR, FAR,