

FOR LEASE

2,600 SF CLASS A OFFICE SPACE



COLDWELL BANKER
COMMERCIAL
HARTUNG

OAKVIEW BUILDING @ SUMMIT EAST **1591 SUMMIT LAKE DRIVE** **TALLAHASSEE, FL 32317**



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Coldwell Banker Commercial
HARTUNG

3303 Thomasville Rd, Suite #201

Tallahassee, FL 32308

850.386.6160

PROPERTY SUMMARY



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Available SF:	2,600 SF
Lease Rate:	\$19.00 P/SF
Lease Type:	Modified Gross
Lot Size:	1.23 Acres
Year Built:	2007
Building Size:	18,624 SF
Zoning:	IC - Interchange Commercial
Property Type:	Class A Office Space
Market:	Tallahassee
Submarket:	Northeast

HIGHLIGHTS

- ✓ Must see to believe this impressive space!
- ✓ This prestigious office building has 2,600 SF first floor space available.
- ✓ Features high ceilings, custom moldings and high-grade finishes.
- ✓ Perfect floor plan to fit any office need.
- ✓ Unbelievable lease rate for this Class A office space!
- ✓ Summit East is a technology and amenity driven SMART campus style office park.
- ✓ In addition to cutting edge technology, Summit East offers amenities such as an onsite hotel, daycare, as well as green space, a nature trail, and a beautiful lake.

AREA: Tallahassee east @ I-10 and Hwy 90. Immediate access to I-10 and only fifteen minutes to Downtown Tallahassee.



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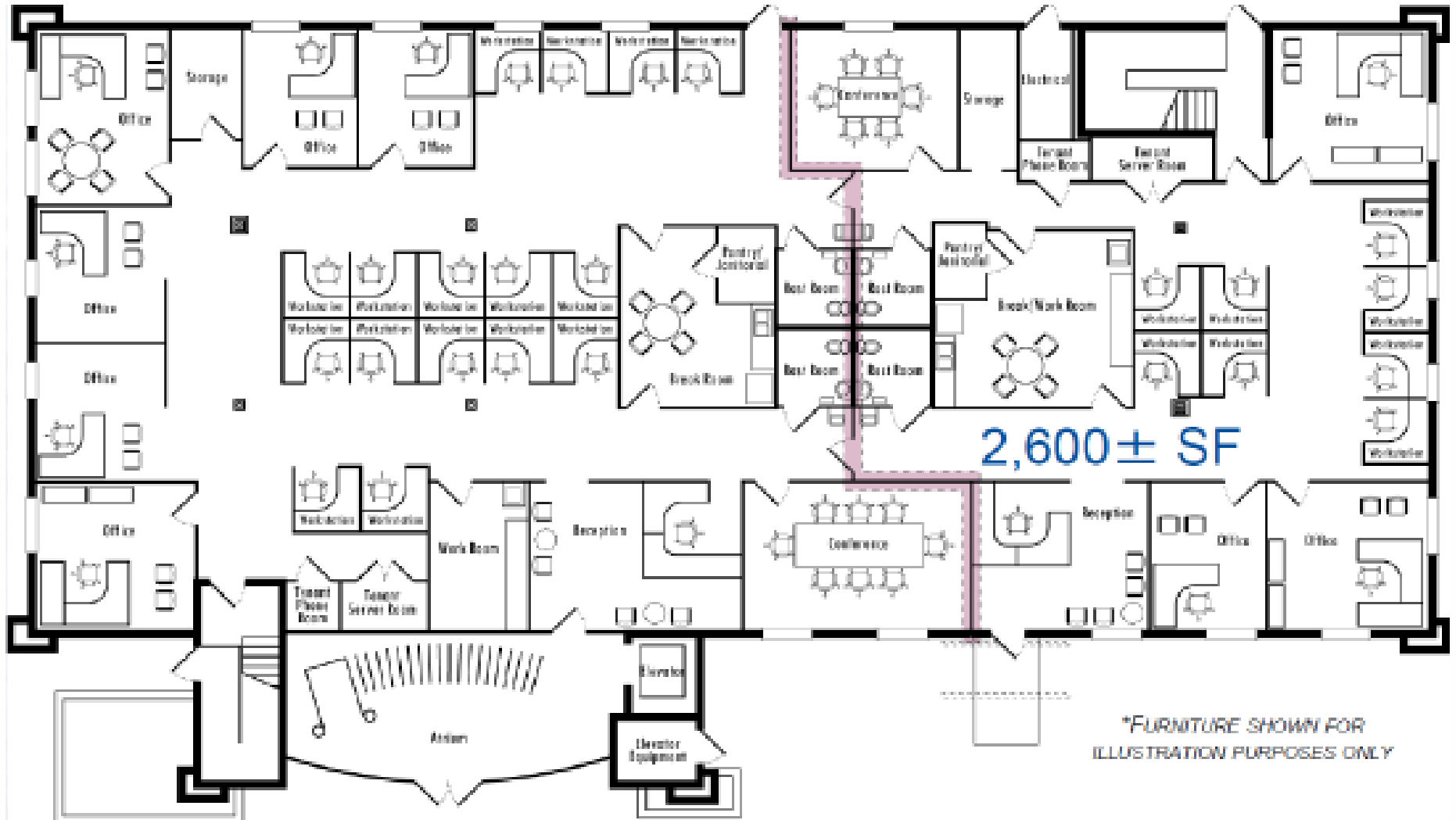
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FLOOR PLAN



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LOCATION MAP



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AERIAL MAP



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Welaunee Heel Mixed Use
Development

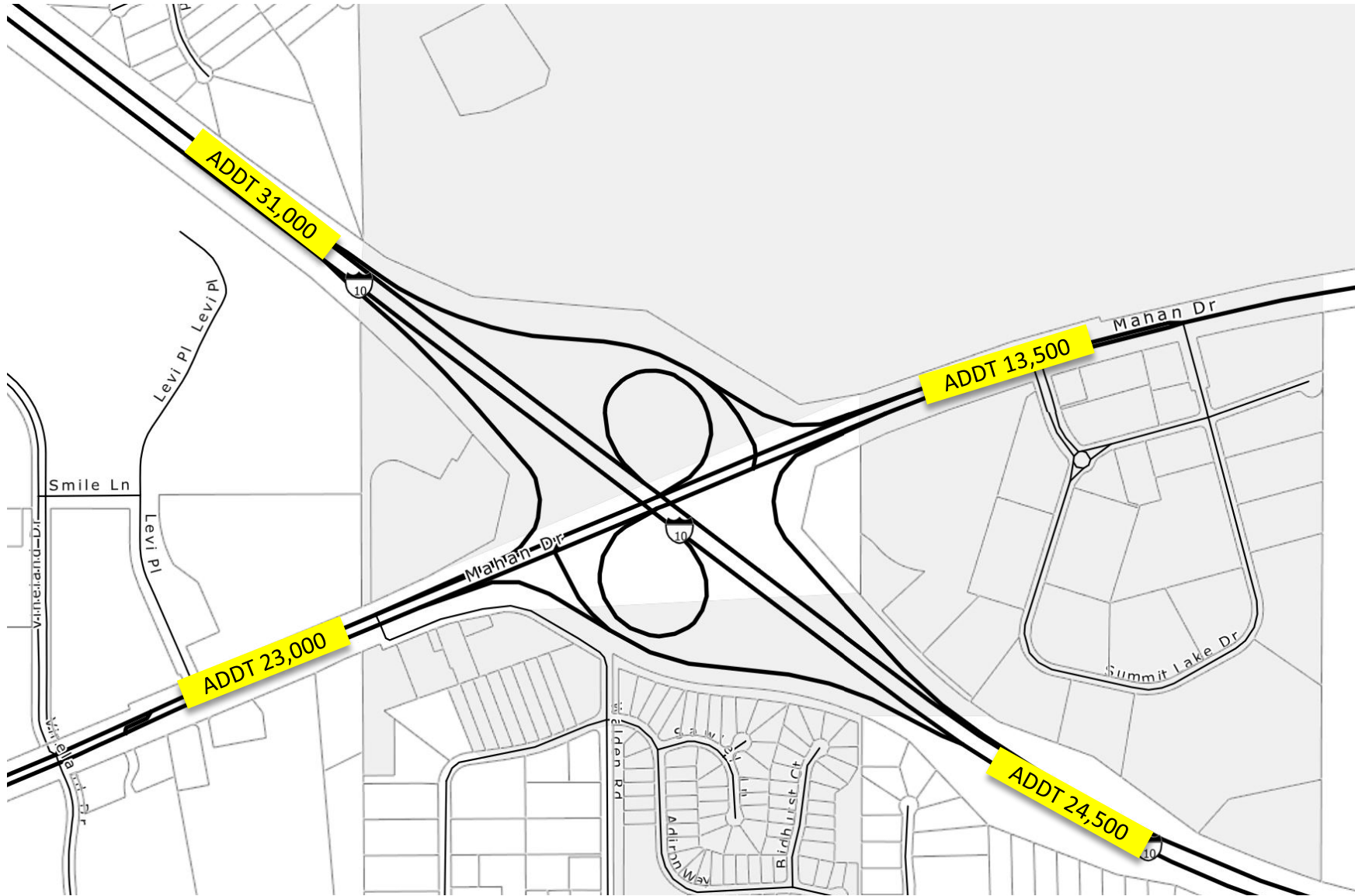
SUBJECT PROPERTY



TRAFFIC COUNTS



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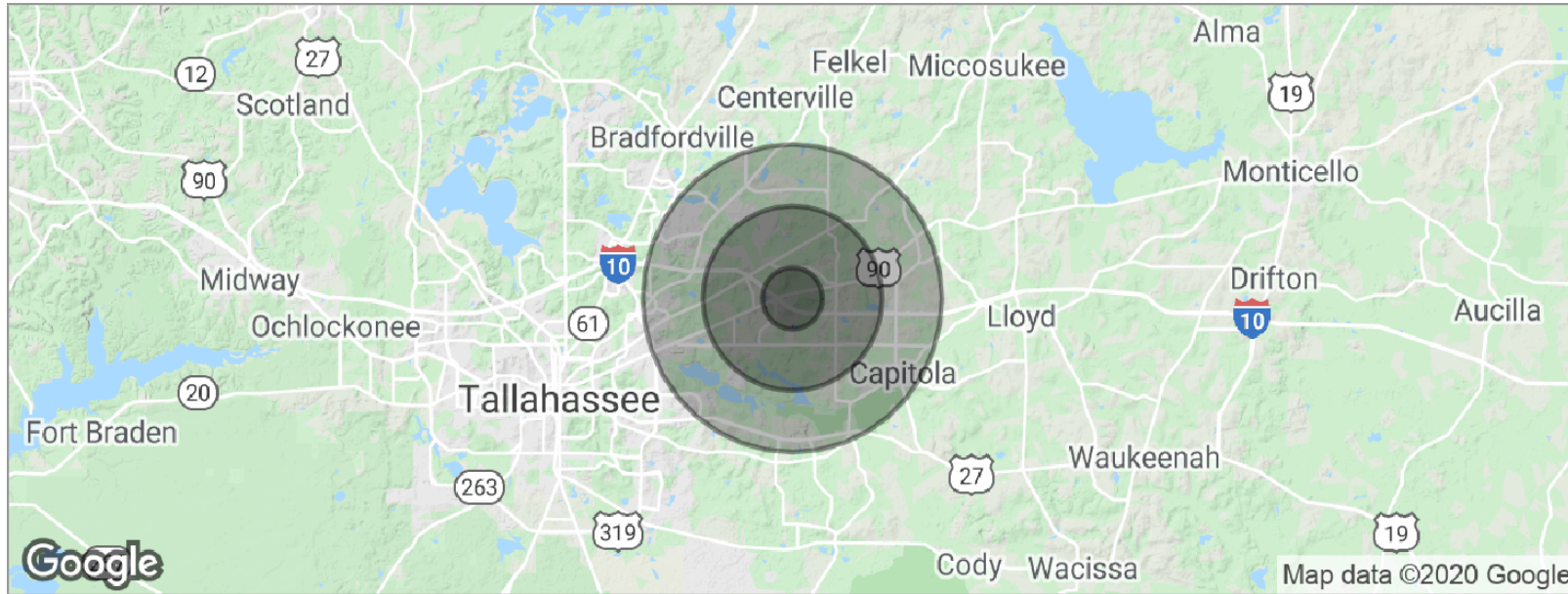
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	957	8,695	34,340
Median age	42.3	41.5	39.5
Median age (Male)	41.6	40.1	38.2
Median age (Female)	43.6	42.8	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	331	3,083	13,591
# of persons per HH	2.9	2.8	2.5
Average HH income	\$110,882	\$106,969	\$86,715
Average house value	\$301,646	\$301,432	\$255,581

* Demographic data derived from 2010 US Census

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The only party authorized to represent the Owner in connection with the lease of the Property is the Coldwell Banker Commercial Hartung Advisors listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the Coldwell Banker Commercial Hartung Advisors.

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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.