



# EXCHANGE BUILDING: 3RD FLOOR OFFICE CONDO

201 S MONROE ST  
TALLAHASSEE, FL 32301

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# Executive Summary



## PROPERTY SUMMARY

SALE PRICE:	\$370,000
LOT SIZE:	0.07 Acres
BUILDING SIZE:	2,876 SF
BUILDING CLASS:	B
YEAR BUILT:	1928
ZONING:	CC
MARKET:	Central Business District
CROSS STREETS:	College Avenue

## PROPERTY OVERVIEW

Situated in the heart of downtown Tallahassee, at the Own Downtown corner of Monroe Street and College Avenue, the Historic Exchange Bank Building is a cornerstone in the history of Tallahassee. Originally built in 1927, this 5-story landmark is constructed of buff brick with limestone trim and features unique terra-cotta wall ornamentation in a Neo-Egyptian and Greek design. The Exchange Bank Building was one of the first modern private office buildings in Tallahassee and one of the few downtown buildings to have maintained its architectural integrity.

Offered for sale is the 3rd floor office condominium unit consisting of approximately 2,876 +/- gross sq. ft. This floor features an efficient floor plan with 7 private offices and 3 admin/semi private office areas. Every office has a windows. There are two restrooms, a kitchen, mechanical/electrical room, and ample storage in most offices and in the hallway with built in cabinetry.

Condo Dues are currently \$1600 per month and that includes utilities. Parking is available for lease from the condo association in the Exchange parking garage, directly behind the building for an additional cost per month.

## PROPERTY HIGHLIGHTS

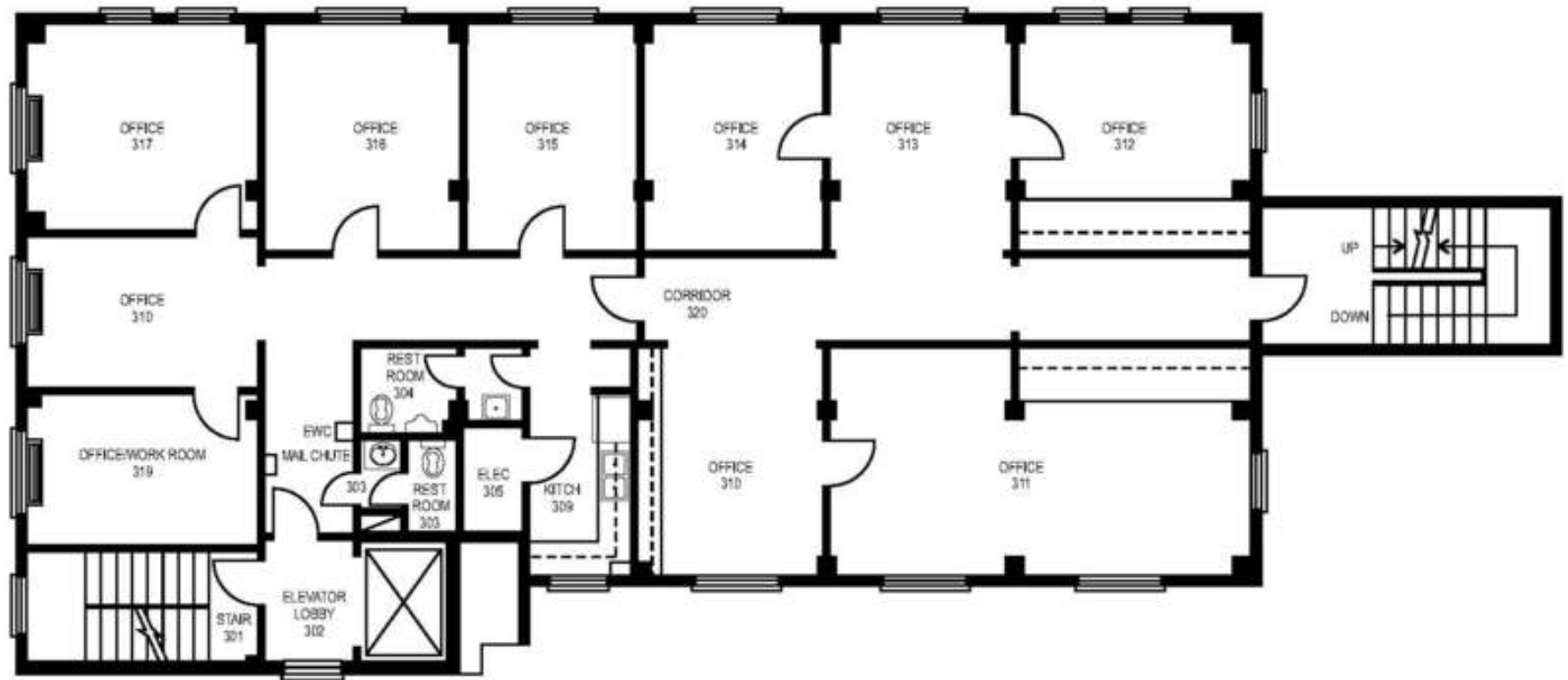
- 3rd Floor Unit
- 2876 +/-sf
- Located at Monroe and College Ave
- Onsite Parking Available in the Building Garage for monthly fee
- 2 minute walk to Capital Complex, City Hall, and the County Courthouse

# Additional Photos





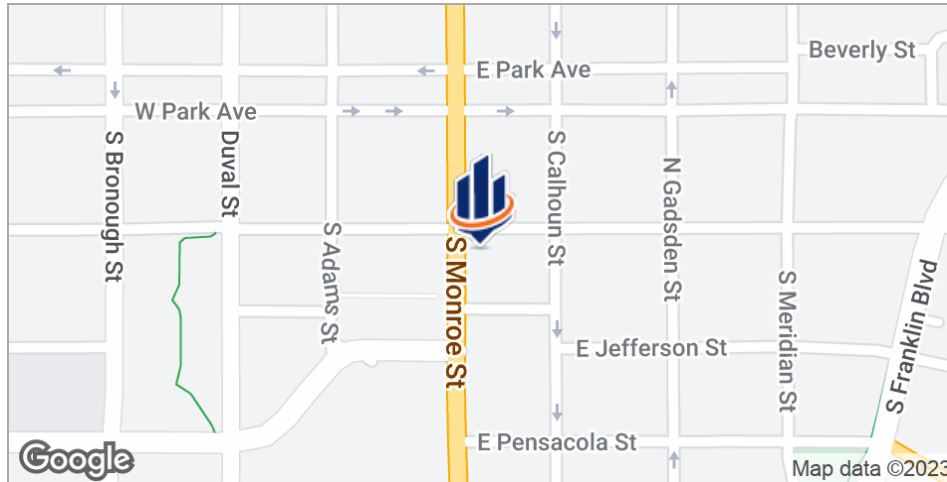
# FloorPlan



THIRD FLOOR



# Location Information



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,212	94,871	168,586
MEDIAN AGE	29.3	27.8	29.1
MEDIAN AGE (MALE)	29.7	27.1	28.4
MEDIAN AGE (FEMALE)	29.0	28.5	29.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,064	38,833	70,749
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$35,939	\$40,743	\$46,776
AVERAGE HOUSE VALUE	\$260,597	\$208,250	\$208,012



## LOCATION DESCRIPTION

Corner of Monroe Street and College Avenue

# Retailer Map





# Additional Photos





# Additional Photos

