



**STADIUM
CENTRE**

699 & 799 West Gaines Street
Tallahassee, FL 32304



800 to 4,129 s.f. available

- Convenient access to the FSU campus that is directly across the street which has approximately 44,308 students
- Located in the Gaines Street corridor that has been significantly redeveloped over the past several years changing this submarket into the focal point for student housing, shopping and dining
- There are nearly 10,000 apartment beds within a short walking distance with over 1,000 more beds under construction
- Superior visibility and exposure to Gaines Street which serves as a primary east-west arterial providing access from the FSU campus to the downtown CBD that is home to Florida's state capitol
- Greenwise Publix is adjacent to The Deck building
- Boutique hotel Indigo directly across from The Block with 140 keys
- The strategic location on Gaines Street is the center-point connecting the 3 college campuses in the market opening up convenient access to 68,000 students (Florida State, Florida A&M, Tallahassee State College)

Join retailers like:



CHASE



**BAGELS
& CO.**



FIT 850



**CRISPY
CONES**

CONTACT

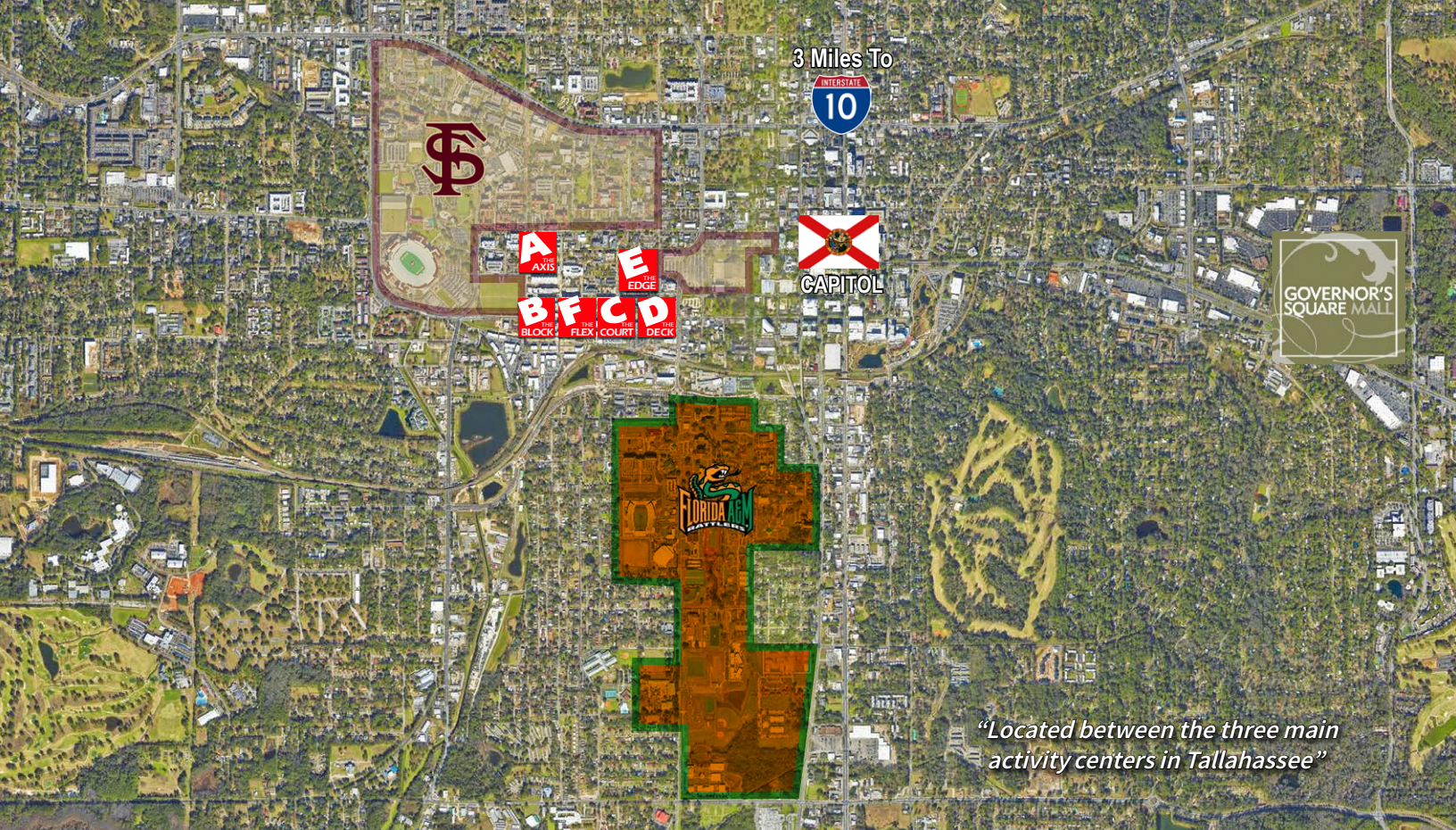
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Important Area Facts:

- The number of people in the Capitol during a normal workday is 1,500. During the Legislative session, this number increases to over 5,000
- There are 10,000 beds within walking distance
- Approximately 40,000 employees within a 1-mile radius of the site
- Over 100,000 employees within a 3-mile radius



Florida State University (FSU)

- 2024 Enrollment: 44,308
- Faculty & Staff:
 - » 2,760 faculty members
 - » 3,944 instructional staff
- Doak Campbell Stadium:
 - » One of the largest football stadiums in the ACC
 - » Largest continuous brick structure in the United States, second largest in the world



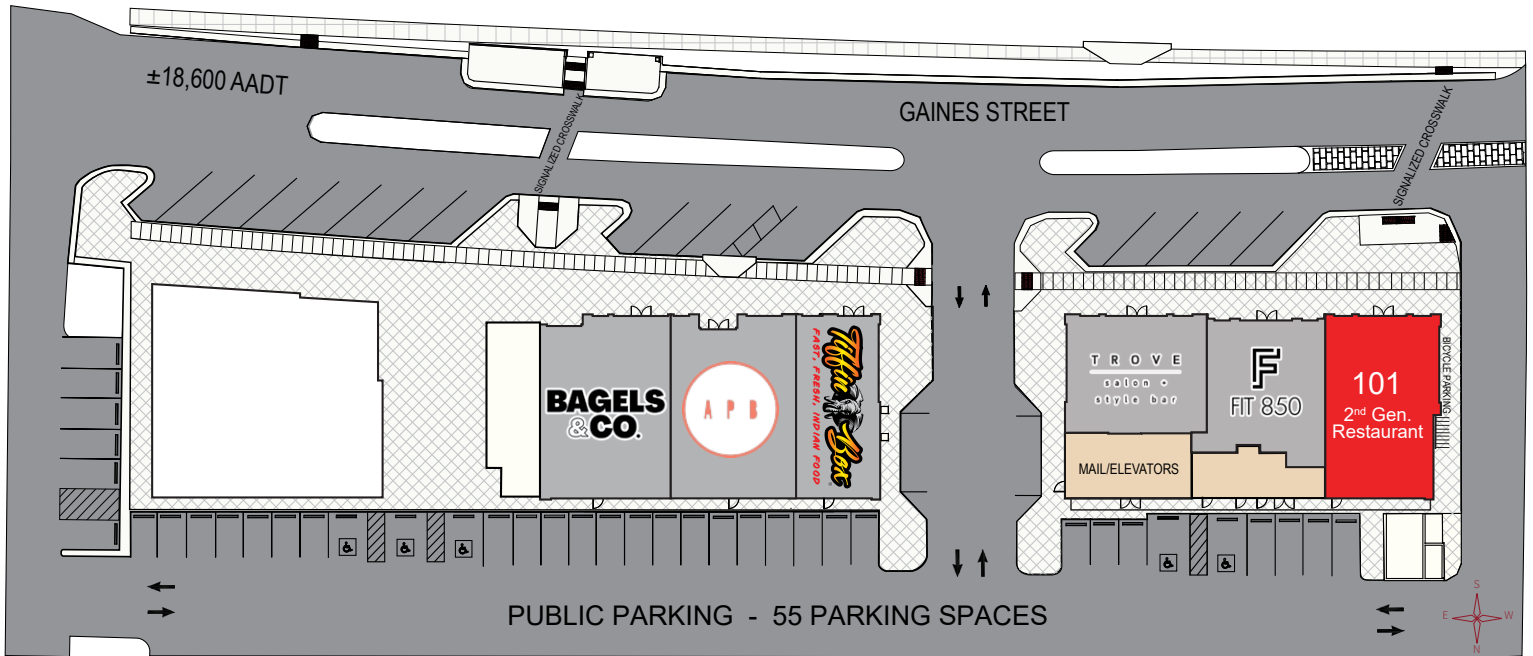
Florida Agricultural and Mechanical University (FAMU)

- 2024 Enrollment : 10,028
- Faculty & Staff: 2,429 employees
- Founded on October 3, 1887
- 156 buildings spread over 422 acres

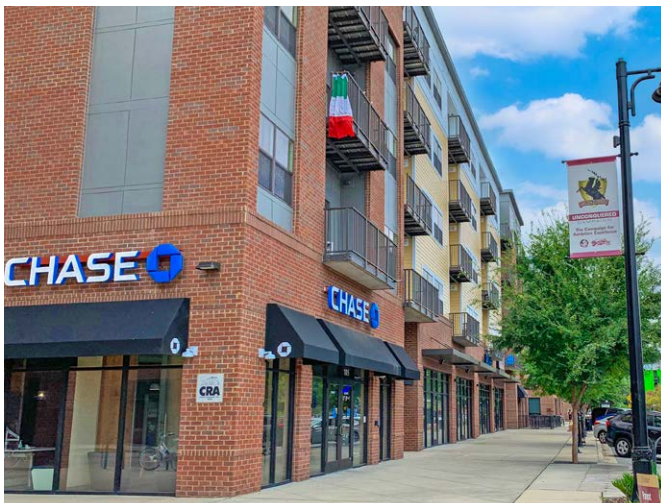


Tallahassee State College (TSC)

- 2024 Enrollment : 13,873
- Faculty & Staff: 1,460 employees
- Founded in 1966
- Formerly known as Tallahassee Community College until its rename in 2024
- 24 buildings spread over 270 acres



SUITE #	TENANT	SF
101	2 ND GEN. RESTAURANT AVAILABLE	1,723
105	Fit 850	1,809
109	Trove Salon + Style Bar	1,350
113	Tiffin Box	1,570
117	APB	1,802
121	Bagels & Co.	2,081
TOTAL GLA		10,335

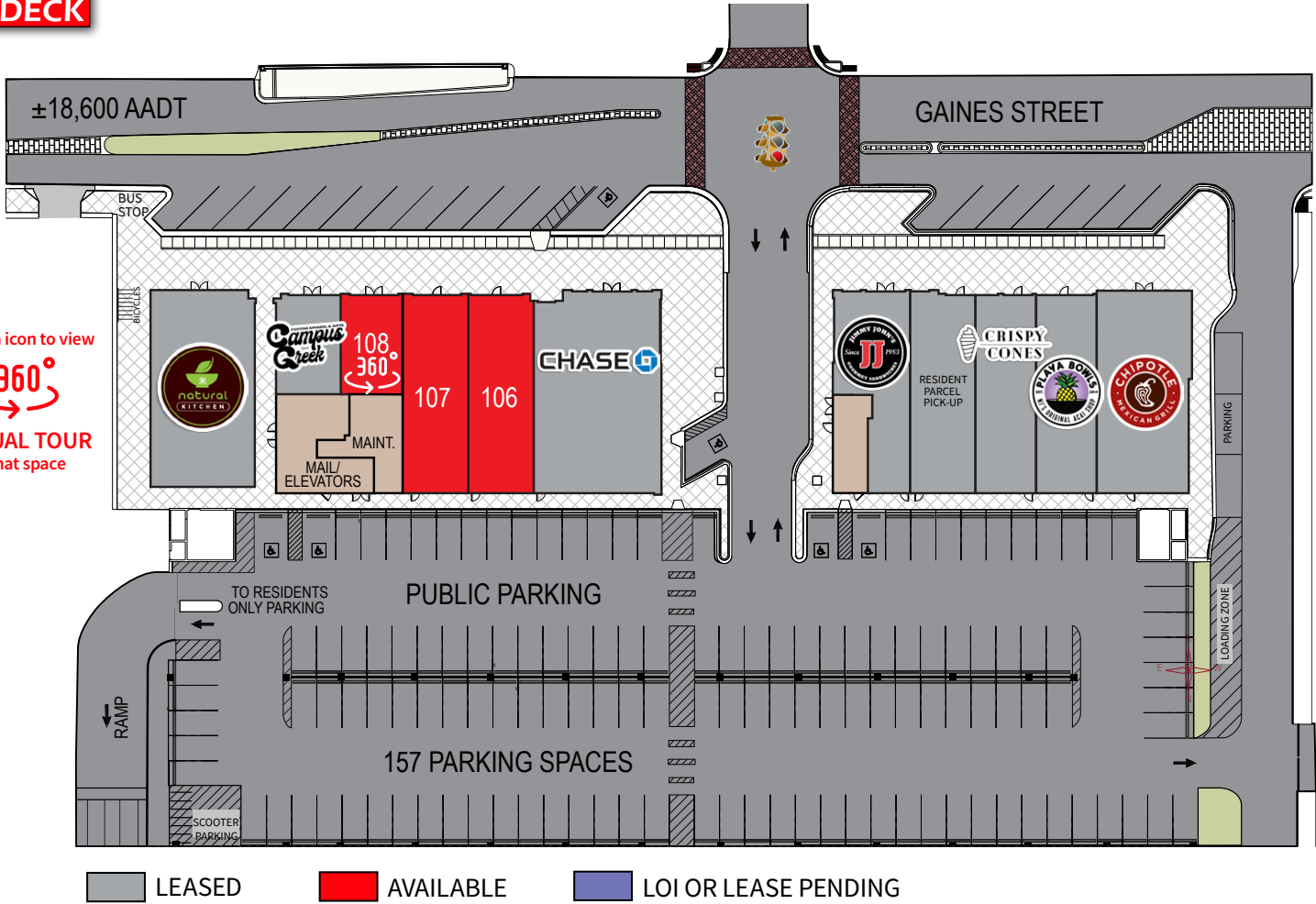


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699 West Gaines Street - SITE PLAN

Click on icon to view
360°
VIRTUAL TOUR
of that space



SUITE #	TENANT	SF
100	Chipotle	2,448
101	Playa Bowls	1,536
102	Crispy Cones	1,536
103	Resident Parcel Pick Up	1,675
104	Jimmy Johns	1,531
105	Chase Bank	3,253
106	AVAILABLE	1,661
107	AVAILABLE	1,668
• 108	AVAILABLE	800
109	Campus Greek	859
110	Natural Kitchen	2,620
TOTAL GLA		19,587



This aerial map of Tallahassee, Florida, provides a detailed view of the city's urban landscape. Key features include:

- Major Roads:** W Tennessee St, Stadium Drive, Macomb St, Gaines St, Monroe St, and Apalachee Pkwy.
- Landmarks and Buildings:** FSU Athletic Complex (Dick Houser Stadium), Stadium Place Apartments, Seminole Legends Condominiums, FSU Intramural Fields, and various hotels and universities.
- Streets and Intersections:** Stadium Drive (17,200± AADT), Macomb St (18,300± AADT), Gaines St (18,600± AADT), Monroe St (30,500± AADT), and Apalachee Pkwy (33,000± AADT).
- Other Labels:** Quantum On West Call, FSU Bookstore, Seminole Sport Shop, Publix, CVS Pharmacy, and various other commercial and residential buildings.

The JLL logo is located in the bottom right corner of the map.