



**STADIUM
CENTRE**

699 & 799 West Gaines Street
Tallahassee, FL 32304



1,536 to 3,329 s.f. available

- Convenient access to the FSU campus that is directly across the street which has approximately 46,184 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 72,000 students (Florida State, Florida A&M, Tallahassee State College)

Join retailers like:



CHASE

**BAGELS
& CO.**

FIT 850



Nigel's
BANANAS

CONTACT

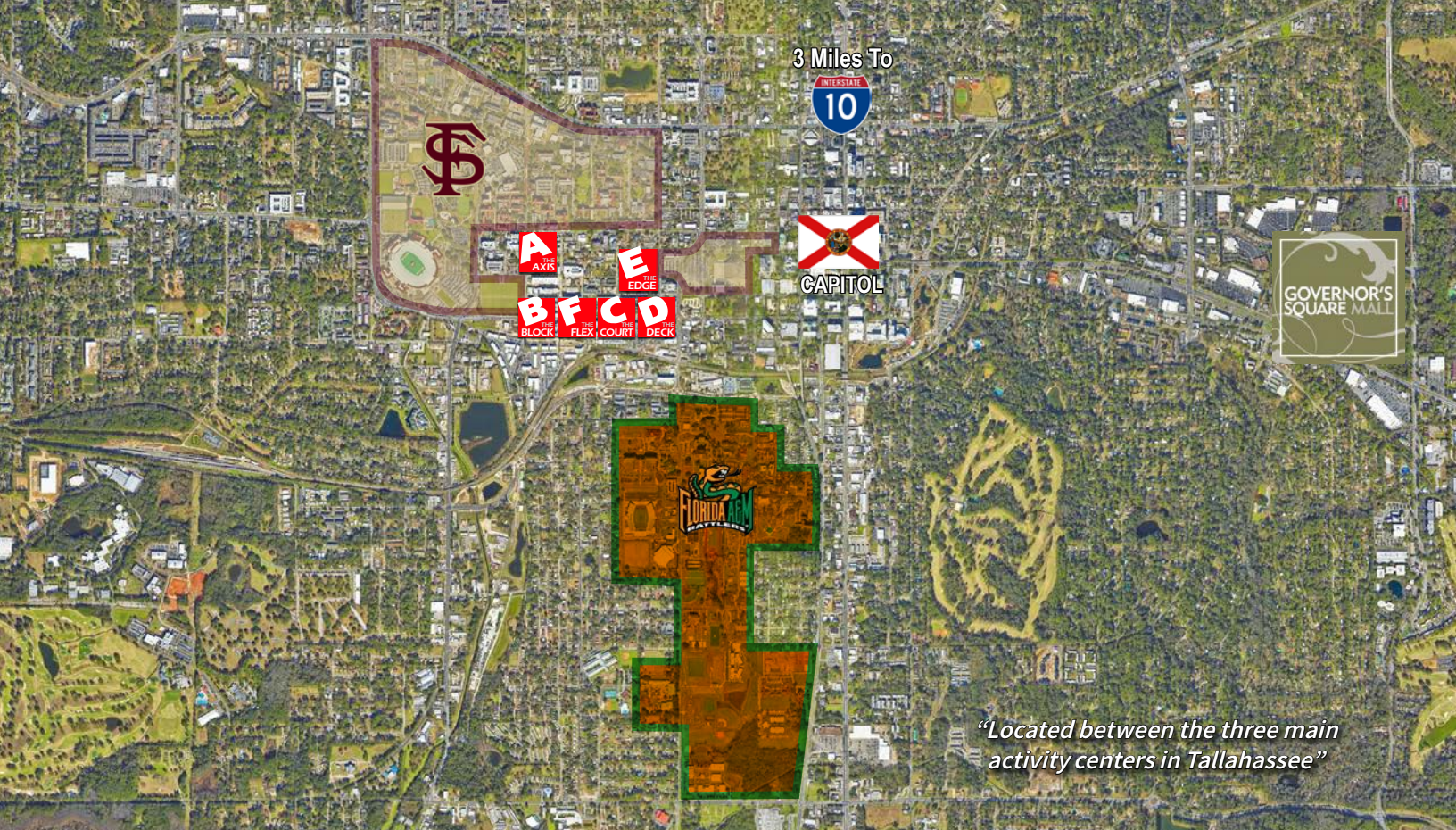
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Important Area Facts:

- 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)

- 2025 Enrollment: 46,184
- Faculty & Staff:
 - » 2,584 traditional faculty
 - » 16,207 employees
- 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



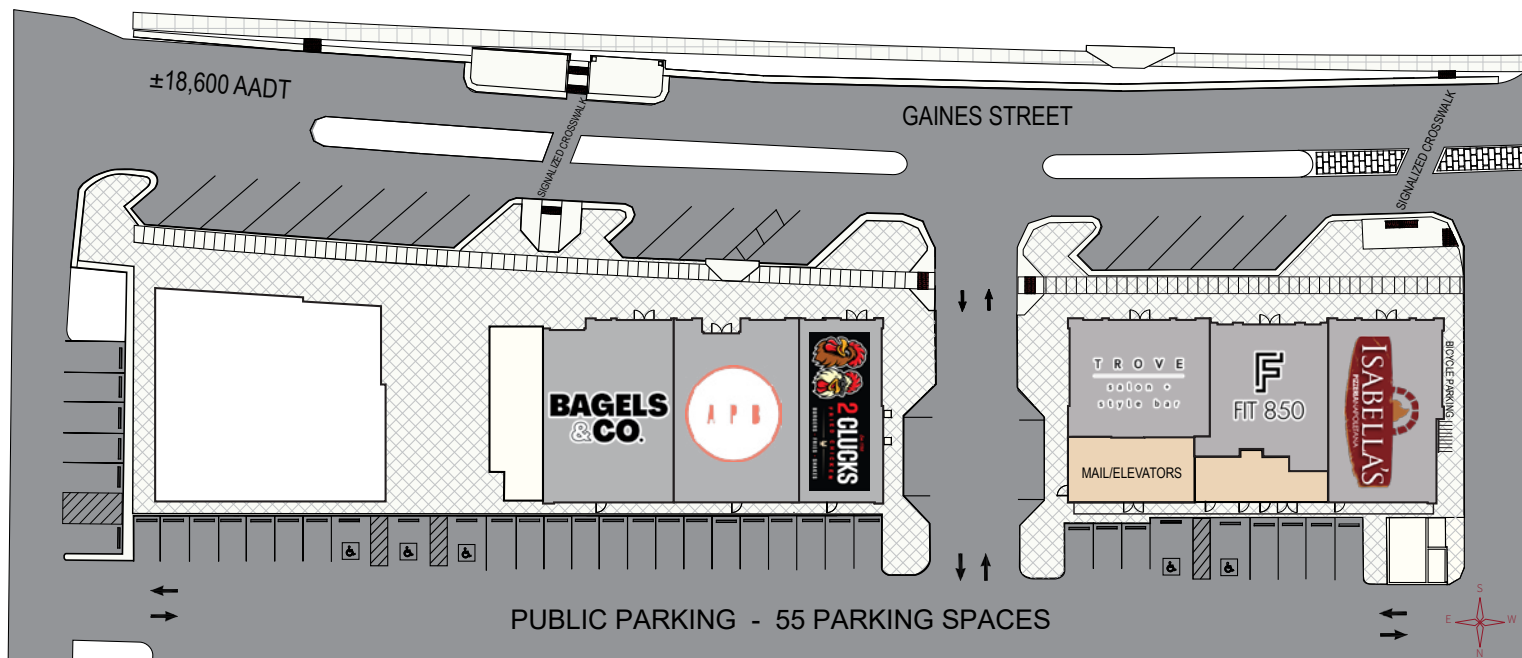
Florida Agricultural and Mechanical University (FAMU)

- 2025 Enrollment : 10,028
- Faculty & Staff: 2,408 employees
- Founded on October 3, 1887
- 156 buildings spread over 422 acres



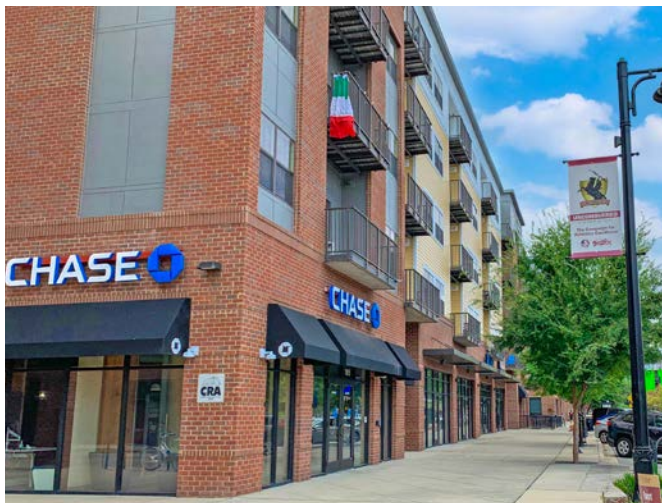
Tallahassee State College (TSC)

- 2025 Enrollment: 16,000+
- Faculty & Staff: 1,500+ employees
- Founded in 1966
- Formerly known as Tallahassee Community College until its rename in 2024
- 24 buildings spread over 270 acres



LEASED
 AVAILABLE
 LOI OR LEASE PENDING

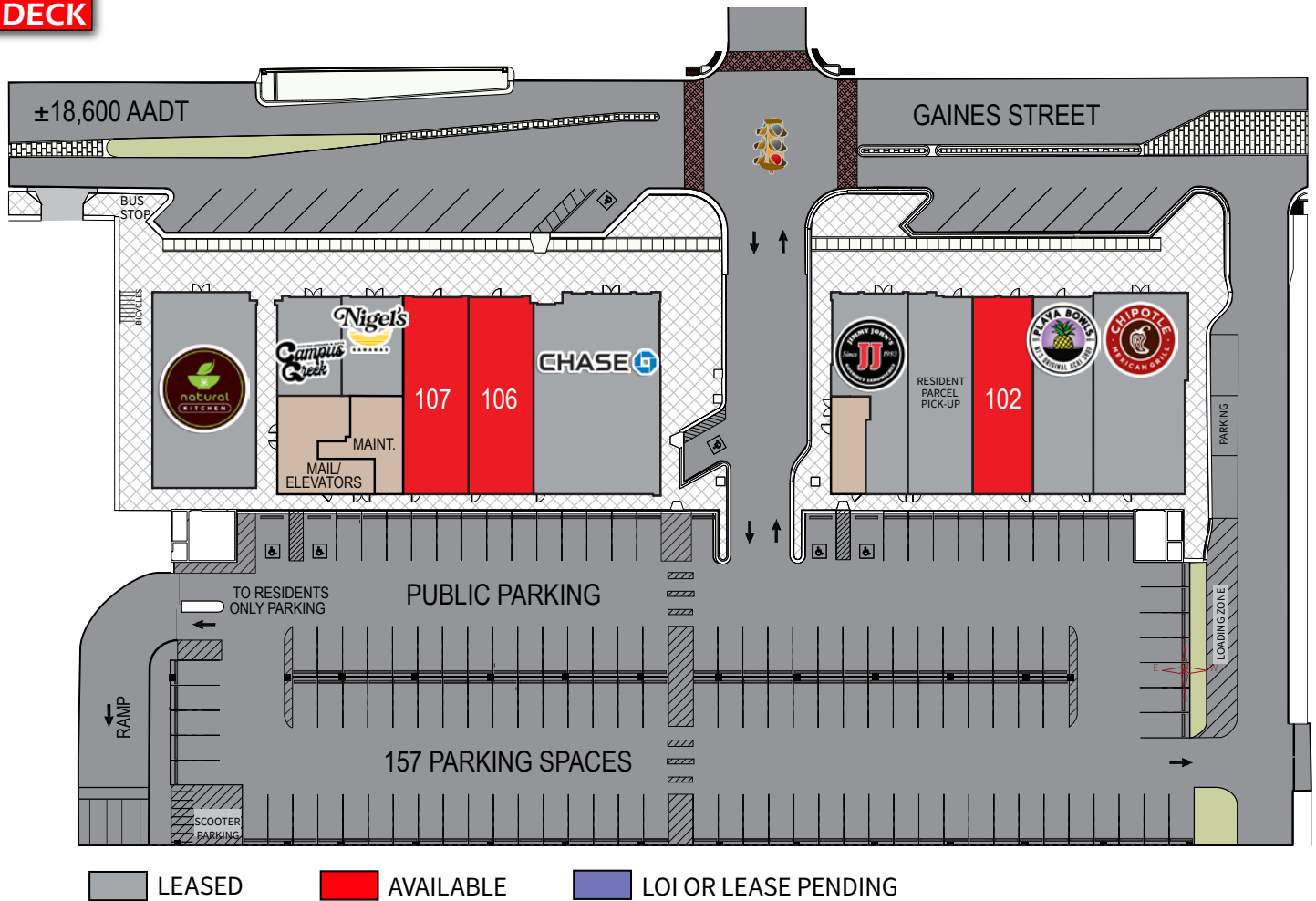
SUITE #	TENANT	SF
101	Isabella's	1,723
105	Fit 850	1,809
109	Trove Salon + Style Bar	1,350
113	2 CLUCKS	1,570
117	APB	1,802
121	Bagels & Co.	2,081
TOTAL GLA		10,335



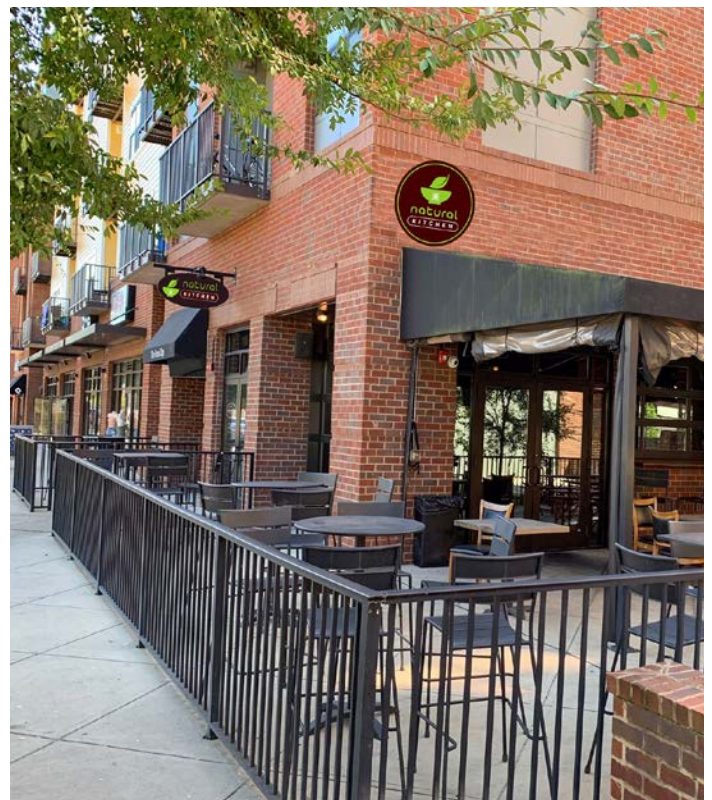
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699 West Gaines Street - SITE PLAN



SUITE #	TENANT	SF
100	Chipotle	2,448
101	Playa Bowls	1,536
102	AVAILABLE	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	Nigel's Bananas	800
109	Campus Greek	859
110	Natural Kitchen	2,620
TOTAL GLA		19,587



STADIUM CENTRE MARKET AERIAL

