

**Jimmy Nystrom, SIOR**

Director of Leasing/ Commercial  
Advisor

NAI TALCOR

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## Scope of Responsibilities

Jimmy Nystrom is the Director of Leasing and a Senior Advisor at NAI TALCOR. He is a 40 year Tallahassee resident with a unique knowledge of the market. Jimmy specializes in office and retail leasing, tenant representation and office building sales. Currently, Jimmy represents landlords on nearly a million and a half square feet of office and retail space. Jimmy oversees the leasing of approximately 1,120,000 square feet of office space in the Tallahassee market. He works with numerous Landlords to maximize their return on their real estate investment. He also oversees the day to day leasing of over 700,000 square feet of retail space to include the redevelopment of a 25 acre site on the west side of Tallahassee.

## Background & Experience

Jimmy began his Real Estate career in 1985 with Investors Realty in the commercial division. He remained there until 1990 when TALCOR was formed, being one of the original agents of the company. Jimmy has over 30 years of commercial real estate experience with a concentration in office leasing and sales. He has had the opportunity to represent firms such as SunTrust Banks, AARP, Cambridge Systematics, Xerox, IBM and Merrill Lynch.

## Professional Affiliations & Designations

• National Association of Realtors • Florida Association of Realtors • Tallahassee Board of Realtors • SIOR • Leadership Tallahassee Class 31

## Educational Background

Jimmy graduated from the University of Tennessee with a Bachelors of Science in Marketing. He was commissioned in 1981 as a 2nd Lieutenant in the United States Army Infantry, and spent three years with the 101st Airborne Division. He spent much of his time in the service in the Middle East and Central America.

## Significant Transactions

- 3800 Esplande Way, Tallahassee - Kaye Scholer, 30,000 sf, \$5,000,000 •
- 1801 Hermitage Blvd., Tallahassee - State of Florida, 43,000 sf, \$1,500,000
- 2525 S. Monroe, Tallahassee - Workforce Plus, 33,000 sf, \$1,400,000 •
- 106 E. College Ave., Tallahassee - Akerman Senterfitt, 36,000 sf,
- \$9,000,000 • 106 E. College Ave., Tallahassee - Foley Lardner, 14,000 sf,
- \$2,600,000 • 3255 Thomasville Rd., Tallahassee - Arcadis, 9,700 sf,
- \$700,000 • 215 S. Monroe, Tallahassee - Quintarios Law Firm, 7,000 sf,
- \$900,000 • 1035 W. Tennessee St., Tallahassee - Mr. Roboto, 4,500 sf,
- \$850,000 • Centerville Rd., Tallahassee - Kimley Horn, 5,500 sf, \$650,000 •
- Raymond Diehl Rd., Tallahassee - Hatch Mott McDonald, 5,700 sf,
- \$450,000 • 325 John Knox Rd., Tallahassee - Enterprise Florida, 7,000 sf,
- \$700,000 • 227 Bronough St., Tallahassee - 50,000 sf, \$4,200,000 • 101 N
- Monroe St., Tallahassee - 10,000 sf, \$2,100,000 • 225 Bronough St.,
- Tallahassee - State of FL Supreme Ct., 20,000 sf \$3,000,000