

# FOR LEASE

2650 Apalachee Parkway Tallahassee, FL 32301

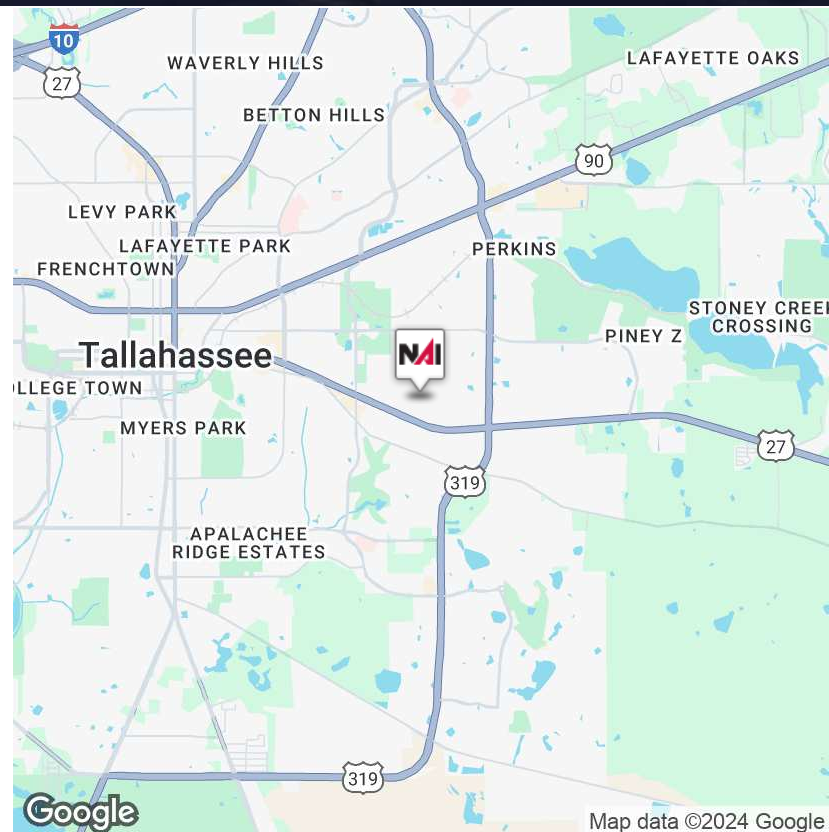
# NAI TALCOR



## Office | 5,000 - 20,000 SF

- Four 5,000 SF suites available
- Can be combined or leased separately
- Up to 5,000 SF of additional storage available
- Quality Construction office building for lease
- All brick, upscale interior finishes, impressive foyer/entry area
- Newly renovated lobby and common elements
- New security systems including alarms, card entry, & cameras
- New hydraulic elevator system

**Lease Rate: \$18.50 SF/Yr  
+ Electric & Janitorial**



✉ **Kee Elwell, CCIM**  
+1 850 509 5242  
kee@talcor.com

✉ **John W. McNeill, SIOR**  
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jmcneill@talcor.com

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**NAI TALCOR**

1018 Thomasville Road, Suite 200A  
talcor.com

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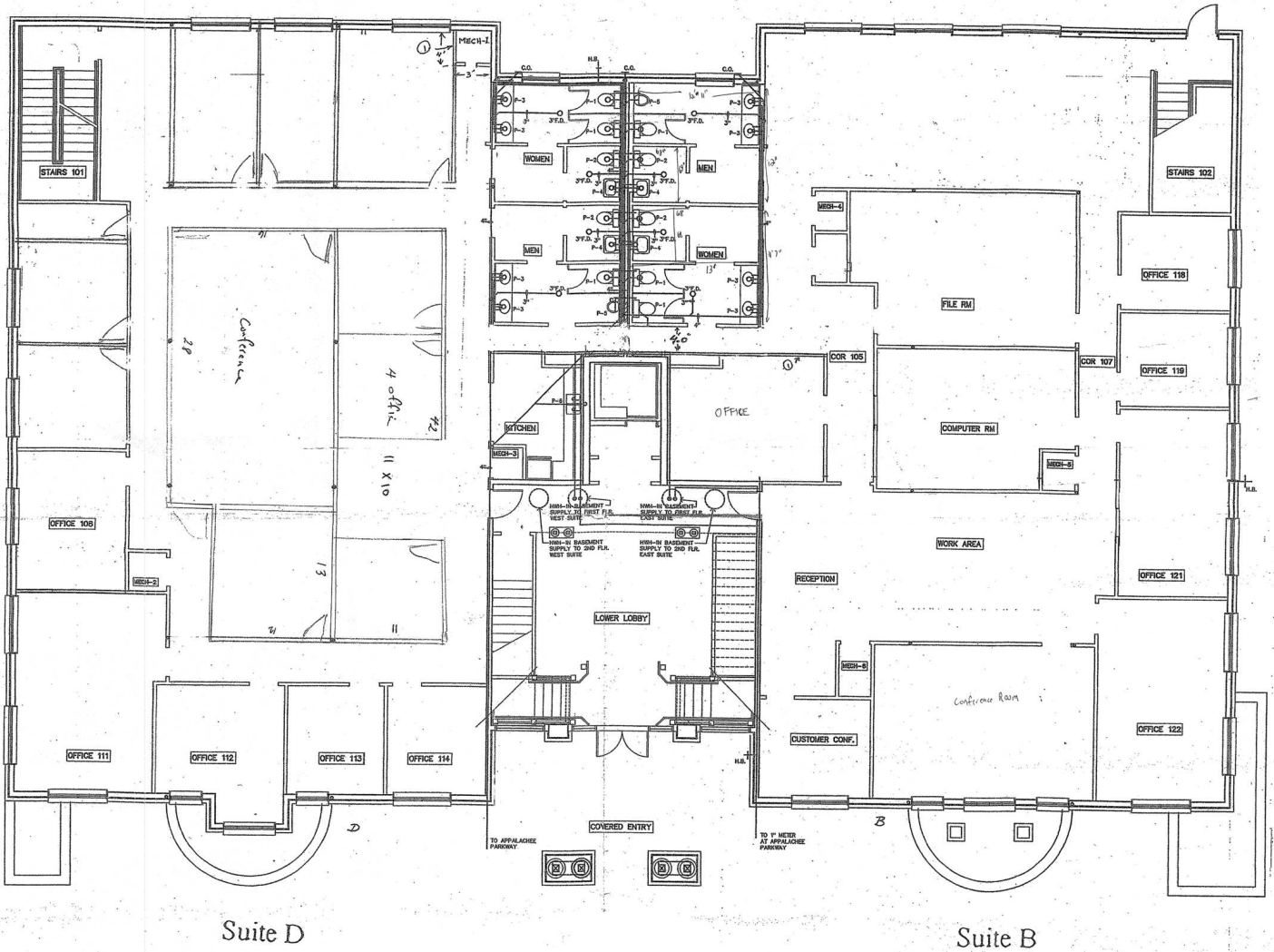
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# LOWER LEVEL

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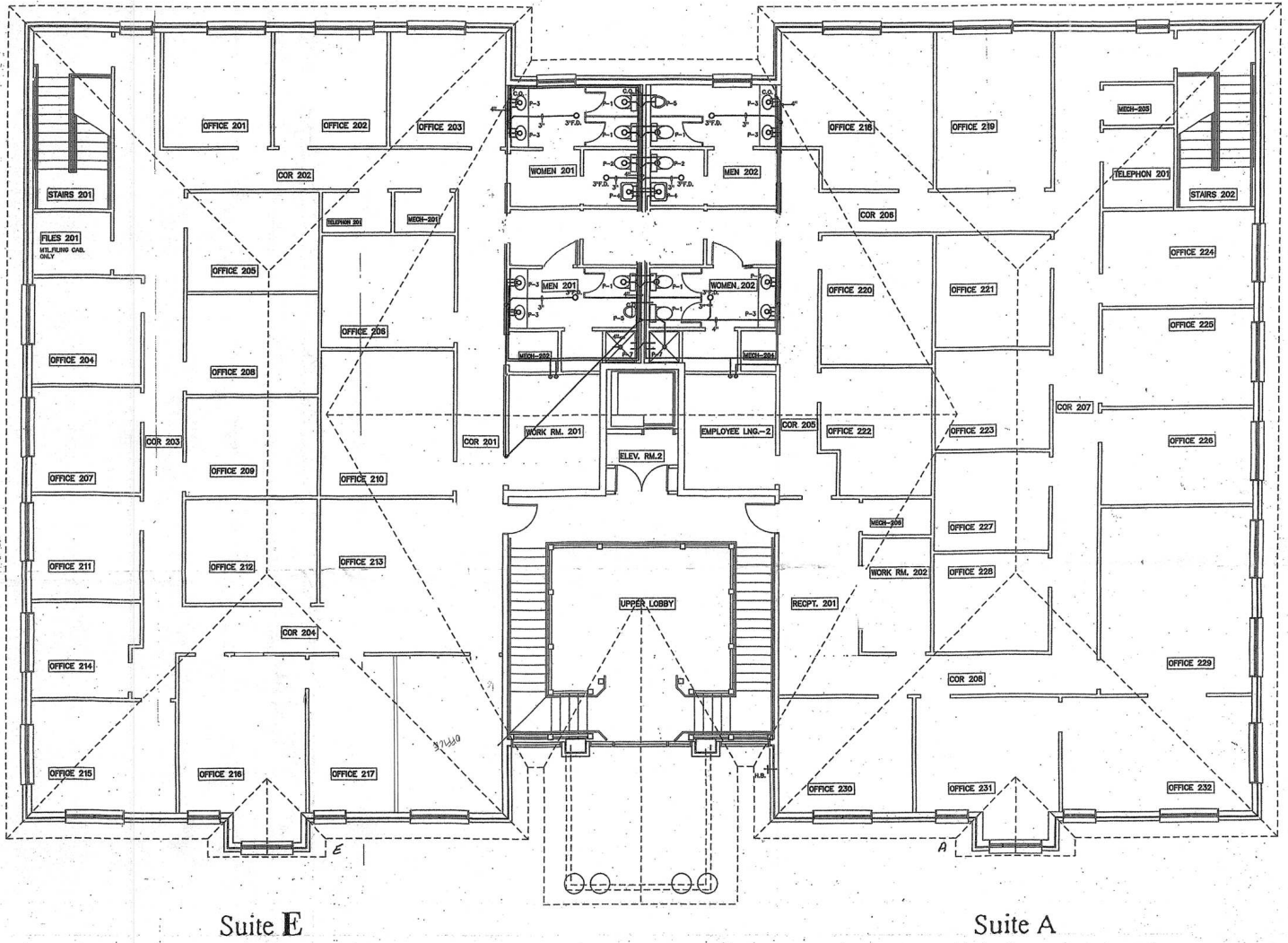
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# UPPER LEVEL

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# FOR LEASE

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**OFFICE FOR LEASE**



Google

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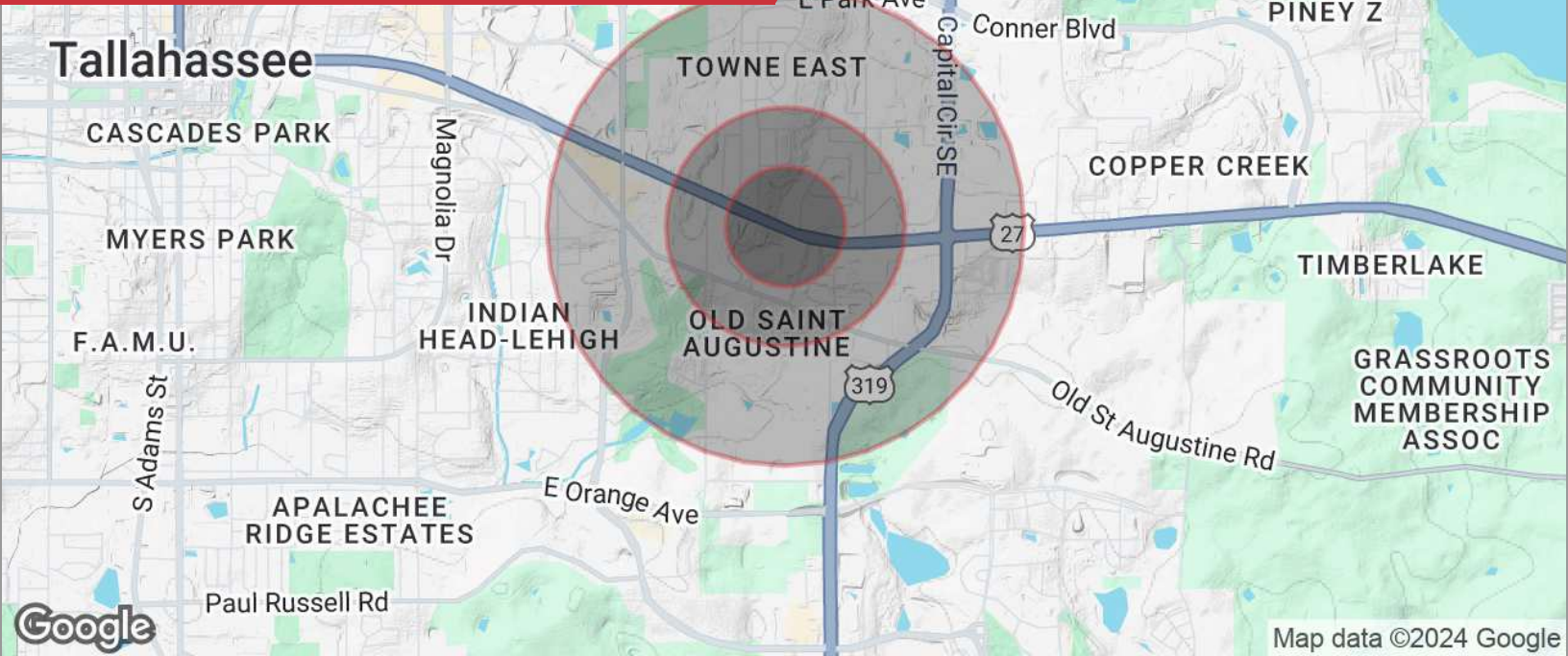
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## DEMOGRAPHICS

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	705	2,955	10,366
Median age	34.2	31.2	29.3
Median age (male)	36.6	31.8	28.2
Median age (Female)	33.8	31.6	30.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	433	1,682	5,439
# of persons per HH	1.6	1.8	1.9
Average HH income	\$52,804	\$51,457	\$51,189
Average house value	\$156,632	\$148,763	\$134,137

\* Demographic data derived from 2020 ACS - US Census

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