

Northeast Tallahassee Office Space For Lease

**2252 Killearn Center Boulevard
Tallahassee, Florida 32308**



***Exclusively Offered By
Jeff Billingsley
Broker-Associate***

850 668-3333 or 850 556-2147

jbillingsley@johnnybluerealty.com

While this information is deemed to be correct, no guarantee is given as to its accuracy. Buyer should independently verify all information.

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Executive Summary

2252 Killearn Center Boulevard Tallahassee, Florida



2252 Killearn Center Boulevard (Delaney Center) is a beautiful 3 Story North-east Tallahassee office building located near the highly desirable Thomasville Road/I-10/Capital Circle area. One half of the second floor is available for lease and consists of 3,285 sq. ft. of office space. A 1,642 sq. ft. storage unit in the lower level of the building can be leased separately. The office space features a combination of executive offices, conference rooms, break rooms, lobby style bathrooms, elevator, and much more. Delaney Center is a first class office building with true commercial quality construction. It is a tremendous office location given its proximity to Interstate 10, restaurants, retailers, financial institutions, other professional offices, and sought after residential neighborhoods.

- **3,285 Sq. Ft. +/- Office Space**
- **1,642 Sq. Ft. Storage Unit in Lower Level**
- **3 Story Structure w/ Basement (3 floors above grade) with Elevator.**
- **Built in 1999**
- **Structural Framing: Steel with concrete floors**
- **Standing Seam Metal Roof**
- **Fire Sprinklers**
- **Ample Parking**
- **Covered Entrance**
- **Custom Millwork and Tile in Lobby**
- **Extensive Window Glass**
- **Adaptable Floor Plan**
- **Secure Facility with Controlled Key FOB Access.**
- **Corner Lot Exposure**
- **Fiber Optic Service Available**



Offered For Lease at \$20.00 per sq. ft. plus utilities, janitorial, and sales tax.

Craig Commercial Realty 3360 Capital Circle Northeast, Suite A, Tallahassee, Florida 32308

Phone: (850) 668-3333 Fax: (850) 668-4756

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Main Entrance Lobby



Reception



Conference Room



Executive Corner Office or Conference Room



Hallway



Corner Office



Typical Office



Copy/Work Room



Wet Bar



Aerial View Showing Upper and Lower Parking
Lots. (*boundary lines are approximate)



Aerial View Looking Southwest



Aerial View Looking North



Exterior –Covered Main Entrance



Storage Unit in Lower Level



Aerial View of Building



Front Entrance



Front Entrance Lobby



Elevator



Second Floor Layout



Second Floor Layout



Site Plan

ES - BLOCK C, KILGARN CENTER

Begin at a terra cotta monument marking the Northeast corner of Section 8, Township 1 North, Range 1 East, Leon County, Florida and run South 89 degrees 22 minutes 46 seconds West along the Section Line 157.10 feet to a point on the Eastern right-of-way boundary of Delaney Drive (60 feet right-of-way). Thence South 13 degrees 02 minutes 28 seconds West along said right-of-way 12.71 feet to a point of curve to the right, thence run Southwesterly along said right-of-way and said curve having a radius of 250.00 feet, through a central angle of 55 degrees 30 minutes 00 seconds, for an arc distance of 231.83 feet to a point of reverse curve, thence run Southerly along said right-of-way and said curve having a radius of 218.17 feet, through a central angle of 58 degrees 04 minutes 00 seconds, for an arc distance of 264.10 feet, thence South 00 degrees 31 minutes 34 seconds East along said right-of-way 33.70 feet to a point of curve to the left, thence run Southwesterly along said right-of-way and said curve having a radius of 30.00 feet, through a central angle of 80 degrees 00 minutes 00 seconds, for an arc distance of 47.12 feet to a point of reverse curve, said point lying on the Northwestern right-of-way boundary of Kilgarn Center Boulevard (60 feet right-of-way). Thence run Southwesterly along said right-of-way boundary and said curve having a radius of 603.00 feet, through a central angle of 44 degrees 05 minutes 24 seconds, for an arc distance of 484.02 feet, thence leaving said right-of-way run North 00 degrees 20 minutes 50 seconds East along the Section Line 632.87 feet to the POINT OF BEGINNING, containing 3.61 acres, more or less.

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PUBLIC RECORDS LEON COUNTY FL
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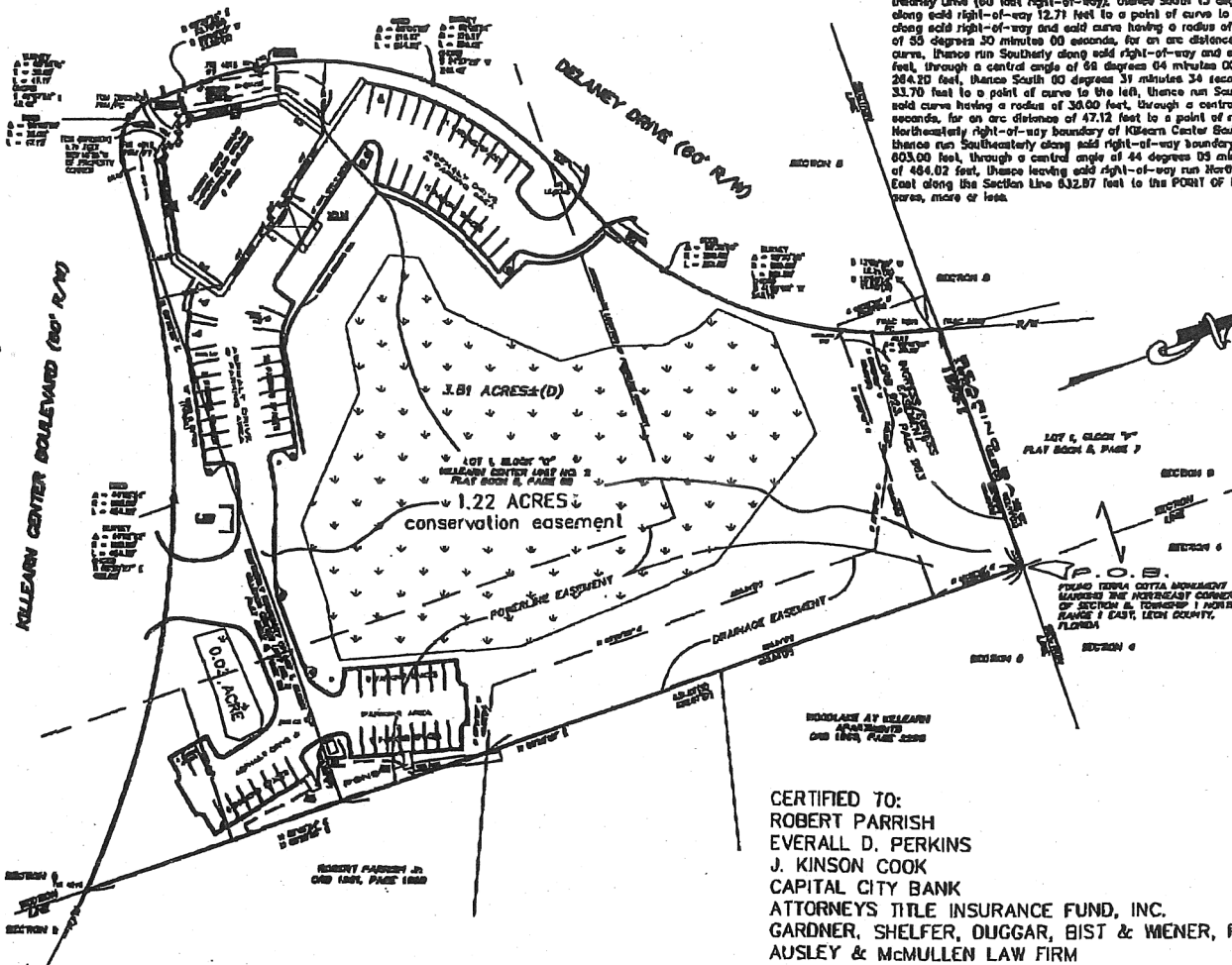


EXHIBIT
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6 Pages

CERTIFIED TO:
ROBERT PARRISH
EVERALL D. PERKINS
J. KINSON COOK
CAPITAL CITY BANK
ATTORNEYS TITLE INSURANCE FUND, INC.
GARDNER, SHELFER, OUGGAR, BIST & WENER, P.A.
AUSLEY & McMULLEN LAW FIRM

MEASUREMENTS ARE BASED ON THE NORTH BOUNDARY OF SECTION 8 (BEING S 89°22'46" W)

BY: RWH
RED BY: RWH
3/2/99

CERTIFIED
NO. 2517
3/2/99

POOLE ENGINEERING & SURVEYING, Inc.
LB NO. 6745
2145 DELTA BOULEVARD, SUITE 100
TALLAHASSEE, FLORIDA 32303

BOUNDARY SURVEY OF
A 3.81 ACRE TRACT
LOCATED IN SECTION 8
TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

SHEET NO.
1
OF 3