



COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR LEASE



1549 Colonial Dr
Tallahassee, FL 32303

TREY ROBERTS

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY
1549 COLONIAL DR
 TALLAHASSEE, FL 32303



OFFERING SUMMARY

Available SF:	1,094 SF
Lease Rate:	\$2,950 per month (Full Service)
Utilities, Internet, Janitorial & General Maintenance included in lease rate	
Lot Size:	0.29 Acres
Year Built:	1940
Building Size:	1,375 SF
Renovated:	2025
Zoning:	RP-2
APN:	113030 D0130

[Click Here for Zoning Information](#)

LOCATION OVERVIEW

Located in the heart of Midtown at the intersection of Thomasville Road and Colonial Drive, this property offers convenient access to a wide range of retail amenities and established professional office users. The site is approximately 1.5 miles from Downtown Tallahassee and the Florida State Capitol, placing it within immediate proximity to Florida State University and the region's primary government and administrative hub.

PROPERTY HIGHLIGHTS

- 2025 Renovation
- Hardwood Floors & Natural Lighting
- Shared Conference Room with Wet Bar
- 2 Executive Offices
- 3 Admin Offices
- Handicap & Client Parking in Front
- Employee/Overflow Parking in Rear

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ADDITIONAL PHOTOS
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ADDITIONAL PHOTOS
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Front Parking



Rear Access



Rear Parking



Main Entryway

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Conference Room



Wet Bar



Executive Office (1/2)



Admin Office (1/3)

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RETAILER MAP
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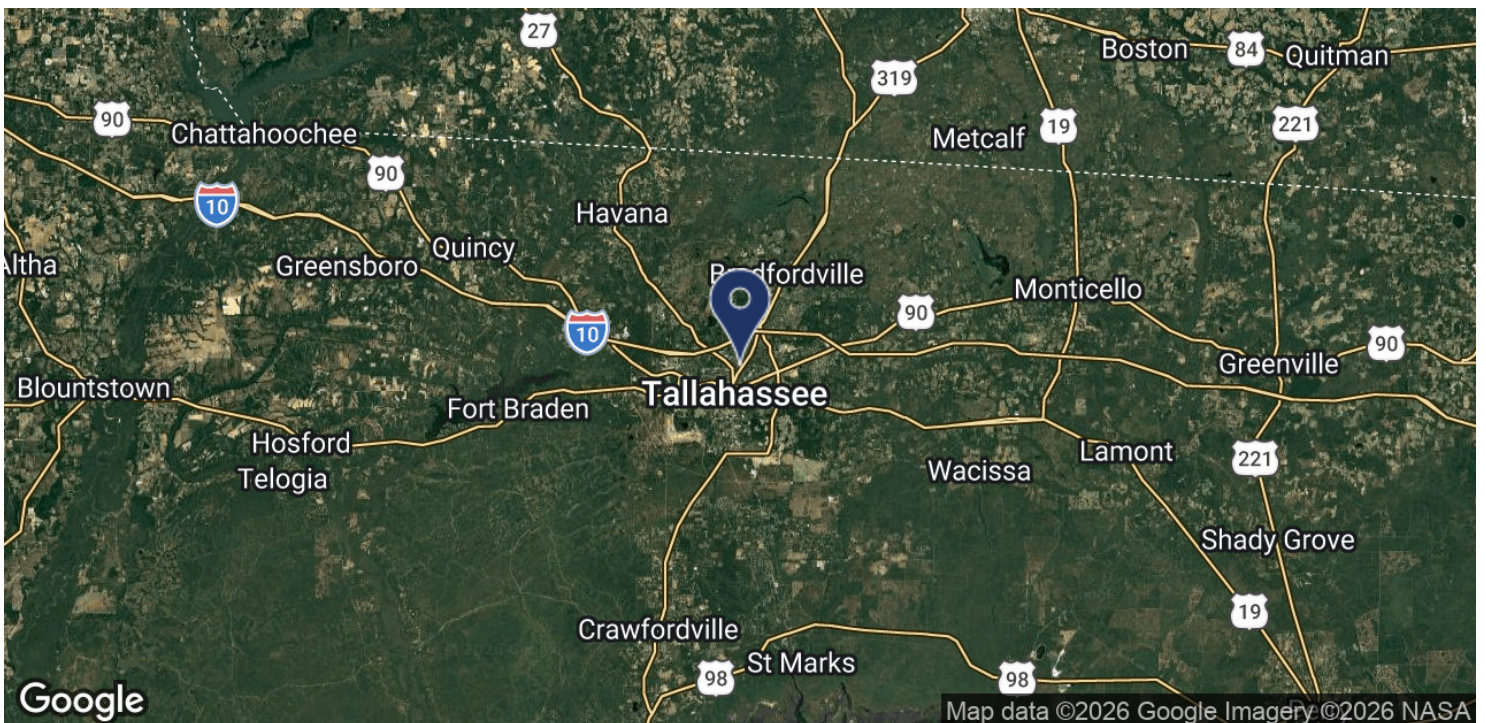
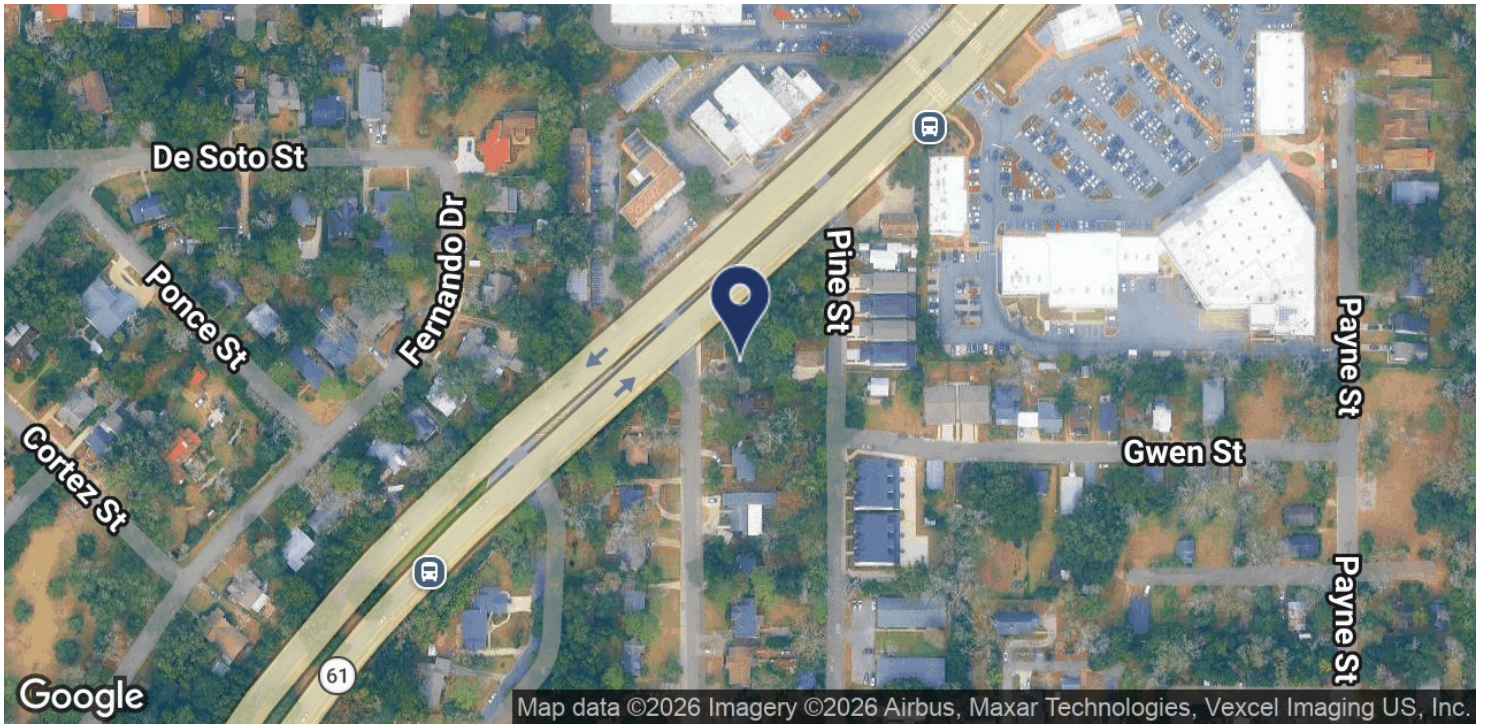




LOCATION MAP

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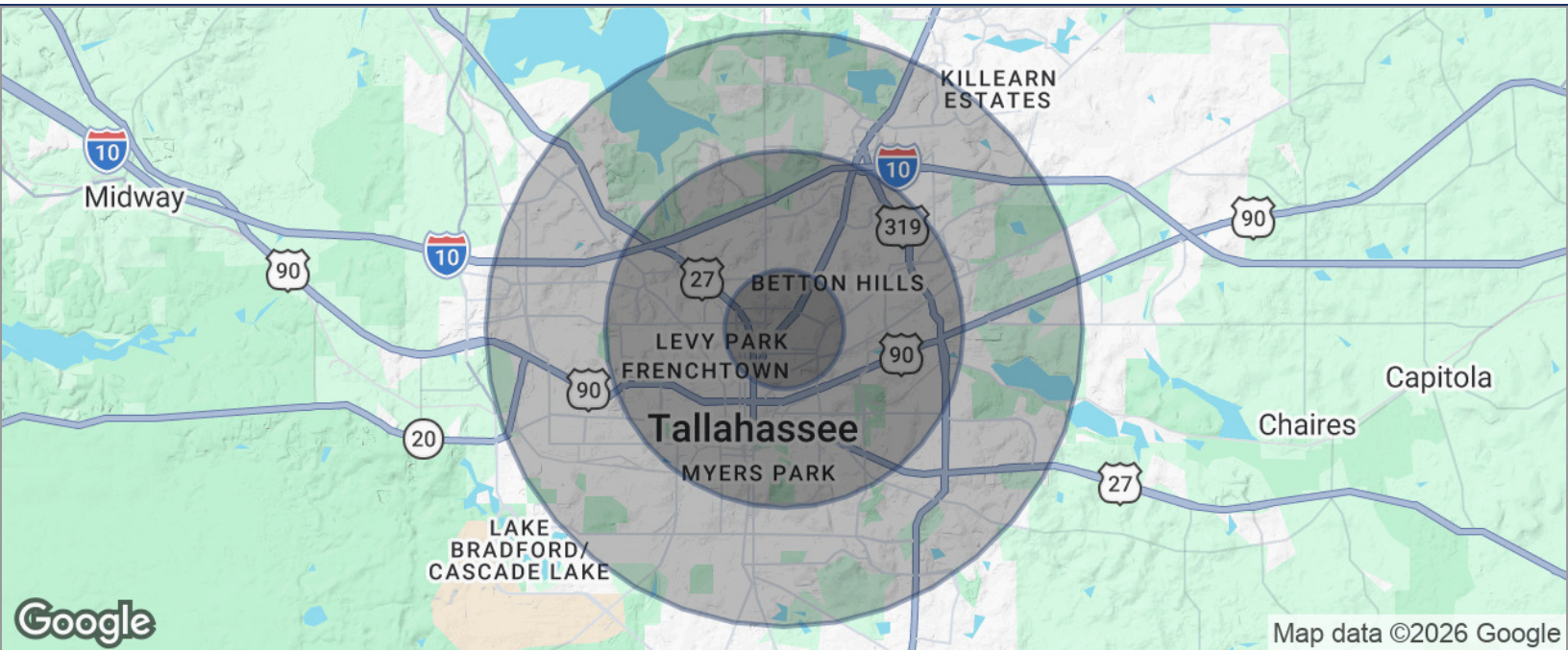
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DEMOGRAPHICS MAP
1549 COLONIAL DR
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,281	90,296	179,804
MEDIAN AGE	36.5	31.6	32.3
MEDIAN AGE (MALE)	35.7	31.6	31.3
MEDIAN AGE (FEMALE)	37.6	32.9	33.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,545	37,893	76,034
# OF PERSONS PER HH	2.0	2.4	2.4
AVERAGE HH INCOME	\$130,529	\$83,779	\$78,684
AVERAGE HOUSE VALUE	\$373,090	\$282,674	\$272,801

* Demographic data derived from 2020 ACS - US Census

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