

FOR LEASE

1500 Mahan Dr. Tallahassee, FL 32308

NAI TALCOR

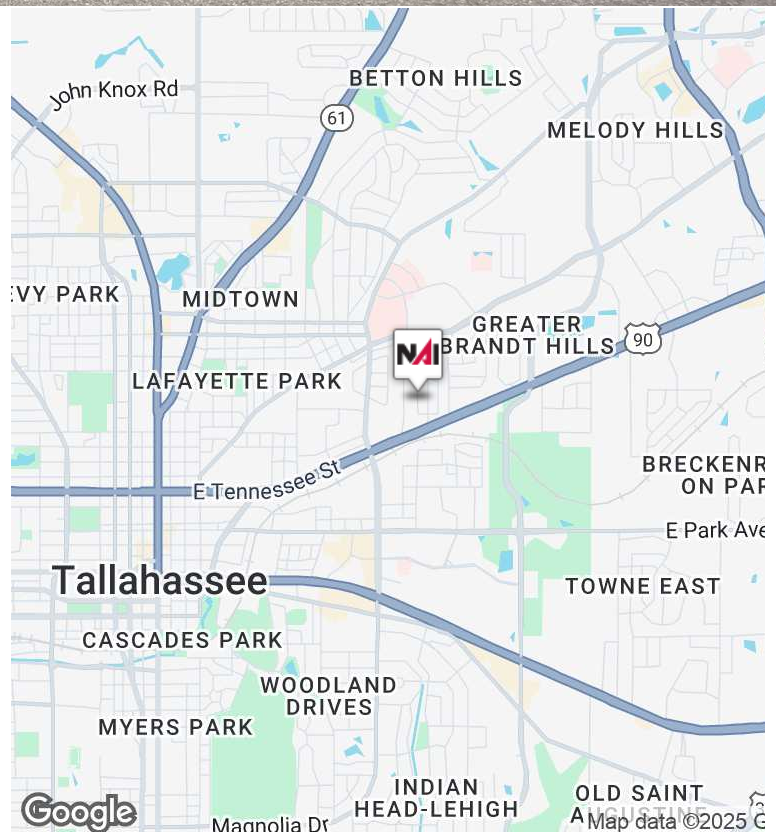


Office | 1,500 - 5,989 SF

- Class "A" Professional Office Building
- Multiple Private Offices
- Convenient central location
- Ample parking for employees and visitors
- Suite 250 can be divided into 230 and 240

Available Spaces

Spaces	Lease Rate	Size (SF)
140	\$21.00 SF/yr, util. included	1,500
230	\$19.50 SF/yr + utilities	2,989
240	\$19.50 SF/yr + utilities	3,000
250	\$19.50 SF/yr + utilities	5,989



✉ **Jim Taube, CCIM**
+1 850 545 5649
jtaube@talcor.com

No Warranty Of Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

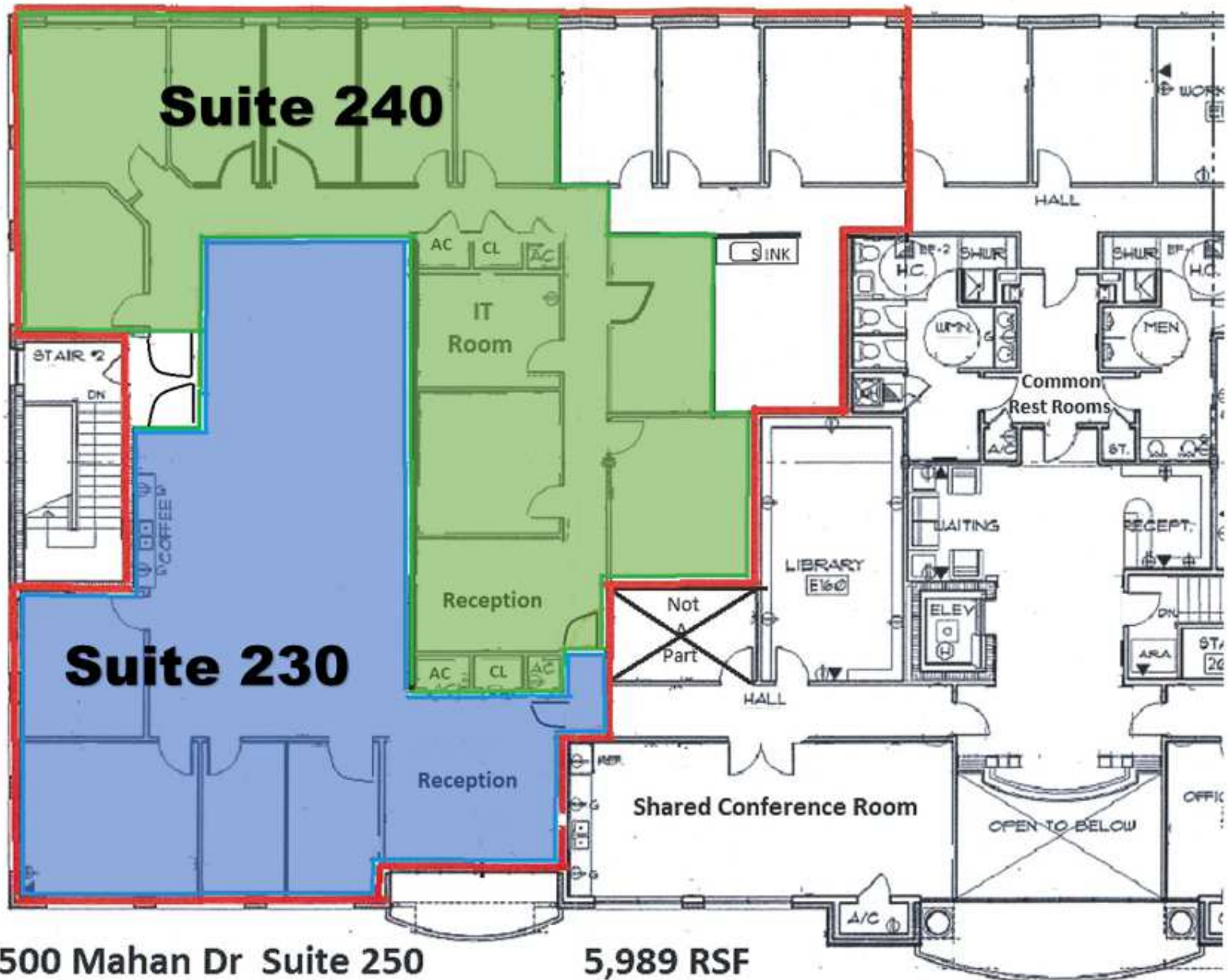


NAI TALCOR

1018 Thomasville Road, Suite 200A
talcor.com

FOR LEASE - SUITE 250

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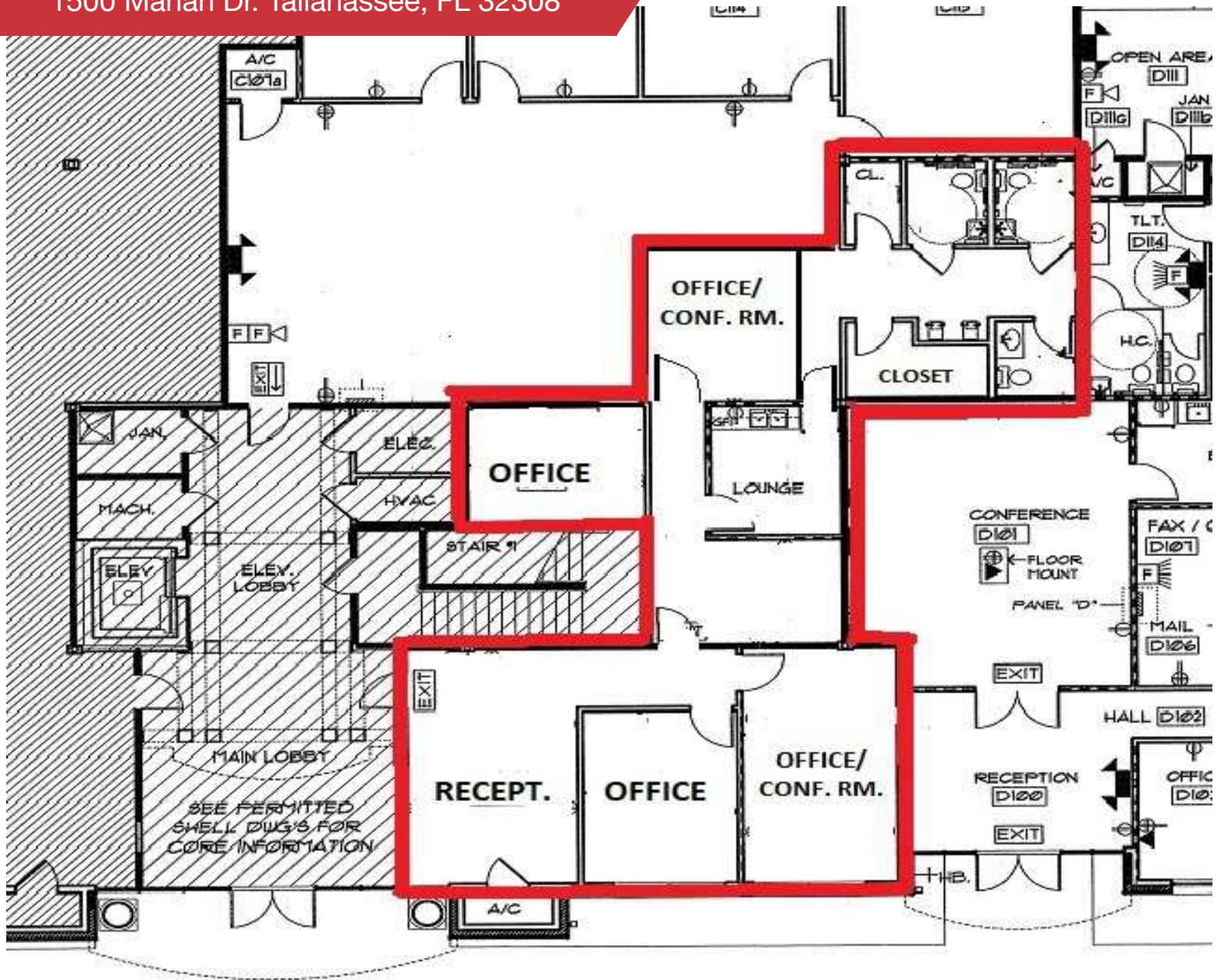
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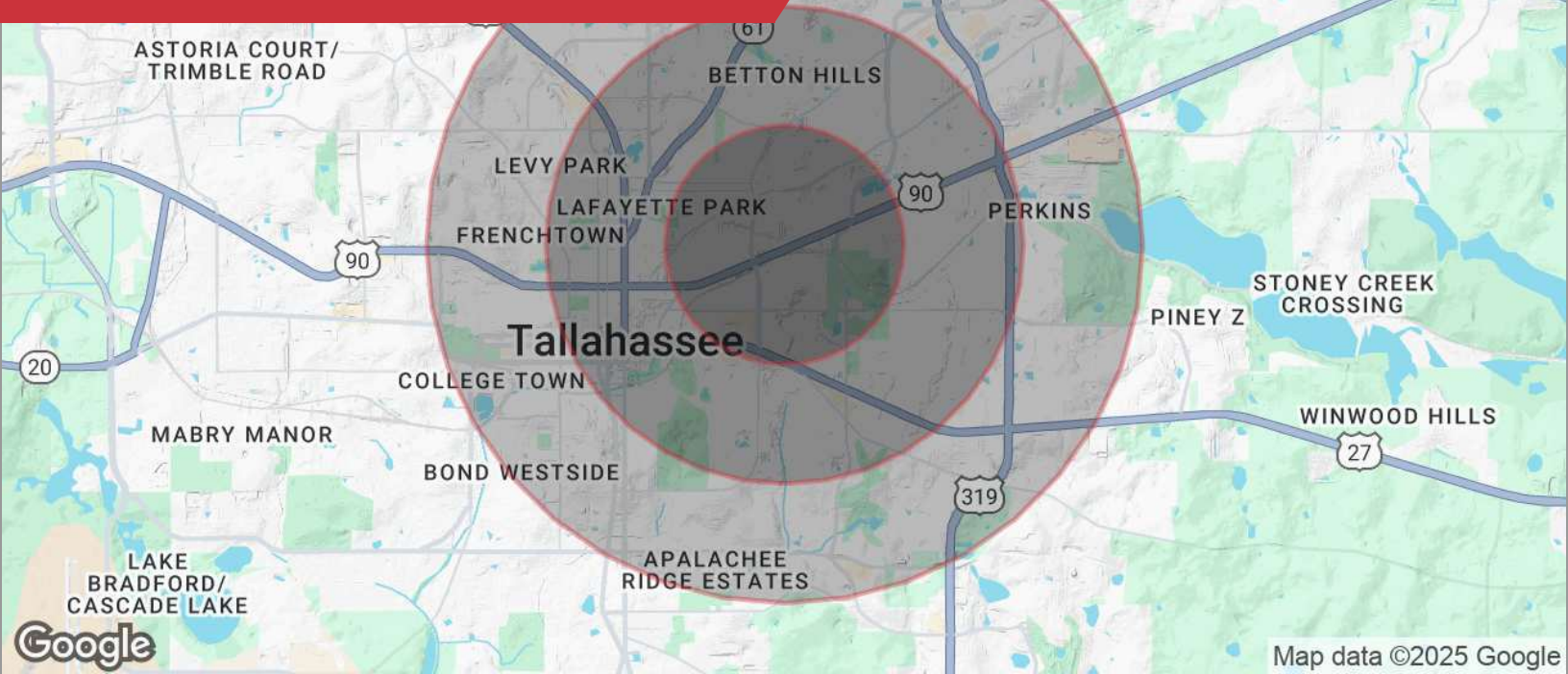
FOR LEASE - SUITE 140

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DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total population	6,848	31,599	87,457
Median age	41	41	35
Median age (male)	40	40	34
Median age (Female)	42	42	36
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	3,465	16,259	36,500
# of persons per HH	2	1.9	2.4
Average HH income	\$95,117	\$90,315	\$76,933
Average house value	\$338,011	\$345,768	\$297,186

* Demographic data derived from 2020 ACS - US Census