Northeast Tallahassee Office Space For Lease 2252 Killearn Center Boulevard Tallahassee, Florida 32308





Exclusively Offered By
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Executive Summary

2252 Killearn Center Boulevard Tallahassee, Florida



2252 Killearn Center Boulevard (Delaney Center) is a beautiful 3 Story Northeast 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 \$18 per sq. ft. plus utilities, janitorial, and sales tax.



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





Aerial View Looking North



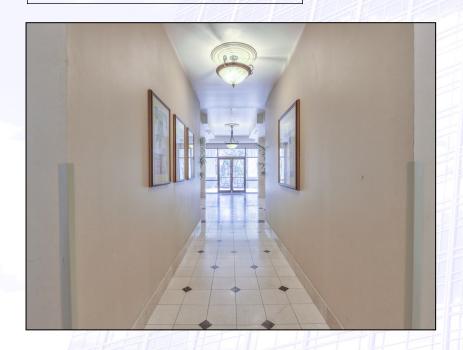




Aerial View of Building



Front Entrance Lobby



Front Entrance



Elevator



Interior-Executive Office



Interior



Interior-Corner Office



Interior





