

Northeast Tallahassee Office Space For Lease

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



Exclusively Offered By
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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 Killlearn Center Boulevard Tallahassee, Florida



2252 Killlearn 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 \$18 per sq. ft. plus utilities, janitorial, and sales tax.

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Main Entrance Lobby



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



Interior-Executive Office



Interior-Corner Office



Interior



Interior



Second Floor Layout



Second Floor Layout



