

Tallahassee Medical Office Space For Lease

***2458 Mahan Drive
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

2458 Mahan Drive Tallahassee, Florida



2458 Mahan Drive is a brand new medical office project located near Riggins Road and Mahan Drive. Positioned strategically between both regional hospitals, the property offers an exceptional location for a medical officer user. The building consists of 8,400 sq. ft. of shell space (*divisible up to 2,735 sq. ft.*) that is ready for a Tenant's build out/finishes. The project affords a Tenant the ability to custom design their space without the time delays associated with ground up construction; allowing a practice to get operational quickly. The building features a modern exterior, architectural shingle roof, ample parking and signage on Mahan. The property is located close to restaurants, retailers, financial institutions, other professional and medical offices, and major East side residential development projects.

- **Spaces Available:**

- Unit 101- 2,760 sq. ft.
(*LEASED)

- Unit 102- 2,735 sq. ft.
(*AVAILABLE)

- Unit 103-2,760 sq. ft.
(*LEASED)

- **Zoning: CM (Medical Arts Commercial)**

- **Floor Plans/Finishes to Tenant's Specifications**

- **Ample Parking**

- **Tenant Signage Available on Mahan Drive**

- **Close to TMH and CRMC**

- **Proximity to rapidly growing East Side of Tallahassee.**

- **CAD Drawings Available for quick test fits.**



Lease Rate and Terms: Please Contact Broker for More Information

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

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

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Front Exterior View



Aerial View Showing Roadways



Unit 103 Entrance



Unit 103 Reception



Unit 103 Waiting Area



Unit 103 Hallway View



Unit 103 Exam Room



Unit 103 Private Physician's Office



Unit 103 Restroom A



Front Side View Exterior



Aerial View



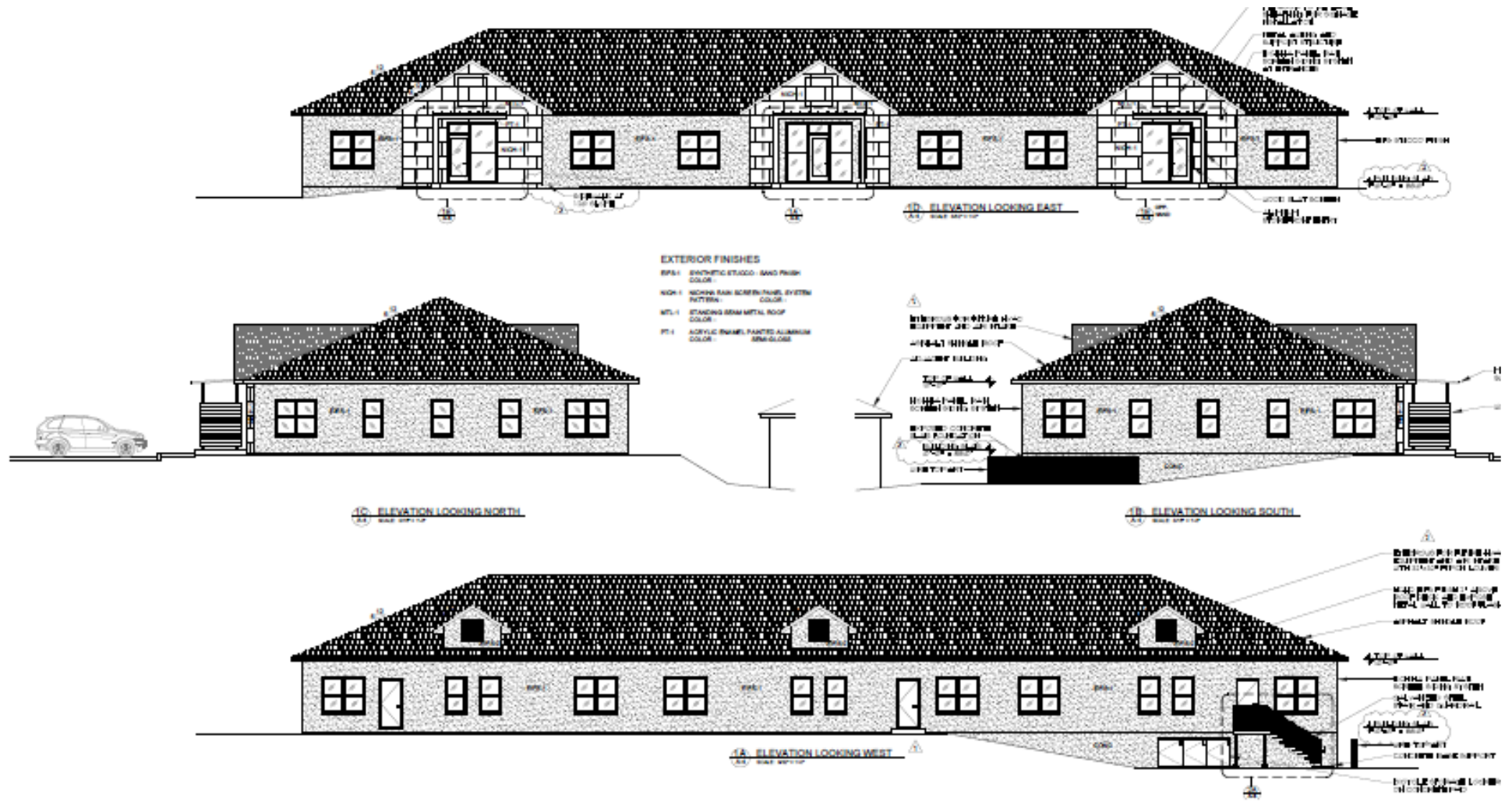
Aerial View



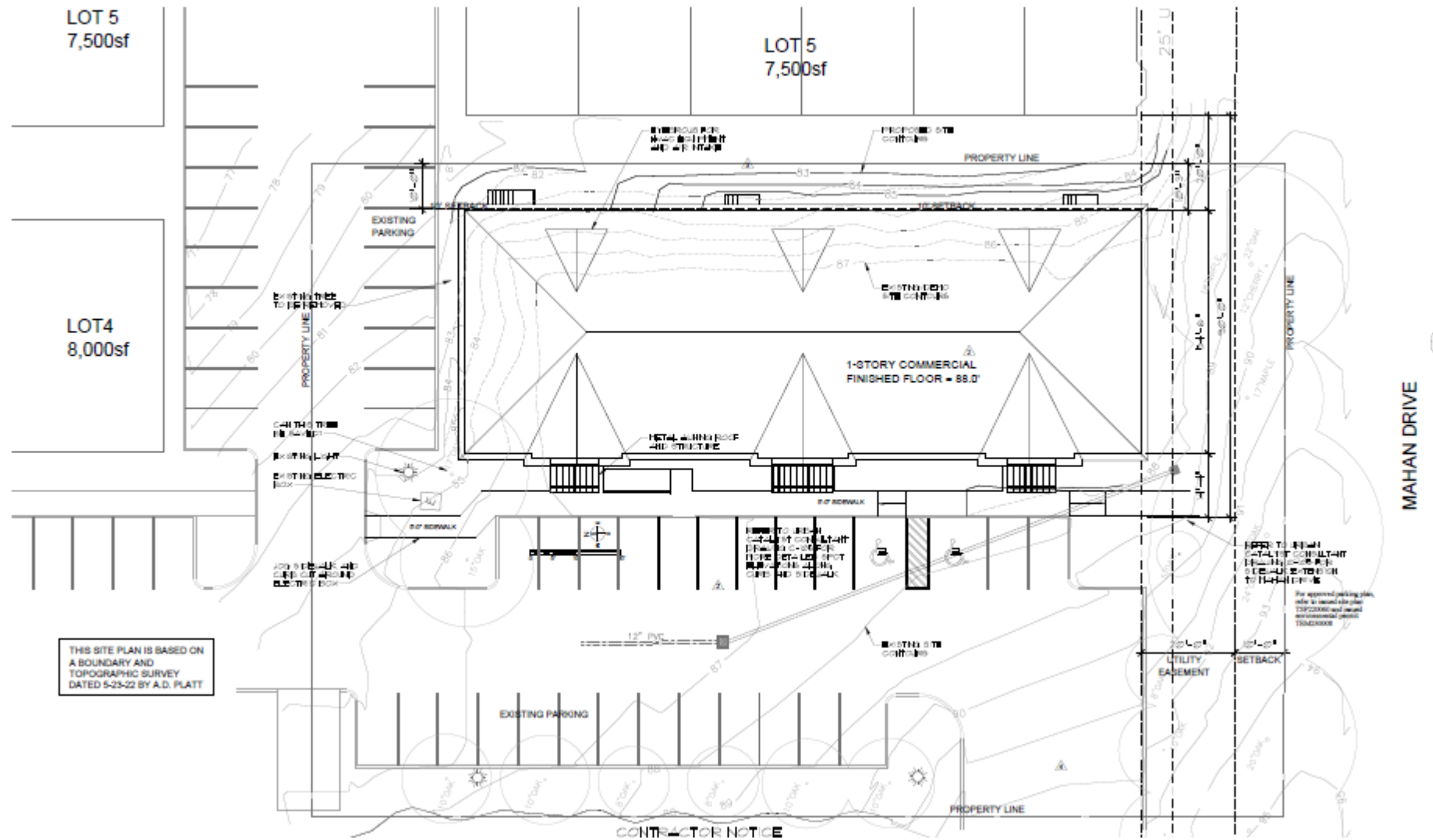
Aerial View Showing Mahan Sidewalk Access



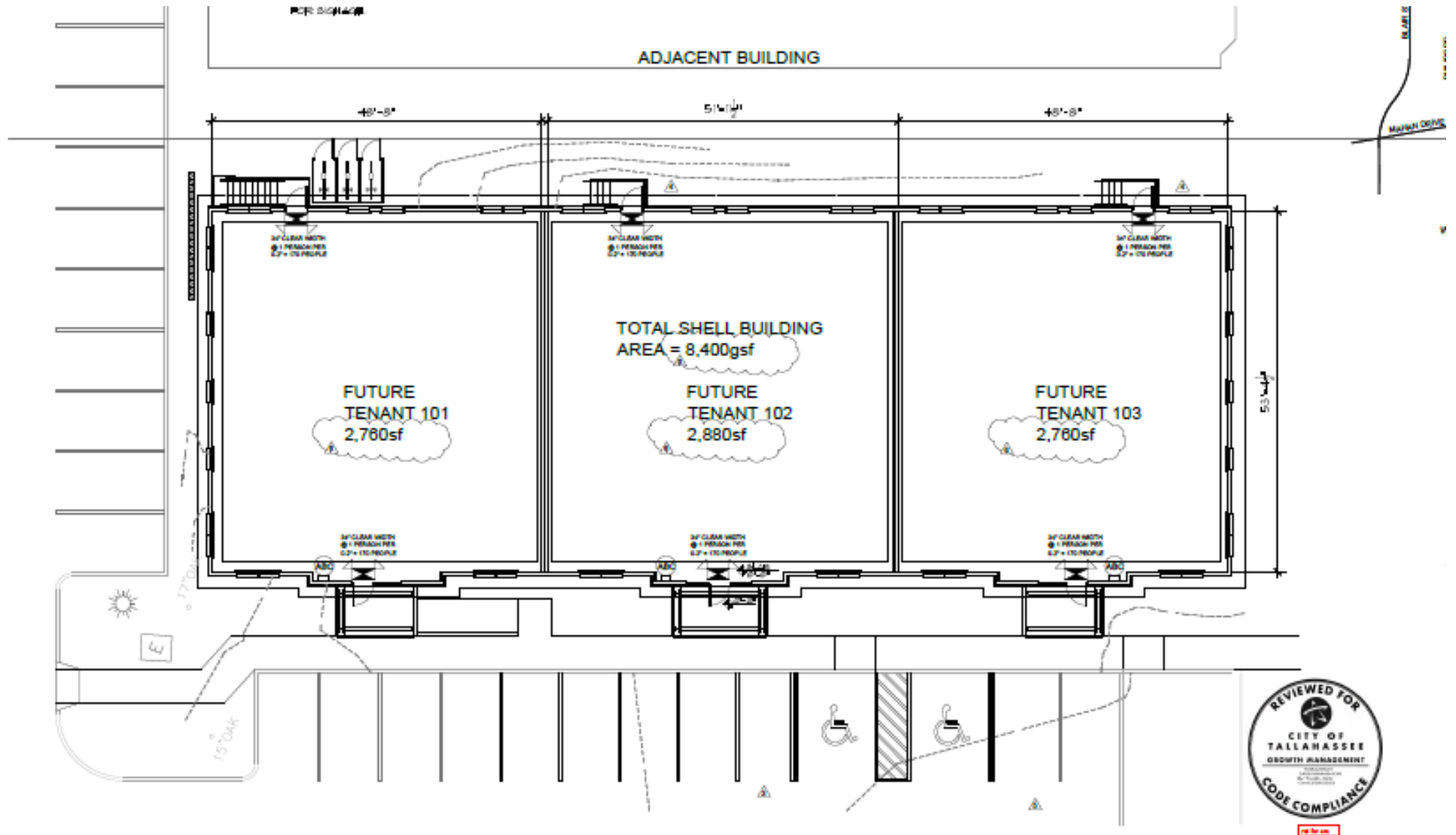
Elevations



Site Plan



Suite Configurations (suites can be combined)



Representative Suite Layout

