

3,720 SF Office For Sale

2545 Blairstone Pines Drive
Tallahassee, FL 32301



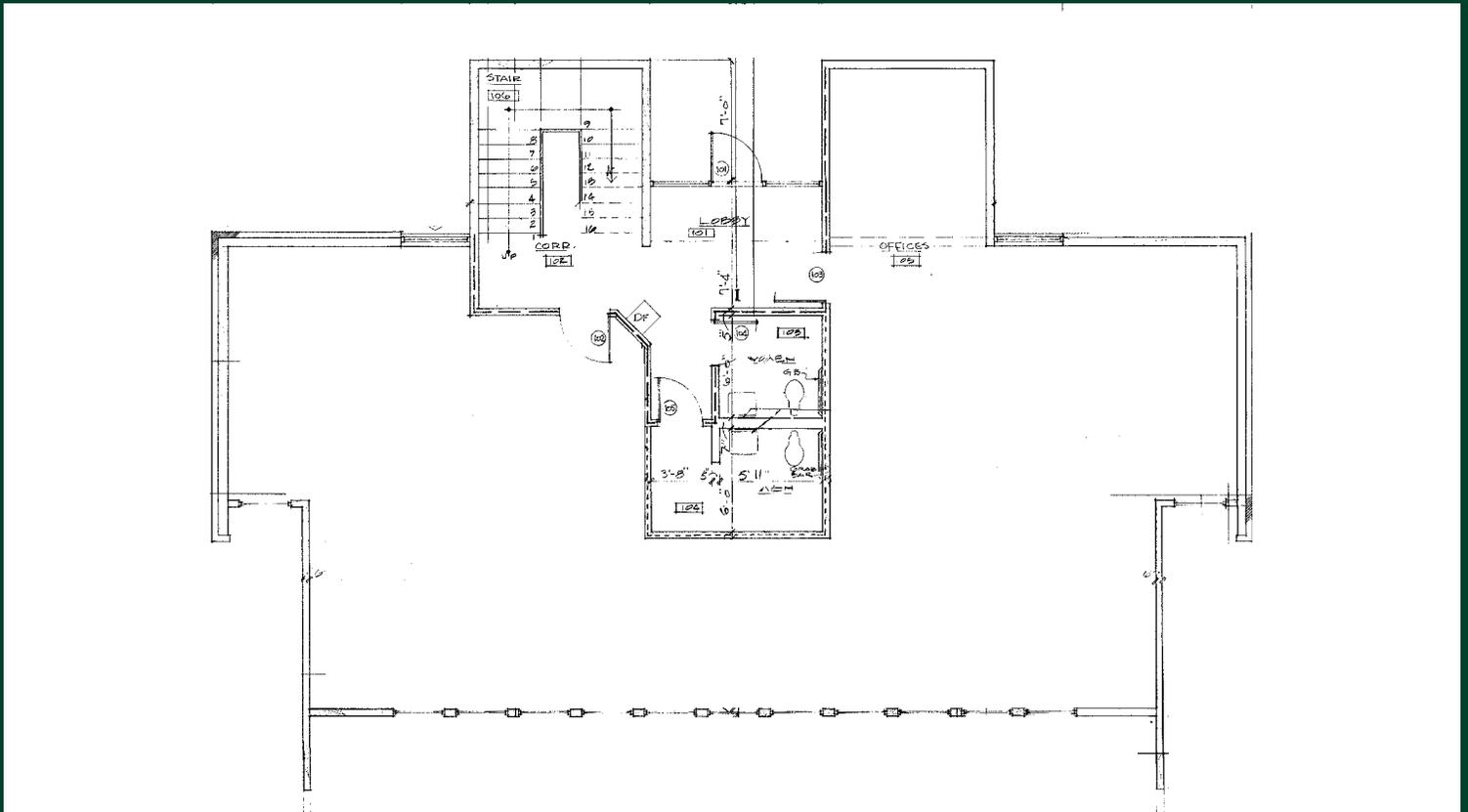
Property Details

2545 Blairstone Pines Drive is a charming office building in Blairstone Pines Office Park, home to the Florida Wildlife Federation and other government and professional offices. The property offers 3,720 square feet across two floors and features a brick and wood frame exterior. Recent updates include a new roof, HVAC system, and interior improvements. Located near major roads and residential areas, it provides excellent accessibility and strong co-tenancy.

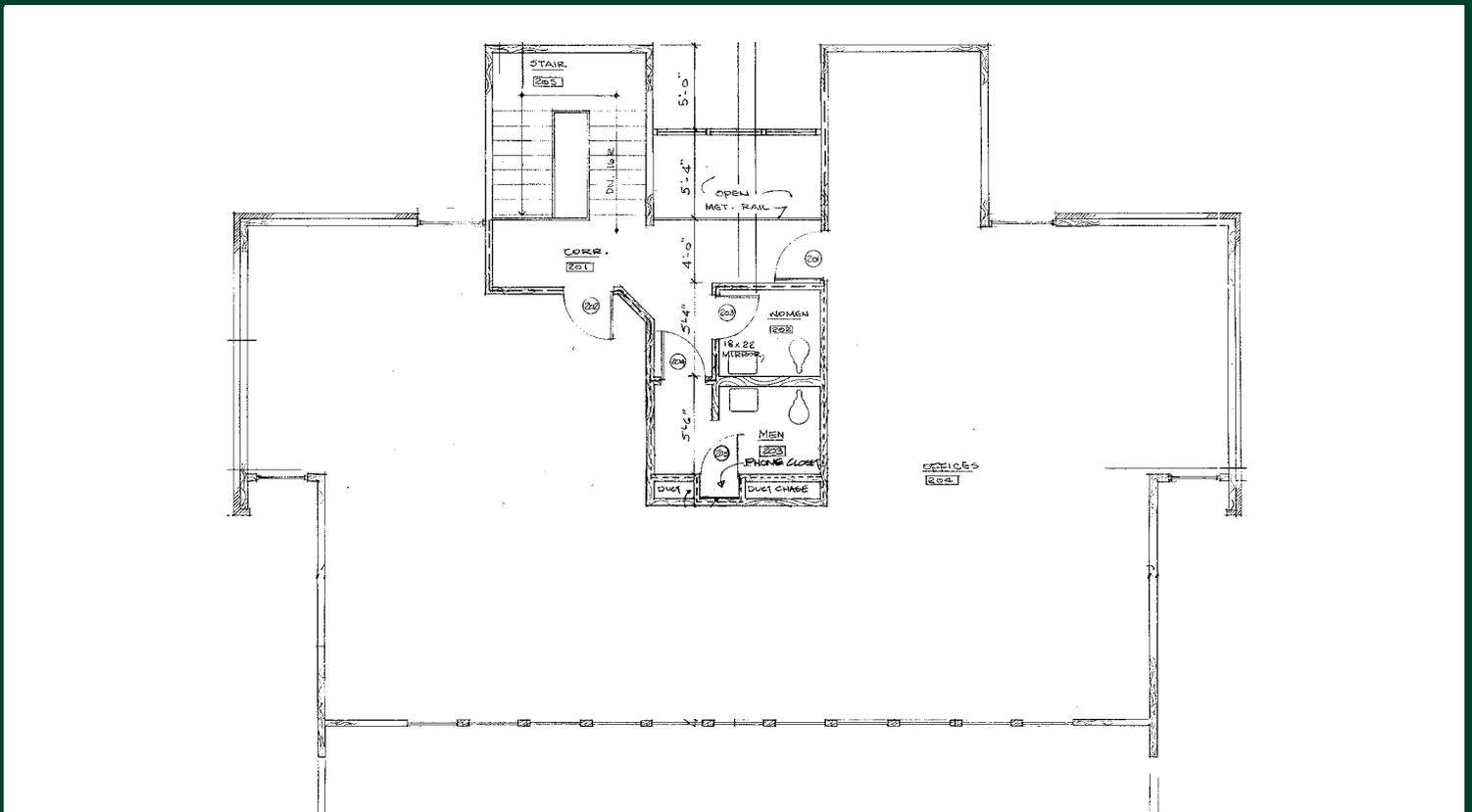
Property Features

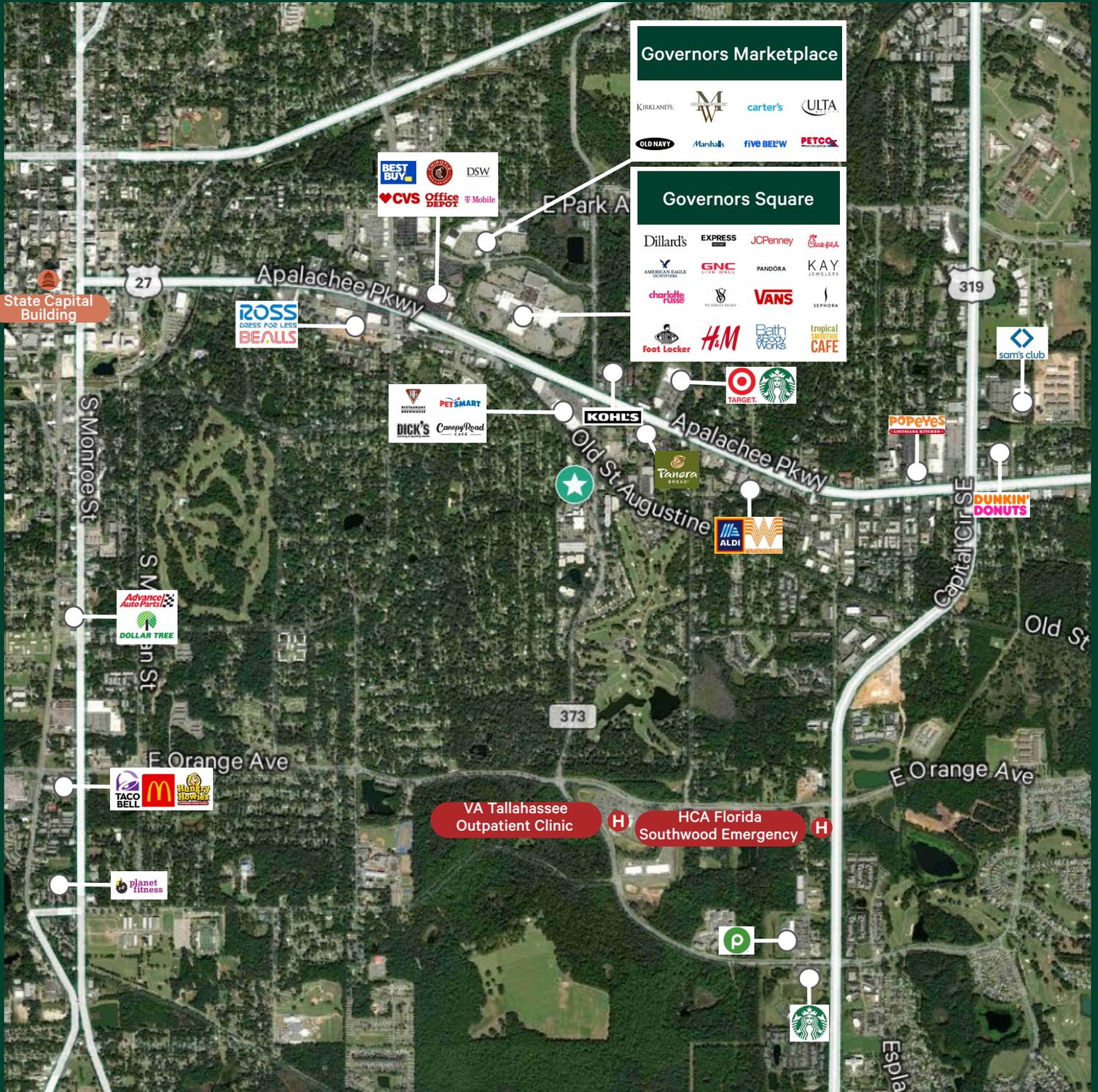
- + **Building Size:** 3,720 sq ft on 0.26 acres
- + **Layout:** Spacious office areas across two stories
- + **Parking:** 14 dedicated spaces
- + **Year Built:** 1985 (renovated in 2025)

First Floor Plan



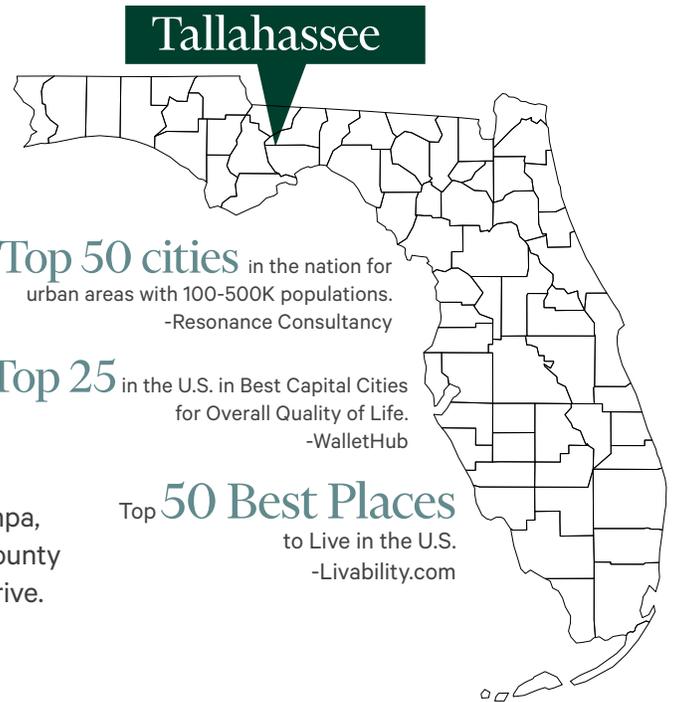
Second Floor Plan





As Florida's capital and a vibrant college town, Tallahassee offers a powerful blend of government, education, and enterprise. With the most educated population in the state, the city fosters collaboration among policymakers, scholars, and industry leaders. Anchored by Florida State University and the State of Florida, which together employ over 50,000 people, the University Submarket benefits from long-standing institutional stability.

Tallahassee's strong digital infrastructure and high-speed fiber connectivity support businesses of all sizes. Its central location connects seamlessly to major Southeastern markets including Tampa, Orlando, Jacksonville, Pensacola, and Atlanta. Tallahassee-Leon County is truly in the middle of it all—where ideas grow and businesses thrive.



Florida State University (FSU)

Founded in 1851, Florida State University is one of the nation's premier research institutions, dedicated to advancing knowledge across the sciences, technology, arts, humanities, and professional disciplines. Set on Florida's oldest higher education site, the university thrives in a dynamic capital city that champions diversity, discovery, and athletic excellence.

With over 280 degree programs spanning undergraduate, graduate, and professional levels, FSU offers a comprehensive and diverse academic portfolio. The university ranks among the nation's leaders in student success, boasting a four-year graduation rate of 74% and a record six-year graduation rate of 84%.



Florida Agricultural & Mechanical University (FAMU)

Founded in 1887, Florida Agricultural and Mechanical University (FAMU) is a leading public institution in Tallahassee, Florida, dedicated to providing accessible, high-quality education. As part of the State University System of Florida, FAMU offers a robust academic portfolio with over 90 degree programs, including 54 bachelor's, 29 master's, three professional, and 12 doctoral degrees.

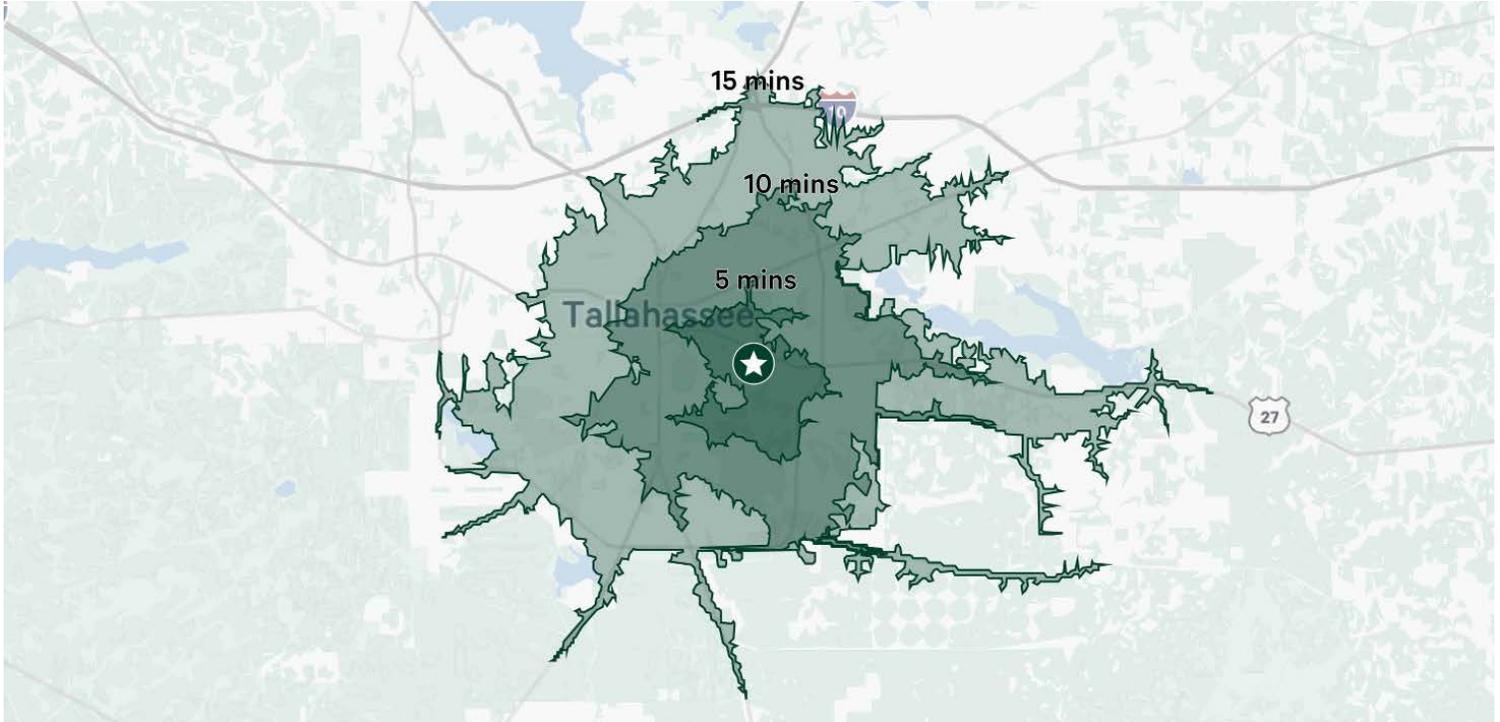
The university's statewide presence includes satellite campuses in Orlando, Crestview, Tampa, Jacksonville, and Miami. Serving nearly 10,000 students from more than 70 countries, FAMU fosters a vibrant, inclusive community that values diversity and global perspectives. Including nations in Africa, the Caribbean, South America, Asia, and the Middle East, the university fosters a vibrant, inclusive community committed to global engagement and academic excellence.





Interior Photos





	5 Minutes	10 Minutes	15 Minutes
2025 Population	18,738	76,741	155,796
2030 Population	18,775	79,897	159,863
2025-2030 Annual Population Growth Rate	0.04%	0.81%	0.52%
2025 Daytime Population	35,933	124,392	201,552
2025 Households	9,342	33,195	67,346
2030 Households	9,458	35,083	69,988
2025 Average Household Income	\$80,089	\$89,942	\$86,337
2030 Average Household Income	\$92,178	\$102,092	\$98,094
2025 Median Age	34	31	30
Bachelor`s Degree	3,794	13,613	24,960
Graduate or Professional Degree	3,085	11,612	21,492
2025 Median Value of Owner Occ. Housing Units	\$280,139	\$322,122	\$319,910

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