

FOR LEASE

2650 Apalachee Parkway Tallahassee, FL 32301

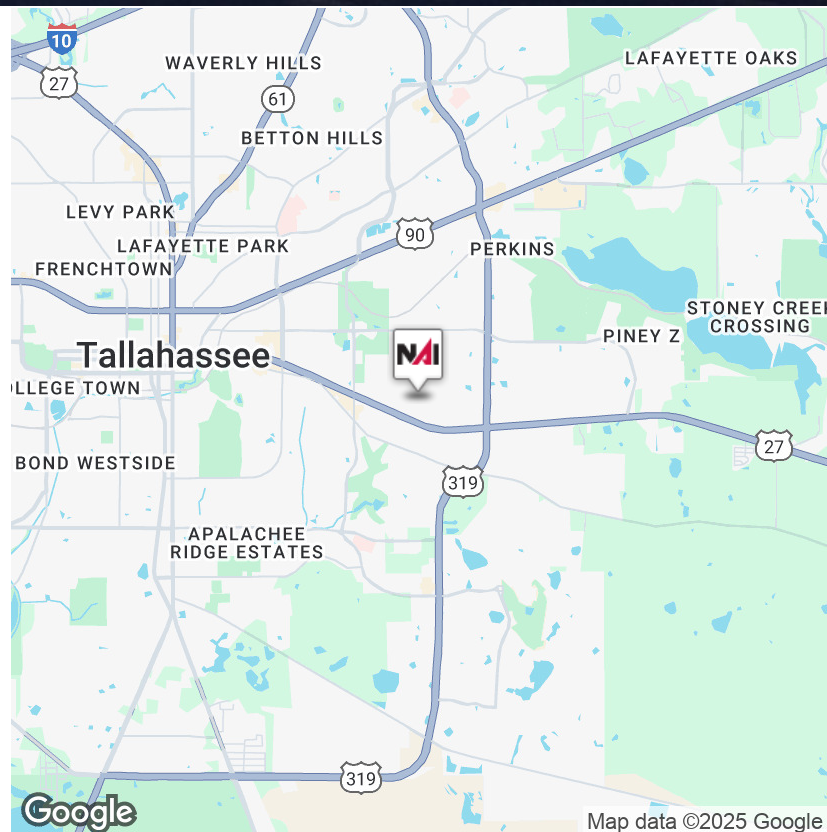
NAI TALCOR



Office | 5,000 - 10,000 SF

- Two 5,000 SF suites available
- Can be combined or leased separately
- Up to 5,000 SF of additional storage available
- Quality Construction office building for lease
- All brick, upscale interior finishes, impressive foyer/entry area
- Newly renovated lobby and common elements
- New security systems including alarms, card entry, & cameras
- New hydraulic elevator system

**Lease Rate: \$18.50 SF/Yr
+ Electric & Janitorial**



Kee Elwell, CCIM

+1 850 509 5242

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John W. McNeill, SIOR

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No Warranty Or 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

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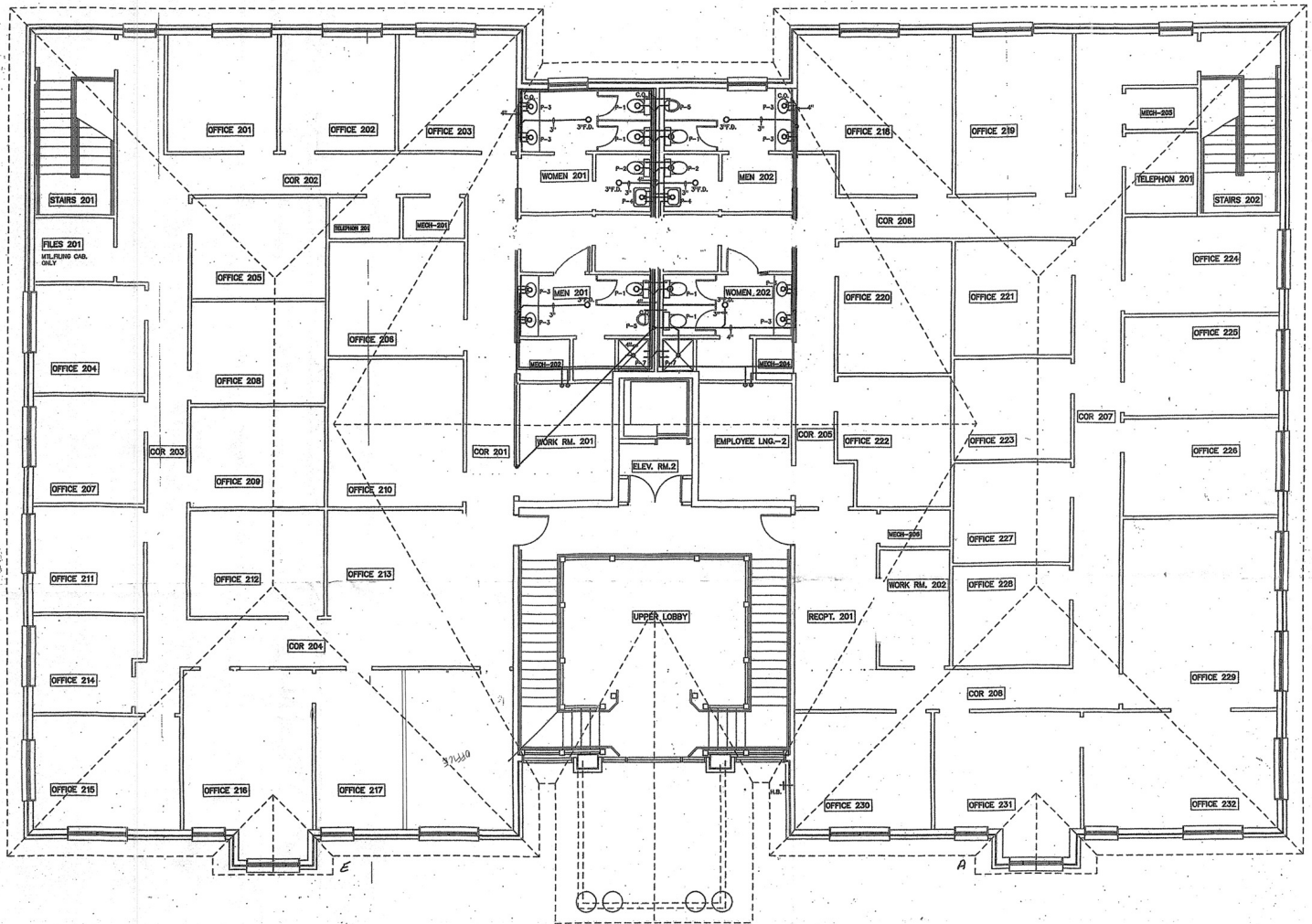
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NA TALCOR

UPPER LEVEL

2650 Apalachee Parkway Tallahassee, FL 32301



Suite E

Suite A

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OFFICE
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Google

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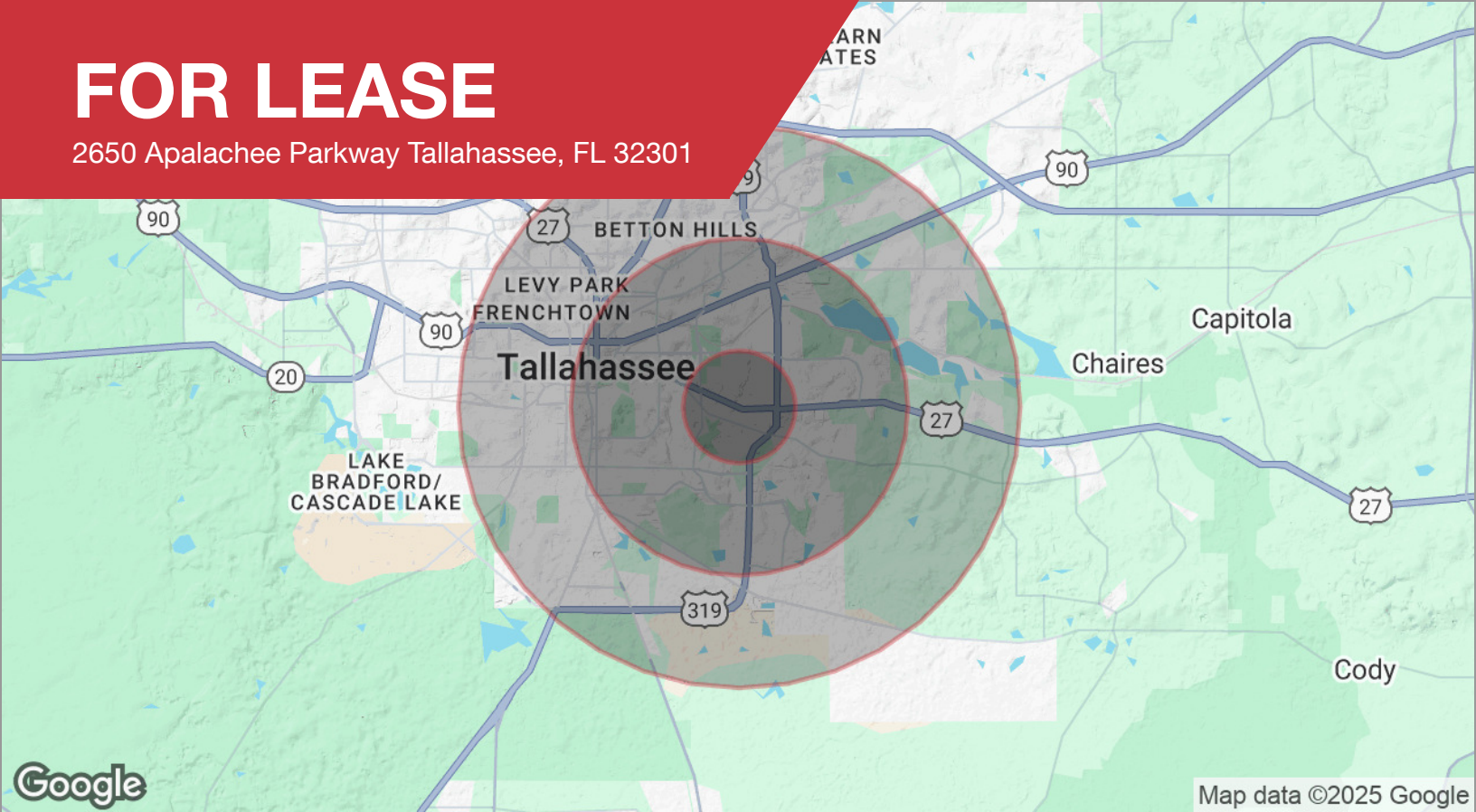
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,651	57,660	155,191
Median age	36	39	36
Median age (male)	35	37	35
Median age (Female)	37	40	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,346	26,807	66,402
# of persons per HH	2	2.2	2.3
Average HH income	\$72,158	\$88,309	\$78,837
Average house value	\$241,918	\$294,234	\$281,219

* Demographic data derived from 2020 ACS - US Census