

3,720 SF Office For Sale

2545 Blairstone Pines Drive
Tallahassee, FL 32301



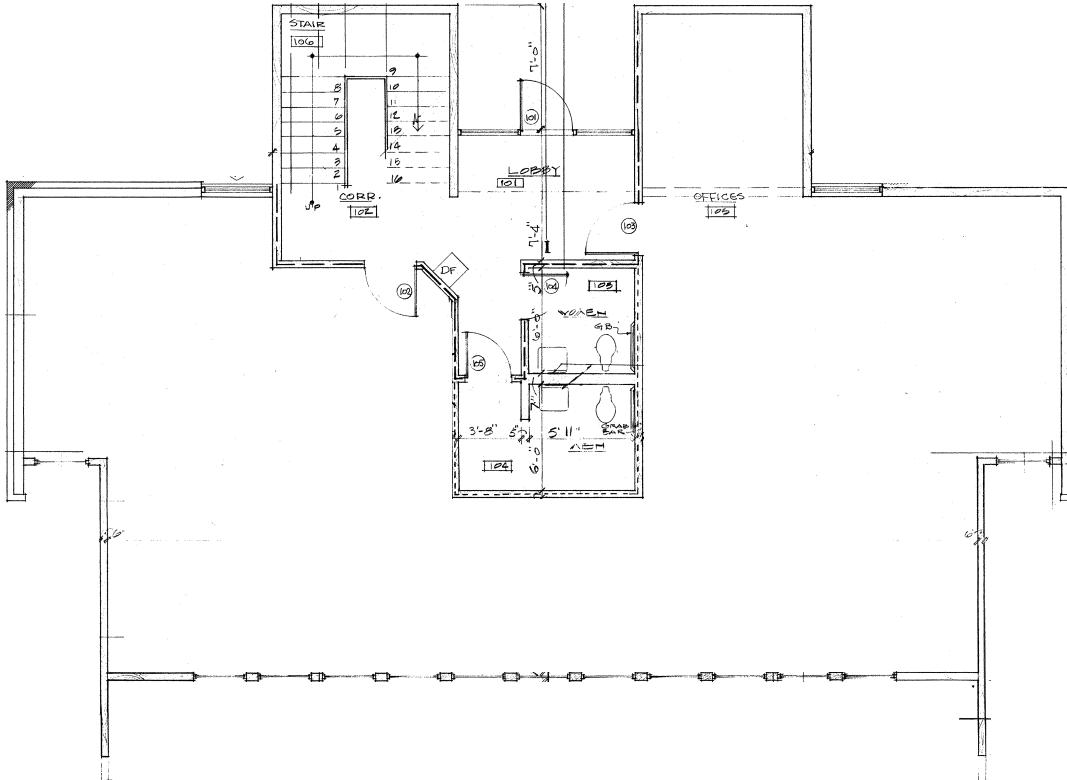
Property Details

2545 Blairstone 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.

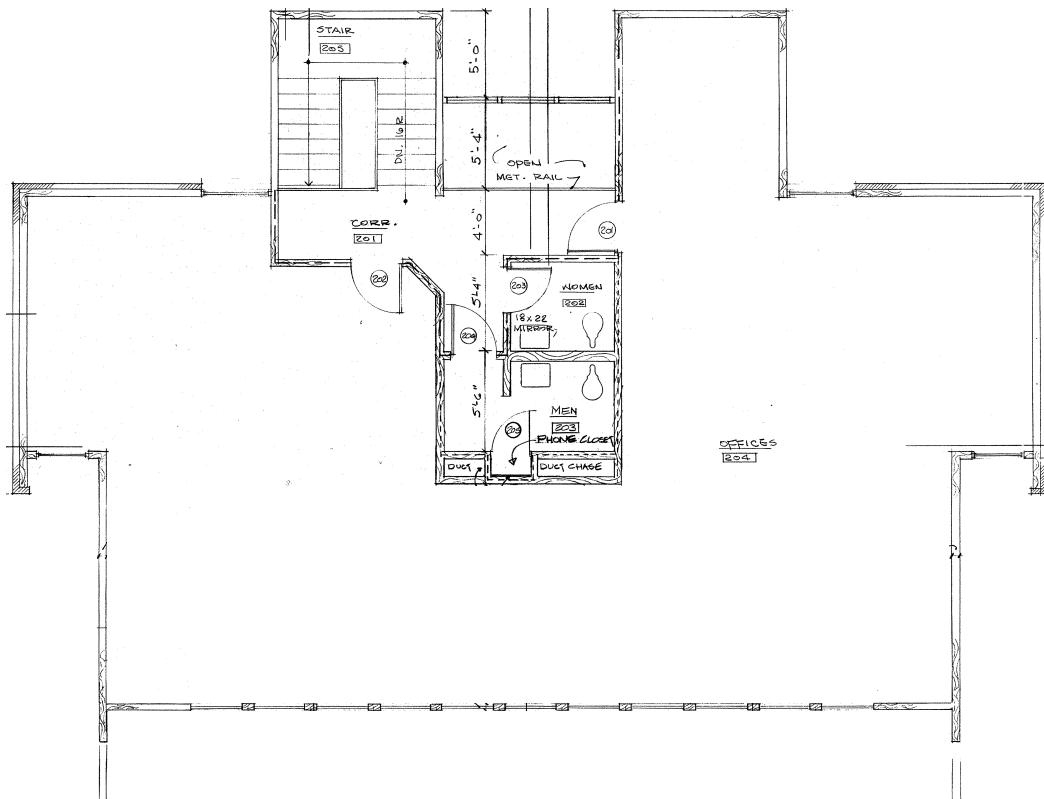
Property Features

- + **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



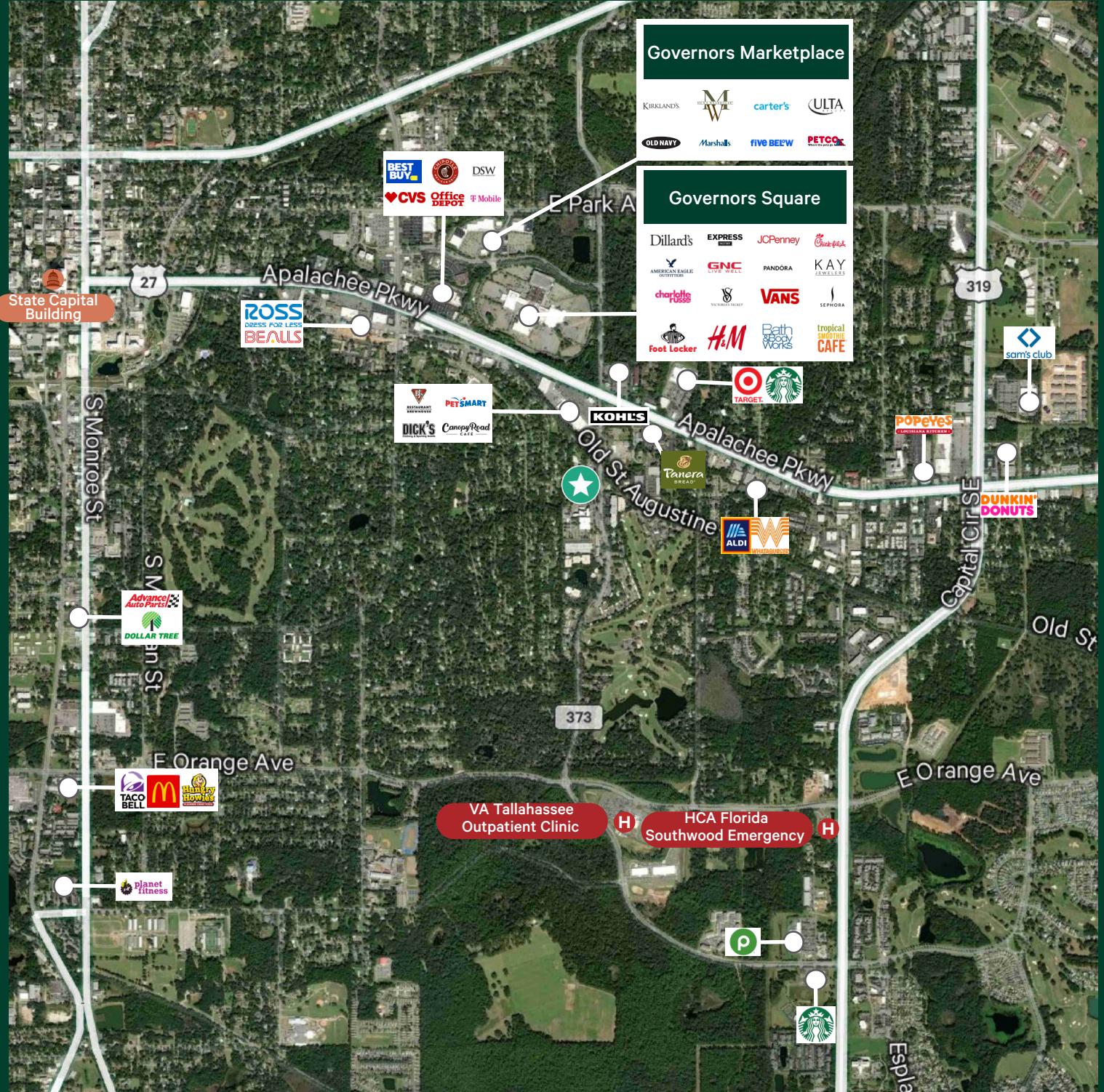
Second Floor Plan



Office | For Sale

CBRE

2545 Blairstone Pines Drive, Tallahassee, FL 32301



About Tallahassee

CBRE

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.

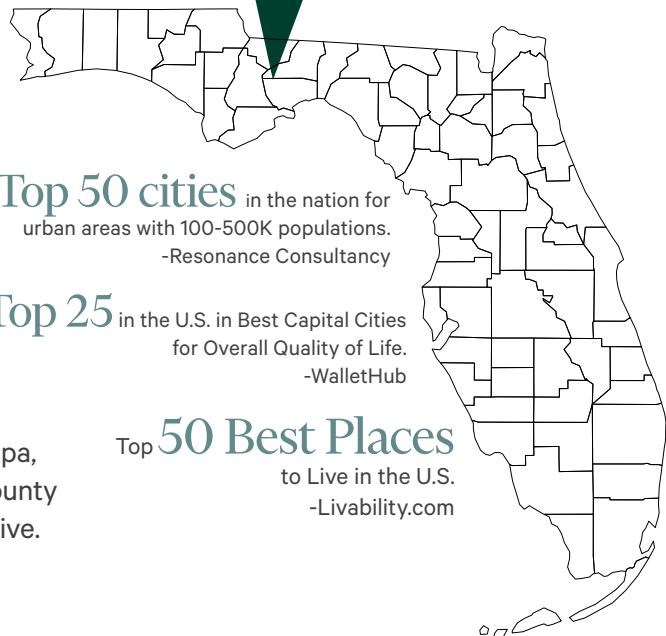
Tallahassee's strong digital infrastructure and high-speed fiber connectivity support businesses of all sizes. Its central location connects seamlessly to major Southeastern markets including Tampa, Orlando, Jacksonville, Pensacola, and Atlanta. Tallahassee-Leon County is truly in the middle of it all—where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

Tallahassee



Ranks in the **Top 50 cities** in the nation for urban areas with 100-500K populations.
-Resonance Consultancy

Top 25 in the U.S. in Best Capital Cities for Overall Quality of Life.
-WalletHub

Top 50 Best Places to Live in the U.S.
-Livable.com



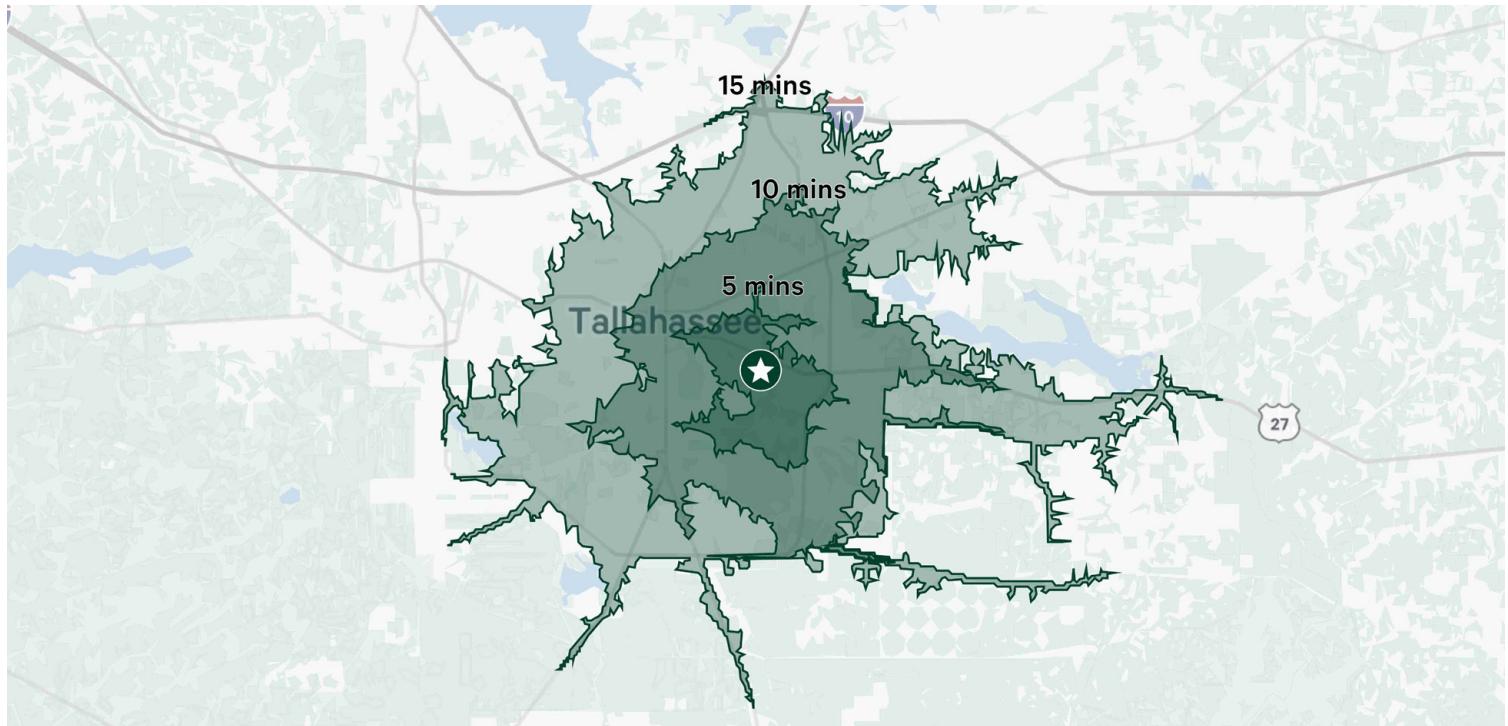
Florida Agricultural & Mechanical University (FAMU)

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.







	5 Minutes	10 Minutes	15 Minutes
2024 Population	18,165	77,326	161,370
2029 Population	18,140	80,526	165,451
2024 Daytime Population	35,059	124,981	205,225
2024 Households	8,984	33,459	69,966
2029 Households	9,061	35,373	72,633
2024 Average Household Income	\$76,816	\$89,782	\$85,763
2029 Average Household Income	\$88,238	\$101,914	\$97,441
2024 Median Age	34.3	31.1	29.8
Bachelor's Degree	3,670	13,629	25,961
Graduate or Professional Degree	2,892	11,640	22,128
2024 Median Value of Owner Occ. Housing Units	\$269,299	\$321,686	\$319,929
2024 Average Value of Owner Occ. Housing Units	\$323,921	\$364,757	\$370,642

Contact Us

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