

# FOR LEASE

2650 Apalachee Parkway Tallahassee, FL 32301

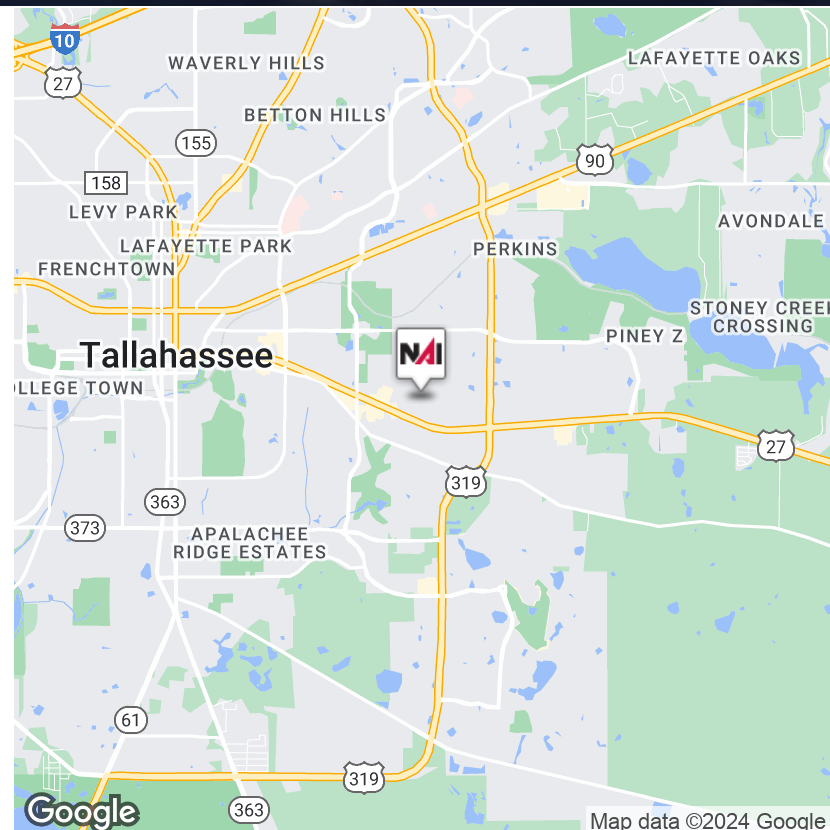
# NAI TALCOR



## Office | 5,000 - 20,000 SF

- Four 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  
kee@talcor.com

✉ **John W. McNeill, SIOR**  
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No Warranty Of 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.



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1018 Thomasville Road, Suite 200A  
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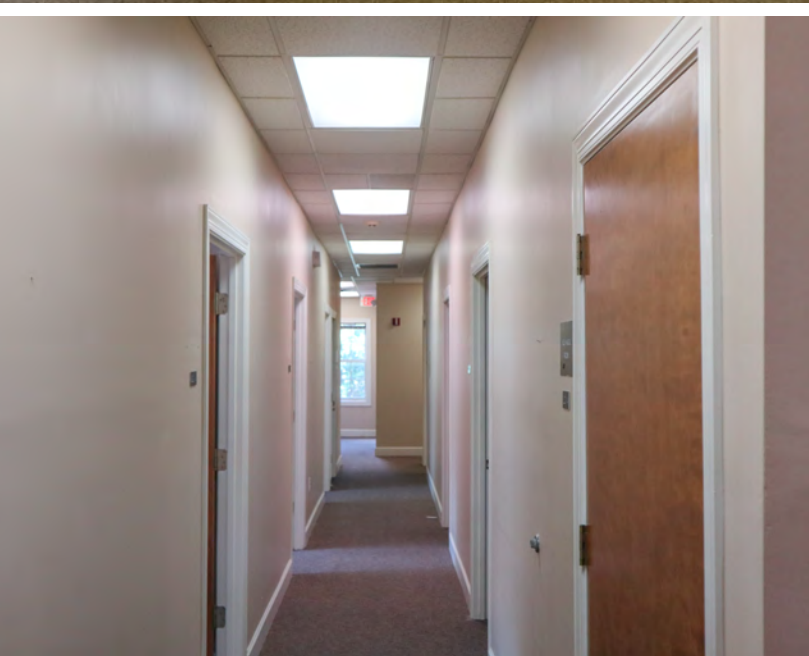
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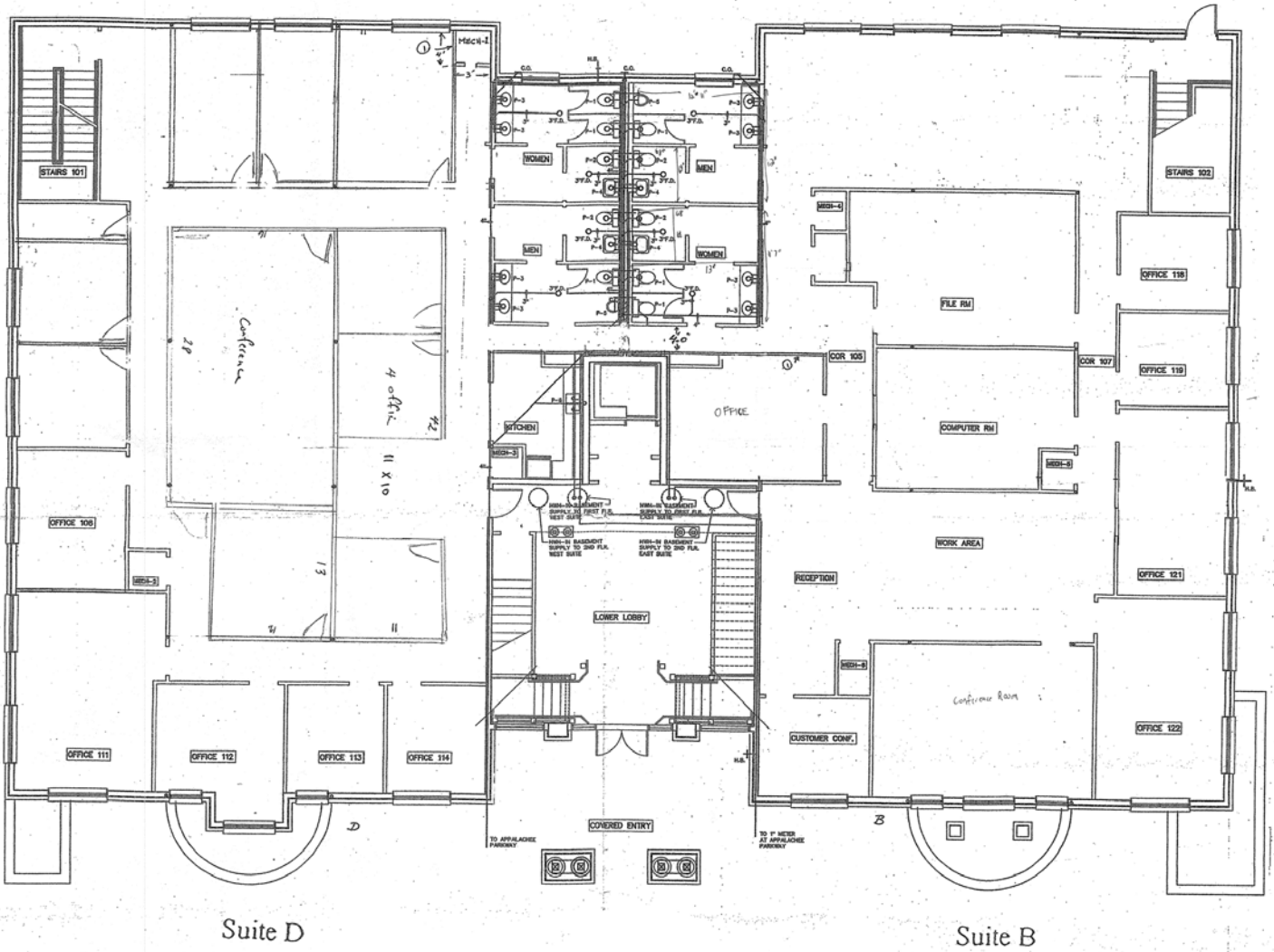
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# LOWER LEVEL

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Suite D

Suite B

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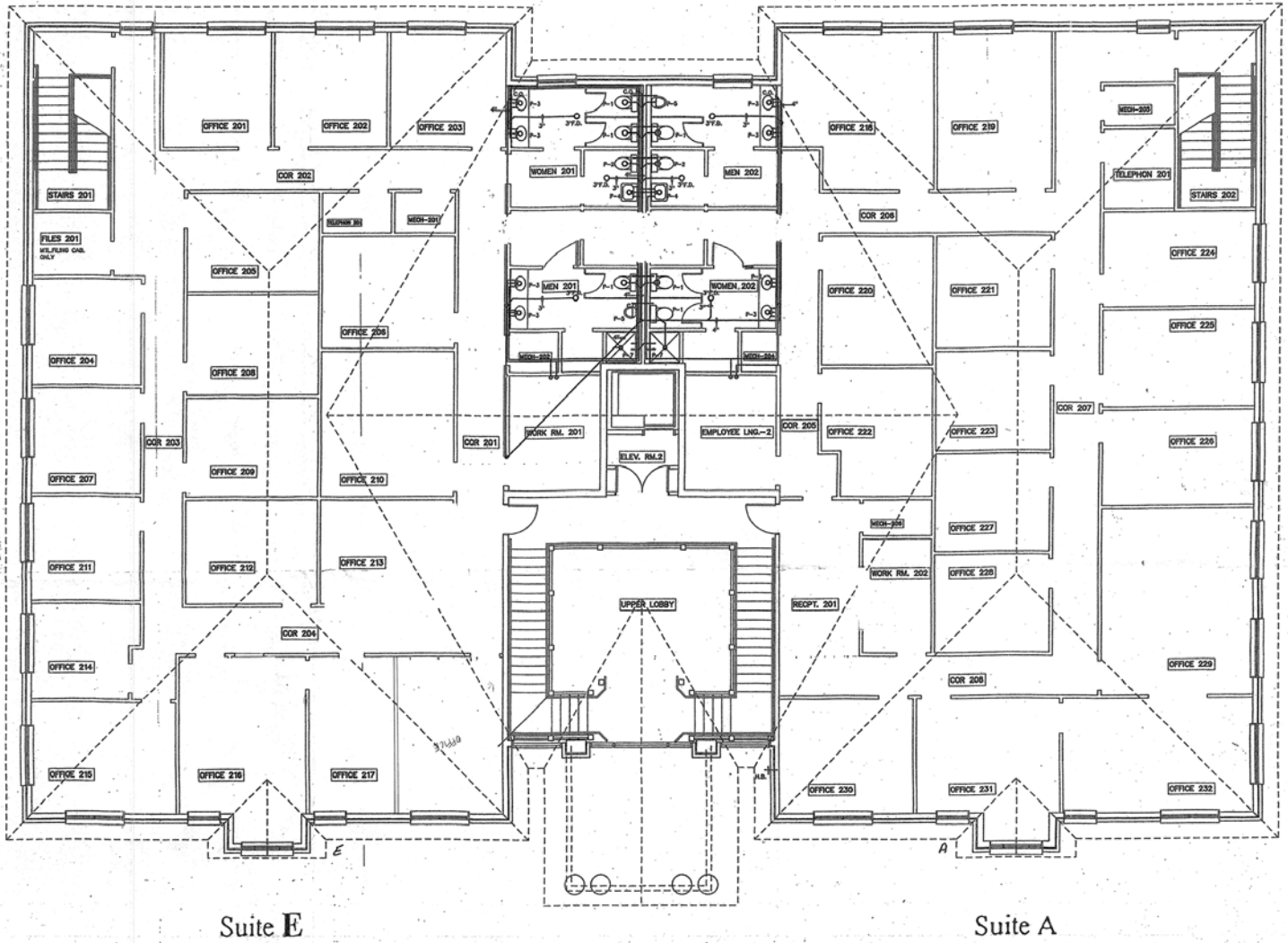
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# UPPER LEVEL

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**OFFICE FOR LEASE**



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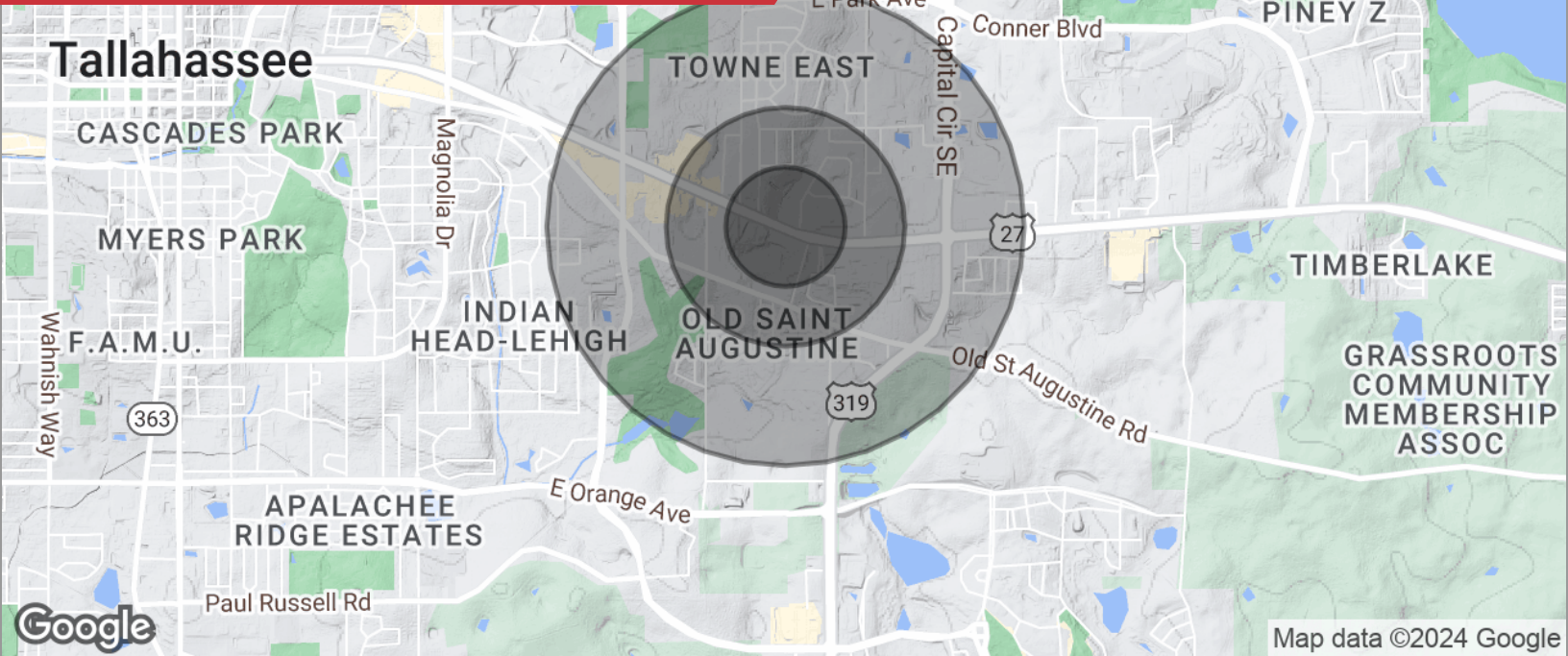
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## DEMOGRAPHICS

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	705	2,955	10,366
Median age	34.2	31.2	29.3
Median age (male)	36.6	31.8	28.2
Median age (Female)	33.8	31.6	30.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	433	1,682	5,439
# of persons per HH	1.6	1.8	1.9
Average HH income	\$52,804	\$51,457	\$51,189
Average house value	\$156,632	\$148,763	\$134,137

\* Demographic data derived from 2020 ACS - US Census

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