

OFFICE SPACE FOR LEASE

NORTHEAST LOCATION



COLDWELL BANKER
COMMERCIAL
HARTUNG



2282 KILLEARN CENTER BLVD
TALLAHASSEE, FL 32309

2nd Floor Suite B: 2,250 SF (Vacant)
LEASE RATE: \$16.00 P/SF
LEASE TYPE: Modified Gross – Tenant
pays electric & janitorial
services

PROPERTY DETAILS

Gross Building SF: 9,040 SF
Built: 1997
Acres: .95 Ac
Parcel ID: #1109202450000
Zoning: OR-2
Parking: 3.30/1,000 SF

SHOWING INSTRUCTIONS:
Key is in our office.

HIGHLIGHTS

- Suite B is located on the 2nd floor with elevator access; shared break room
- Building is in quiet setting overlooking pond
- Professional office building with ample parking

LOCATION:

- Located in desirable NE Tallahassee
- Building is located on Killearn Center Blvd, walking distance to many businesses, restaurants and retail shops
- Near Market Street District shops
- Quick & easy access to I-10 & Thomasville Rd interchange



Scan for listing details

CHIP HARTUNG

President, CCIM, SIOR

850-386-6160 o

850-980-4007 m

chip@cbhartung.com email

cbhartung.com website

Coldwell Banker Commercial Hartung
3303 Thomasville Rd.
Tallahassee, FL 32308
850.386.6160 Office
850.386.1797 Fax

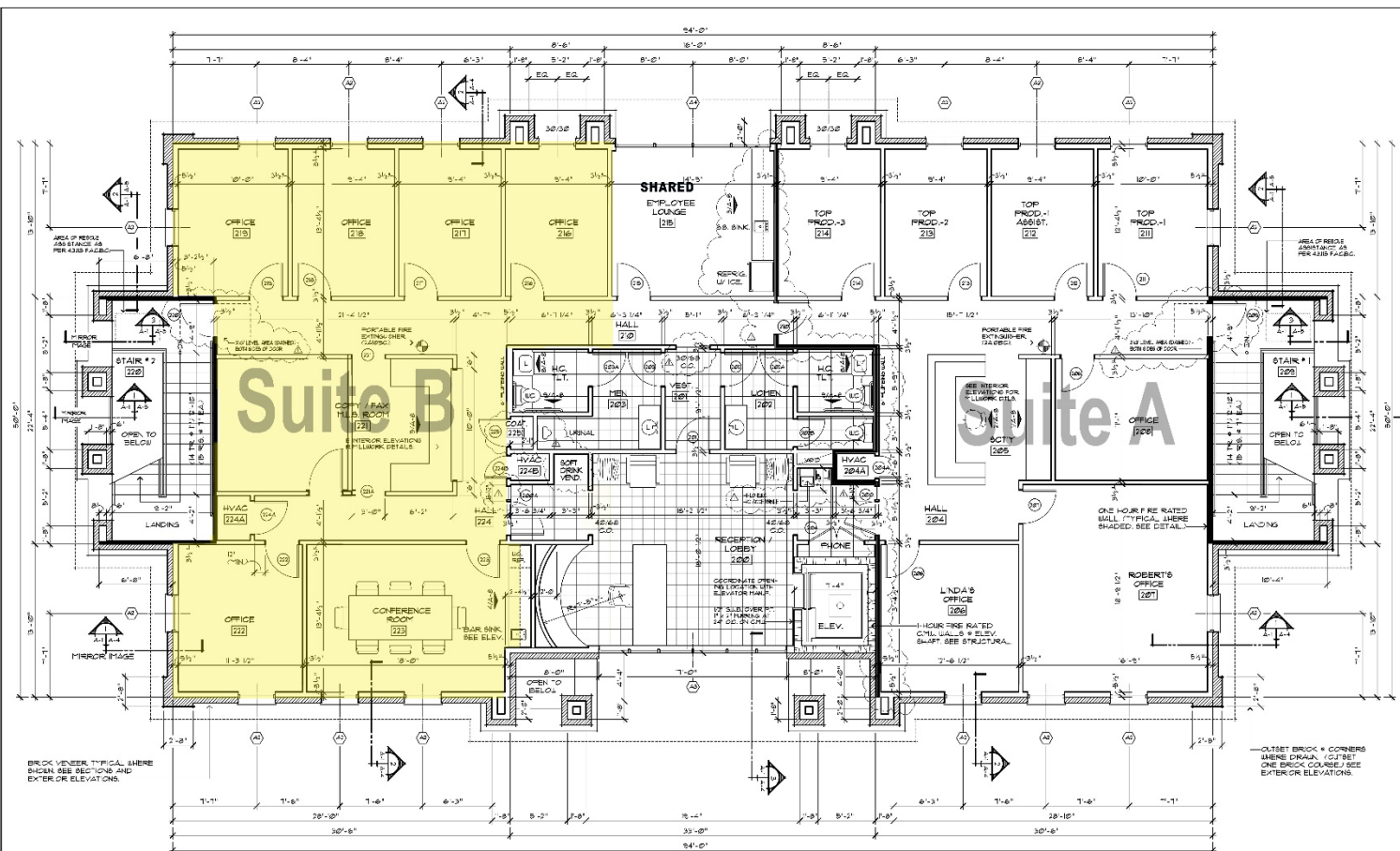
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SUITE B - HIGHLIGHTED



DIMENSIONED SECOND FLOOR PLAN
A NEW 2-STORY OFFICE BUILDING FOR PARRISH BUILDERS

ALL DOORS SHALL BE OPERABLE BY A SINGLE EFFORT. THE DOORS AND CLOSERS SHALL BE ADJUSTED SUCH THAT EXTERIOR SLUNG DOORS CAN BE OPERATED BY NOT MORE THAN 88 POUNDS OF FORCE ON THE LATCH. INTERIOR DOORS BY NOT MORE THAN 5.0 POUNDS OF FORCE.

NOTE: HINGERS, PULLS, LOCKSETS, AND OTHER OPERATING MECHANISMS ON ALL DOORS AND OTHER MECHANISMS OR SHARED HINGERS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE VISUAL GRASPING THAT INVOLVES OR TWISTING OF THE WRIST TO OPERATE. 1-80 REQUIREMENT SHALL BE SATISFIED BY THE 6 POUND FEET STICKING. ALL DOORS SHALL MEET ACCESSIBILITY REQUIREMENTS PER CODE.

NOTE: ALL DOORS SHALL COMPLY WITH NEW FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, JANUARY 1994 EDITION.



1-HOUR FIRE RATED WALL - TYPICAL
WHERE SHOWN SEE DETAIL 3/A-1/A-6

PROTECTED BEARING WALL - TYPICAL
WHERE SHOWN SEE DETAIL 3/A-1/A-6

NON-FIRE RATED NON-BEARING BRID WALL
1/4" MIN. WHERE SHOWN SEE DETAIL 3/A-1/A-6

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NOTE: EXTERIOR WALLS ARE TO BE 2" x 4" 1600 STUDS x 16" OC w/ BRICK VENEER OVER 1/2" GYP BOARD AND 1/2" PLASTER SHEATHING. SEE EXTERIOR WALL SECTION FOR DETAILS. (IN THE BUILDING SHALL BE FULLY INSULATED). ALL EXTERIOR WALLS SHALL HAVE WATER OF 3/8" TYPE X GIBB ON INTERIOR SIDE.

NOTE: INTERIOR NON-BEARING NON-RATED STUD WALLS ARE TO BE 4" NOMINAL STUDS x 24" OC w/ ONE LAYER OF 1/2" NON-FIRE RATED GIBB ON EACH SIDE OF STUDS UNLESS OTHERWISE NOTED ON EXTERIOR WALL DETAILS.

NOTE: INTERIOR BEARING WALLS SHALL BE 4" NOMINAL JOIST STUDS x 16" OC w/ BLOCKING x 1/4" MIN. SEE FINISH PLANS FOR BEARING WALL LOCATIONS.

NOTE: INSTALL 3-1/2" SOUND ATTENUATION INSULATION RESTROOM INTERIOR STUD WALLS UNLESS NOTED OTHERWISE ON DRAWINGS.

DESIGN LOADS

| | |
|----------------|------------------|
| FLOOR LOADS | |
| OFFICE (LL) | 50 PSF |
| LOBBY (LL) | 100 PSF |
| HALLWAYS | 60 PSF |
| ROOF LOAD (LL) | 20 PSF |
| WIND LOAD | 100 MPH (75 PSF) |

PER CHAPTER 16, 1994 F.B.C.

A NEW OFFICE BUILDING FOR PARRISH BUILDERS
KILLEARN CENTER BOULEVARD, TALLAHASSEE, FL.

DIMENSIONED SECOND FLOOR PLAN

CONNOR ASSOCIATES INC.
ARCHITECTS
INTERIOR DESIGN
LAND PLANNING

960 S. DEWBOROUGH
TALLAHASSEE, FL 32309
PHONE: 904.878.1932
FAX: 904.878.1932

| |
|-----------------------------|
| REV. 05, 1991 |
| REVISIONS |
| BY: J.C. / J.P. |
| DATE: 05.11.91 |
| DESIGNED BY: J.C. KIRN |
| CHECKED BY: J.C. KIRN |
| SCALE: 1/8" = 1'-0" |
| PROJECT NO: 96-117 |
| TITLE: COMMERCIAL ARCHITECT |
| DATE: 05.11.91 |
| SCALE: 1/8" = 1'-0" |
| PROJECT NO: 96-117 |
| DATE: 05.11.91 |

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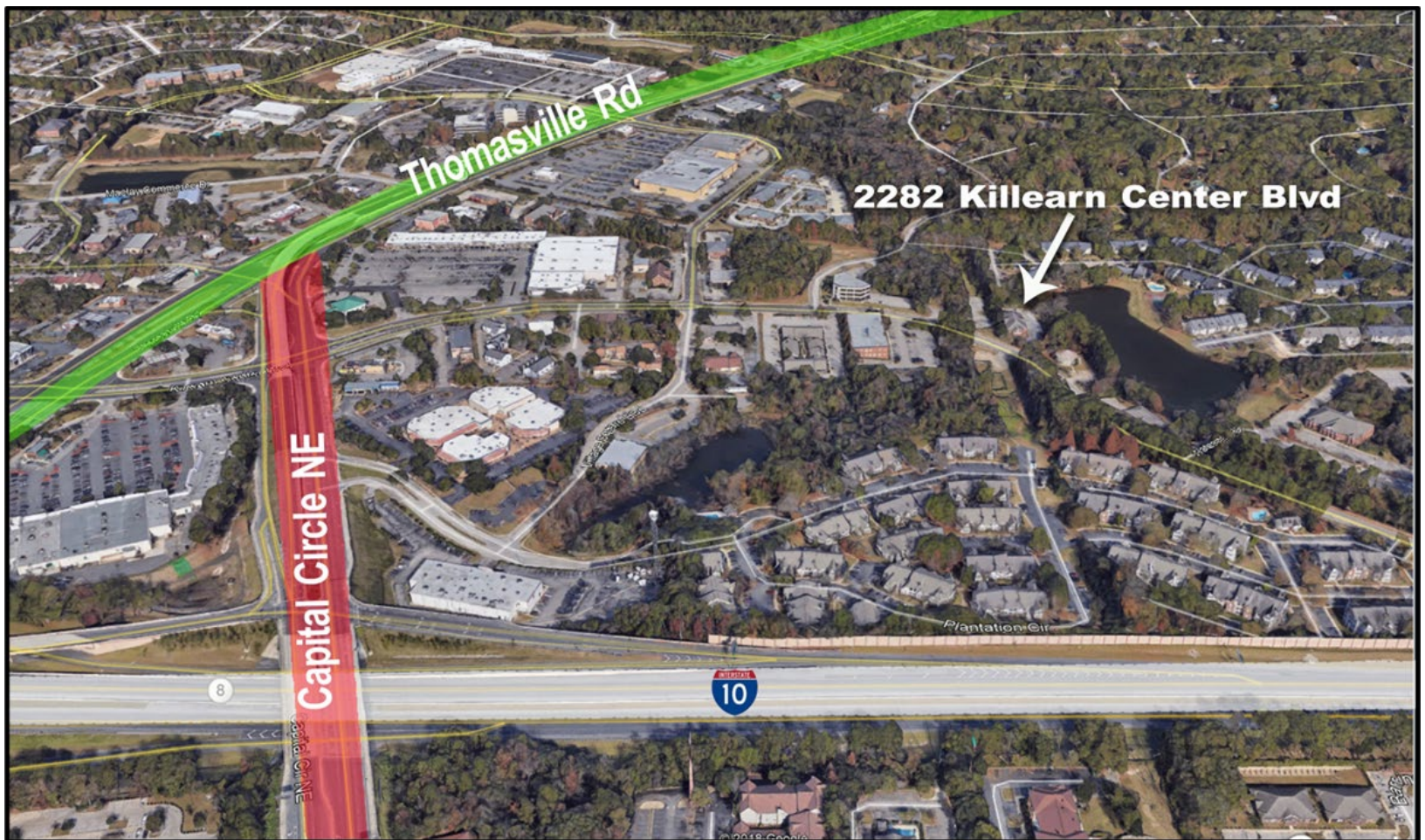
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PHOTOS



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Section 10-252. OR-2 Office Residential District.

The following applies to the OR-2 Office Residential District:

| 1. District Intent | PERMITTED USES | |
|---|---|--|
| | 2. Principal Uses | 3. Accessory Uses |
| <p>The OR-2 district is intended to be located within areas designated Suburban on the Future Land Use Map of the Comprehensive Plan in areas where employment and residential uses are encouraged to locate in close proximity to each other. The provisions of this district are intended to promote urban density and intensity of residential and office uses and the mixing of permitted uses to promote the use of public transit and the efficient use of public infrastructure. Off-street parking facilities in the OR-2 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities. A variety of housing types, compatible non-retail activities of moderate intensity, retail commercial activities (limited to the ground floor), and certain community and recreational facilities related to office or residential uses are permitted in the OR-2 district. The maximum gross density allowed for new residential development in the OR-2 district is 16 dwelling units per acre, while the minimum gross density allowed is 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities.</p> <p>In order to implement the business park development pattern, a minimum of 10 acres is required with at least 3 types of uses which shall include office and commercial.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p> | <ol style="list-style-type: none"> (1) Banks and other financial institutions. (2) Broadcasting studios. (3) Community facilities related to office or residential facilities, including libraries, religious facilities, police/fire stations, and elementary, middle, and high schools. Vocational schools are prohibited. Other community facilities may be allowed in accordance with Section 10-413 of these regulations. (4) Day care centers. (5) Golf courses. (6) Hotels and motels, including bed and breakfast inns. (7) Medical and dental offices and services, laboratories, and clinics. (8) Multiple-family dwellings. (9) Non-medical offices and services, including business and government offices and services. (10) Nursing homes and other residential care facilities. (11) Off-street parking facilities. | <ol style="list-style-type: none"> (12) Passive and active recreational facilities. (13) Personal services. (14) Retail drug store without drive thrus (only allowed in a business park development) (15) Retail food and grocery (only allowed in a business park development) (16) Rooming Houses. (17) Single-family attached dwellings. (18) Single-family detached dwellings. (19) Social, fraternal, and recreational clubs and lodges, including assembly halls. (20) Stand alone restaurants without drive thrus (only allowed in a business park development) (21) Studios for photography, music, art, dance, drama, and voice. (22) Two-family dwellings. (23) Veterinary services, including veterinary hospitals. (24) Zero-lot line single-family detached dwellings. (25) Any use permitted in the C-1 district (and is not listed in uses 1-21 above), provided that the use is on the first floor of a multi-story building containing office and/or residential uses on any of the floors above the first floor. |

RETAILER MAP



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