

OFFICE SPACE FOR SUB-LEASE



**COLDWELL BANKER
COMMERCIAL**
HARTUNG



**2120 KILLARNEY WAY
TALLAHASSEE, FL 32309**

Rentable SF: **Approx. 2,386 SF**
Monthly Rent: **\$3,433 P/month**
Floor: **First Floor**
Lease Type: **Full Service**

PROPERTY DETAILS

Date Available: Vacant
Gross Buildings SF: 12,155 SF
Built: 1992
Acres: 0.78 Ac
Parcel ID: #1104204040000
Zoning: RP-2
Parking: Ample parking

HIGHLIGHTS

- First floor professional office space for sub-lease
- Office space consist of 9 private offices & meeting room
- Common areas include foyer, reception area, kitchen, bathrooms
- Current lease expires April 30, 2026

LOCATION:

- Phenomenal NE Tallahassee location
- Located on Killarney Way, just off Thomasville Rd & Maclay Rd
- Many businesses and entertainment nearby

SHOWING INSTRUCTIONS

Vacant- key is our office

CHIP HARTUNG

President, CCIM, SIOR

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

The information shown or contained herein is believed to be accurate but is not warranted or guaranteed, is subject to errors, omissions and changes without notice and should be verified independently.

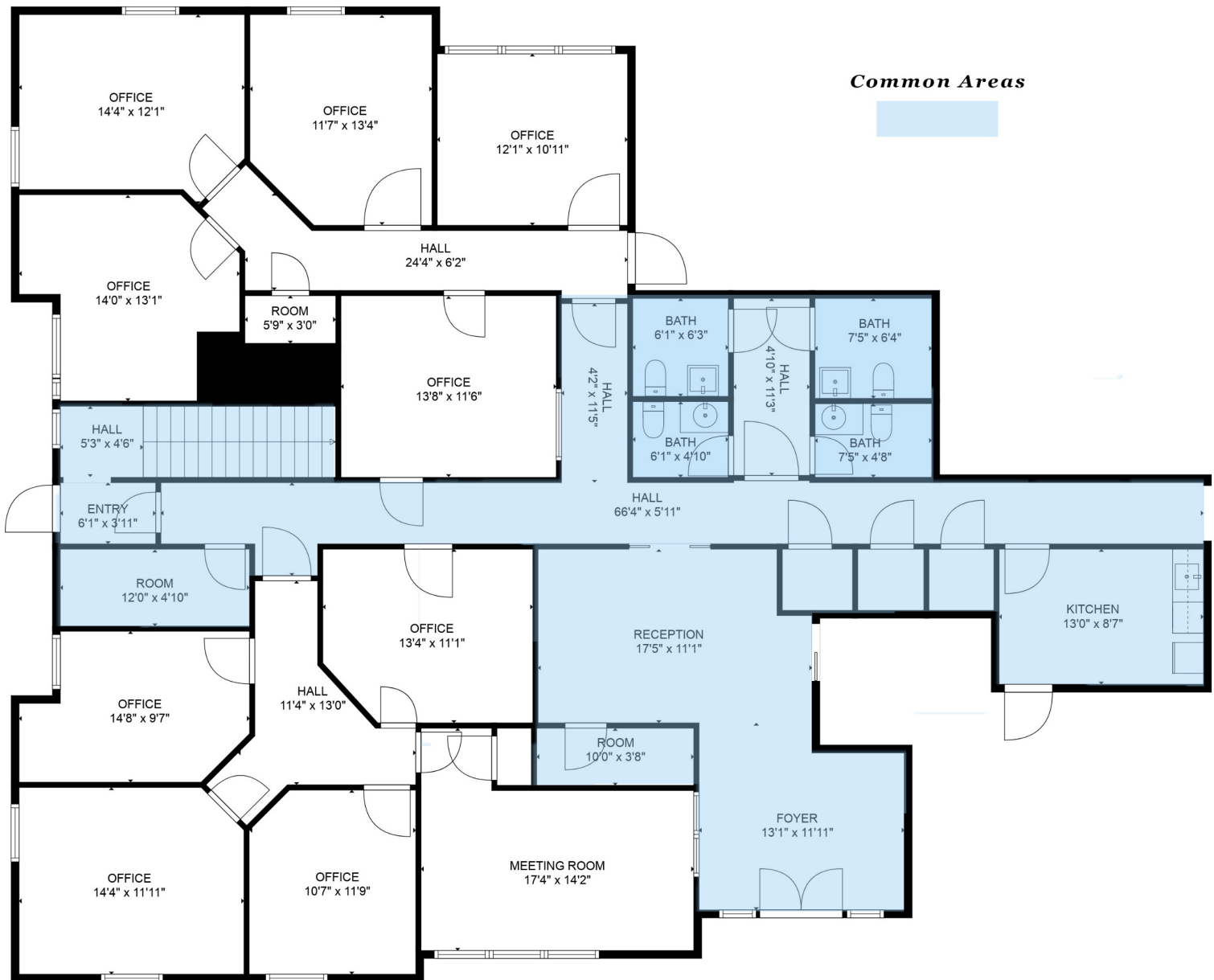
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FLOOR PLAN



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Total scanned area: 3271 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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EXTERIOR PHOTOS



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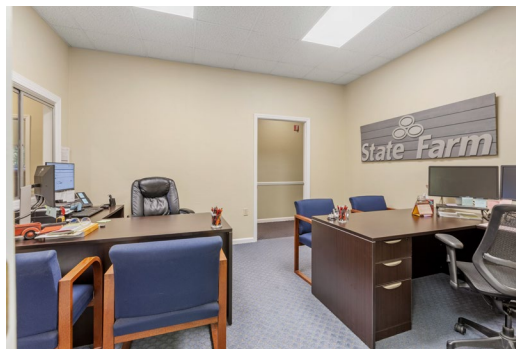
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INTERIOR PHOTOS



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BUSINESS LOCATION MAP



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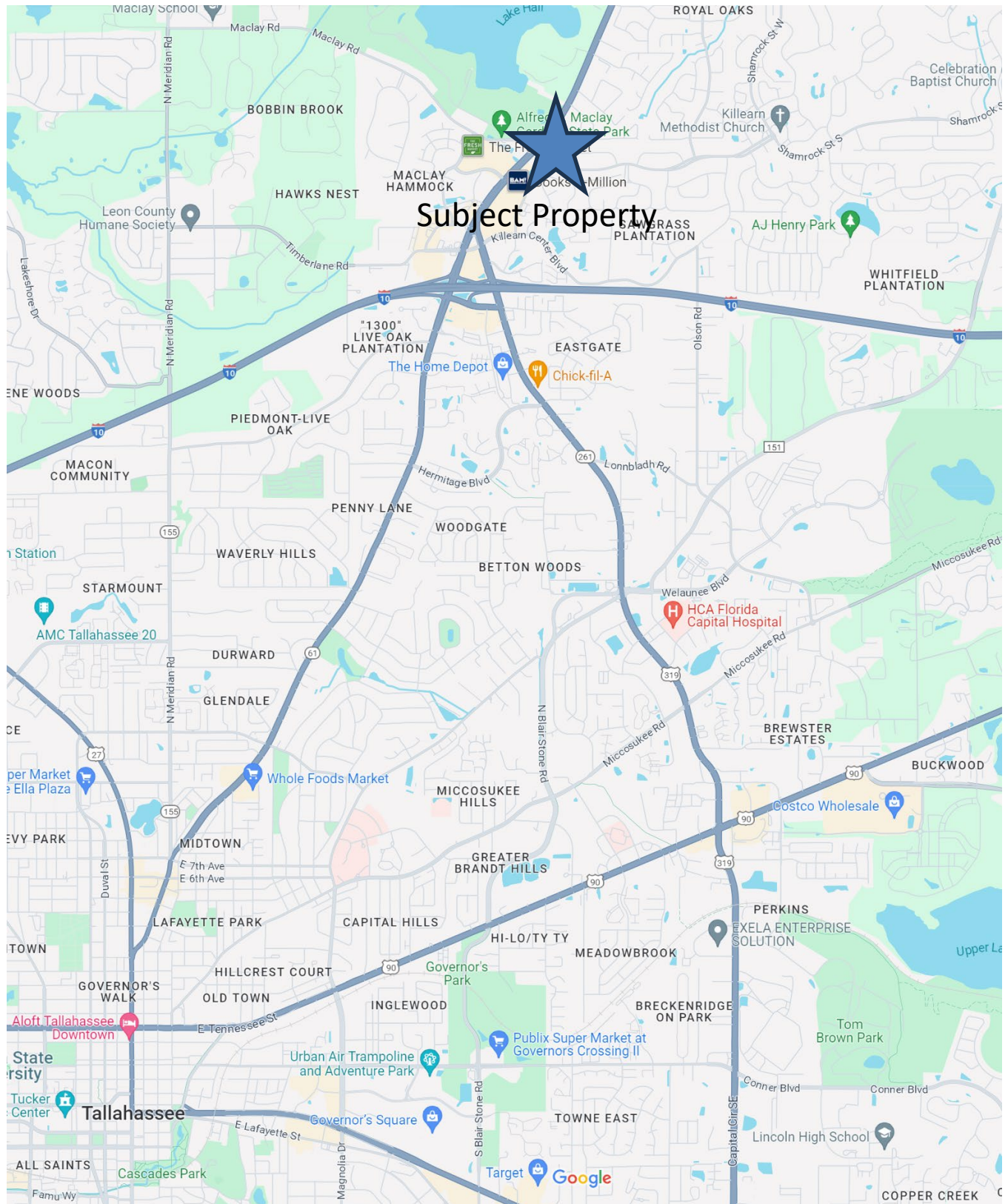
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LOCATION MAP



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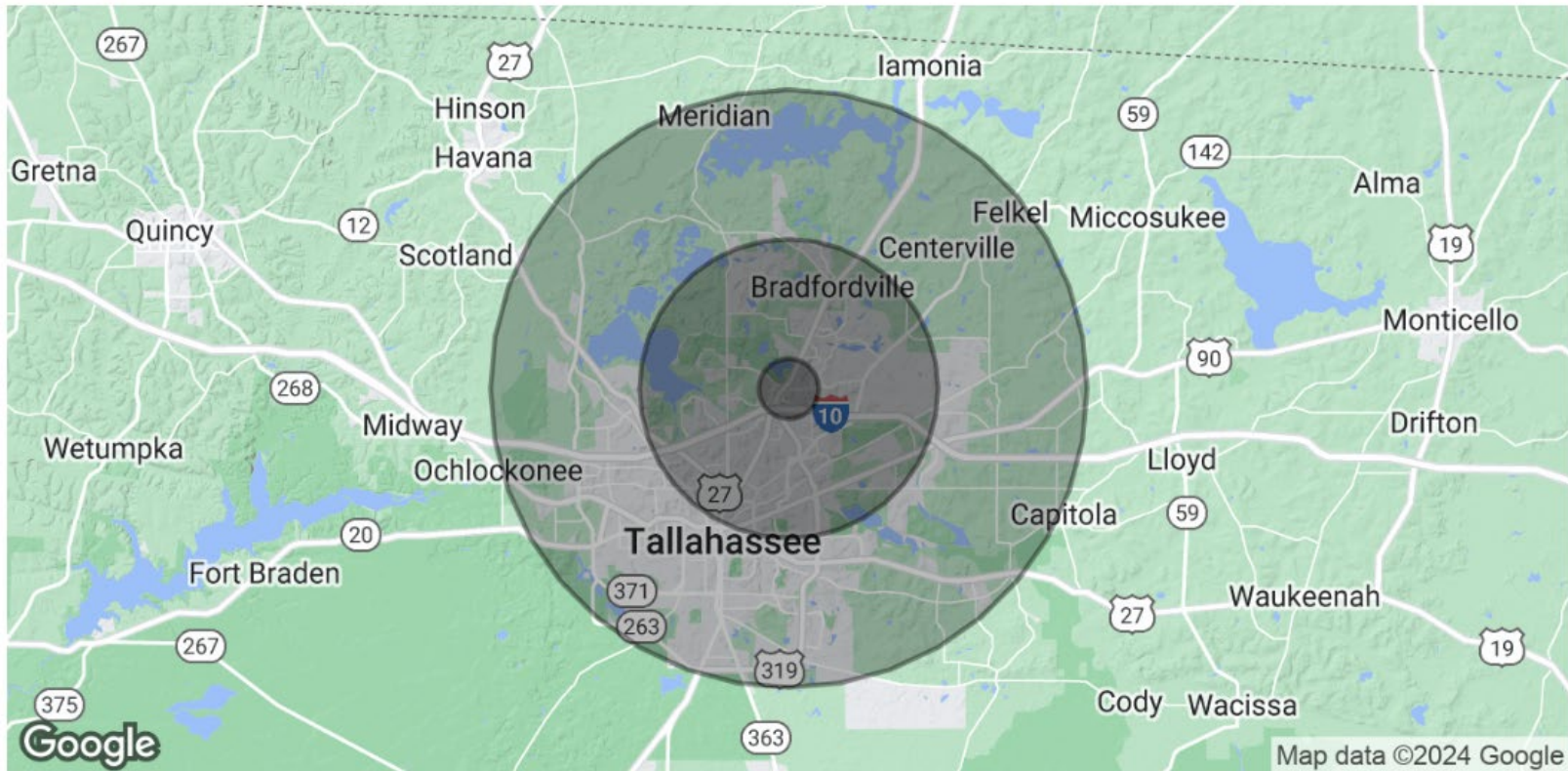
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LEASE

2120 KILLARNEY WAY

2120 Killarney Way Tallahassee, FL 32309



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,141	95,663	275,886
Average Age	43	43	38
Average Age (Male)	41	42	37
Average Age (Female)	45	44	38
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,356	41,421	114,485
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$111,686	\$116,939	\$92,376
Average House Value	\$409,715	\$378,160	\$303,684

Demographics Data Derived From [AlphaMap](#)

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