

OFFICE SPACE FOR LEASE

NORTHEAST LOCATION



COLDWELL BANKER
COMMERCIAL
HARTUNG



2282 KILLEARN CENTER BLVD
TALLAHASSEE, FL 32309

1st Floor Unit B: 2,250 SF (Avail. 9/1/23)
2nd Floor Unit C: 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:
By Appointment ONLY

HIGHLIGHTS

- Unit B is located on the 1st floor and consist of several executive offices with reception area; shared breakroom
- Unit C 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

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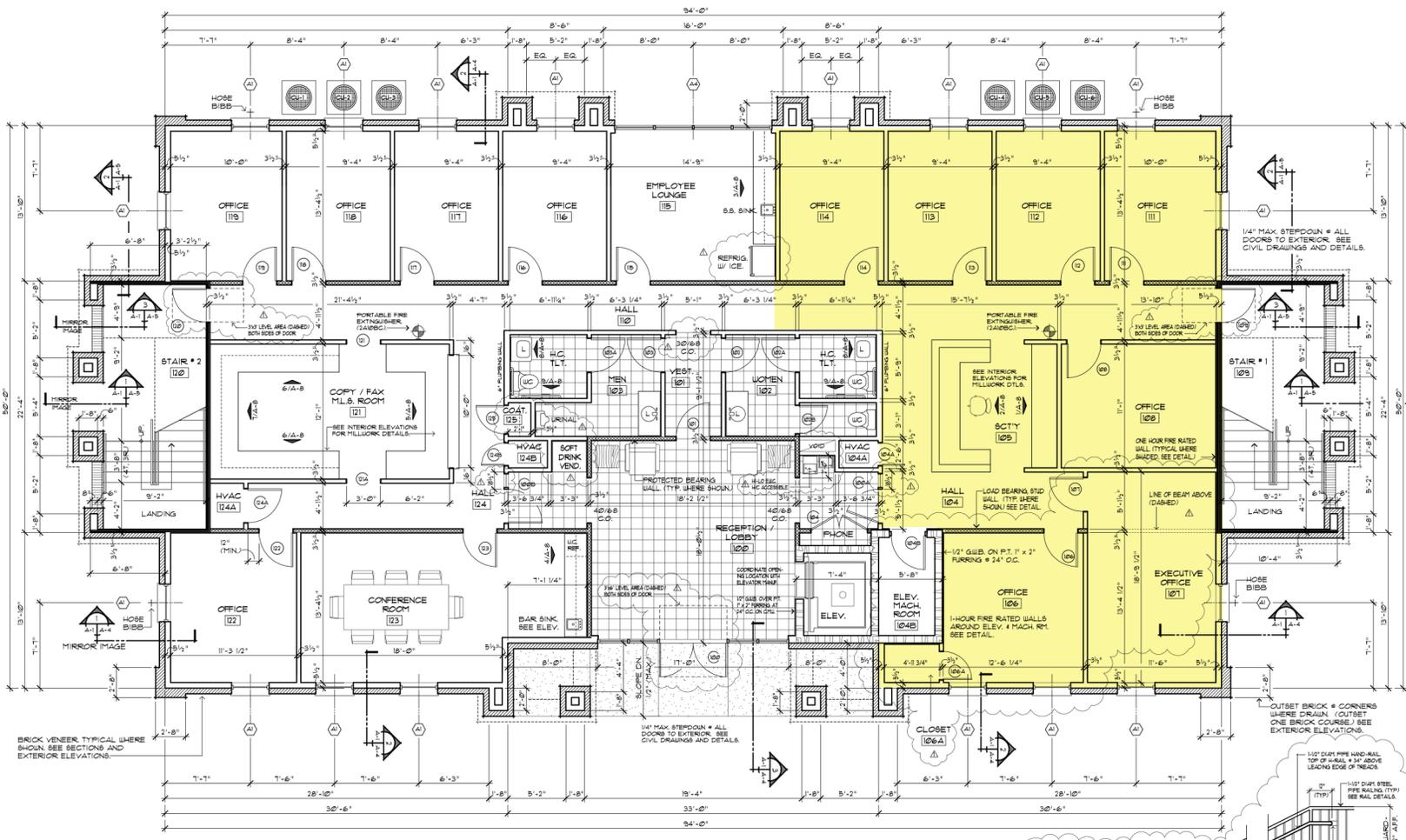
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1ST FLOOR PLAN



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UNIT B - HIGHLIGHTED



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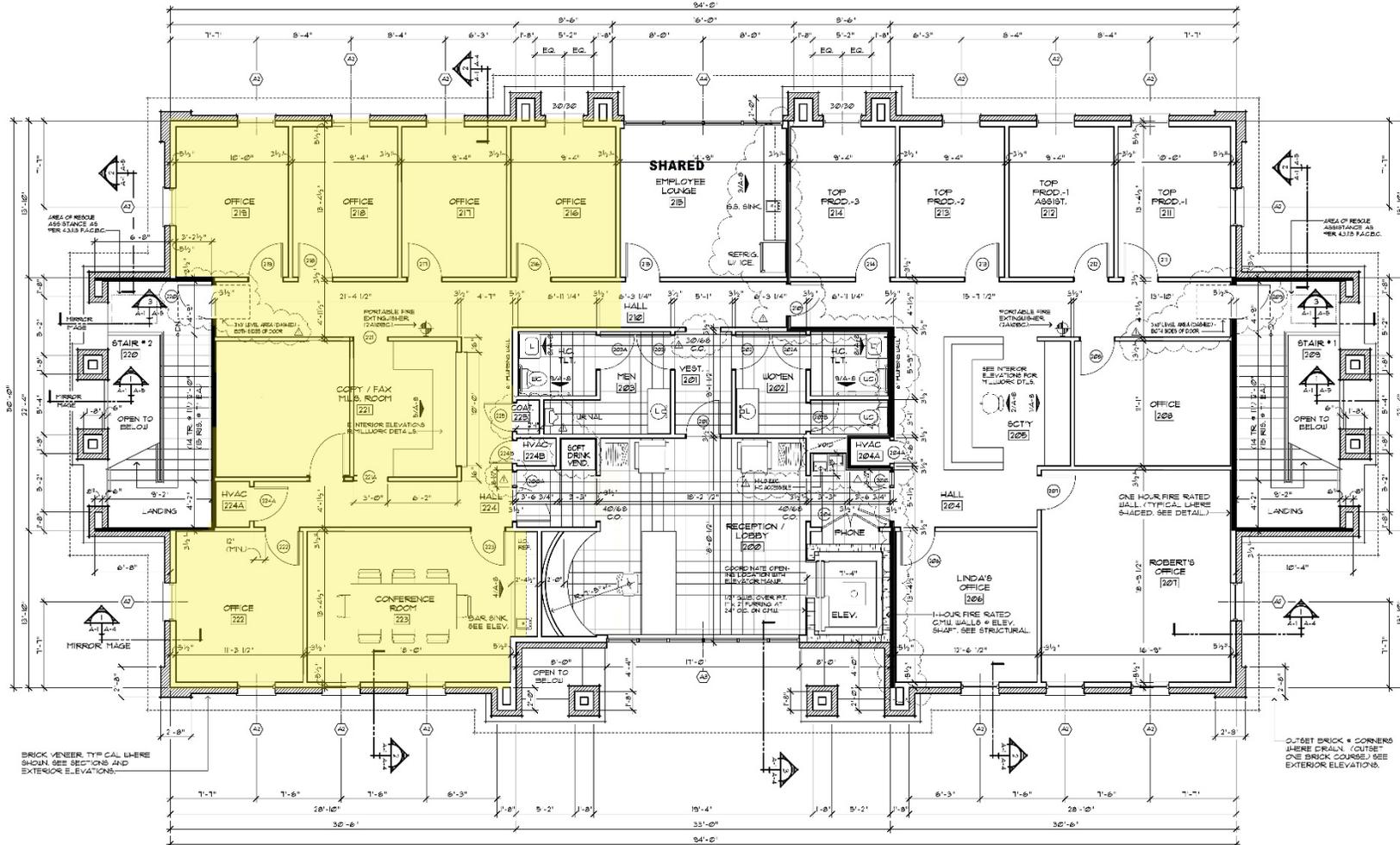
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2ND FLOOR PLAN



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UNIT C - HIGHLIGHTED



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 85 POUNDS OF FORCE ON THE LATCH STYLE. INTERIOR DOORS BY NOT MORE THAN 5.2 POUNDS OF FORCE.

NOTE: HANDRAILS, PULLS, LOCKSETS, AND OTHER OPERATING MECHANISMS ON ALL DOORS, AND OTHER MECHANISMS, OR U-SHARED HANDLES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT FINGERING OR TIGHTNESS OF THE Joints TO OPERATE. THIS REQUIREMENT SHALL BE SATISFIED BY THE 5 POUND TEST STANDARD. ALL DOORS SHALL MEET ACCESSIBILITY REQUIREMENTS PER CODE.

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



DIMENSIONED SECOND FLOOR PLAN
A NEW 2-STORY OFFICE BUILDING FOR PARKSH BUILDERS
SC. 1/4" = 1'-0"

1-HOUR FIRE RATED WALL (TYPICAL WHERE SHOWN) SEE DETAIL 5/1A-1/1A-6
PROTECTED BEARING WALL (TYPICAL WHERE SHOWN) SEE DETAIL 5/1A-1/1A-6
NON-FIRE RATED, NON-BEARING STUD WALL (TYPICAL WHERE SHOWN) SEE DETAIL 5/1A-1/1A-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 6" WOOD STUDS + 1/2" O.C. W/ BRICK VENEER OVER 1/2" GYPSUM BOARD AND 1/2" PL-WOOD SHEATHING. SEE EXTERIOR WALL SECTIONS FOR DETAILS. (BY THE BUILDING SHALL BE FULLY SEALED). ALL EXTERIOR WALLS SHALL HAVE 1-LAYER OF 5/8" TYPE 'X' GIBB ON INTERIOR SIDE.

NOTE: INTERIOR NON-BEARING NON-RATED STUD WALLS ARE TO BE 4" NOMINAL STUDS + 24" O.C. W/ ONE LAYER OF 1/2" NON-FIRE RATED GIBB ON EACH SIDE OF STUDS UNLESS OTHERWISE NOTED ON DRAWINGS. SEE WALL DETAILS.

NOTE: INTERIOR BEARING WALLS SHALL BE 4" NOMINAL WOOD STUDS + 16" O.C. W/ BLOCKING + 1/2" HT. SEE FRAMING PLANS FOR BEARING WALL LOCATIONS.

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

DESIGN LOADS

FLOOR LOADS	
OFFICE (LL)	50 PSF
LOBBY (LL)	100 PSF
HALLWAYS	80 PSF
ROOF LOAD (LL)	200 PSF
WIND LOAD	100 MPH (15 PSF)

PER CHAPTER 16, 1994 F.B.C.

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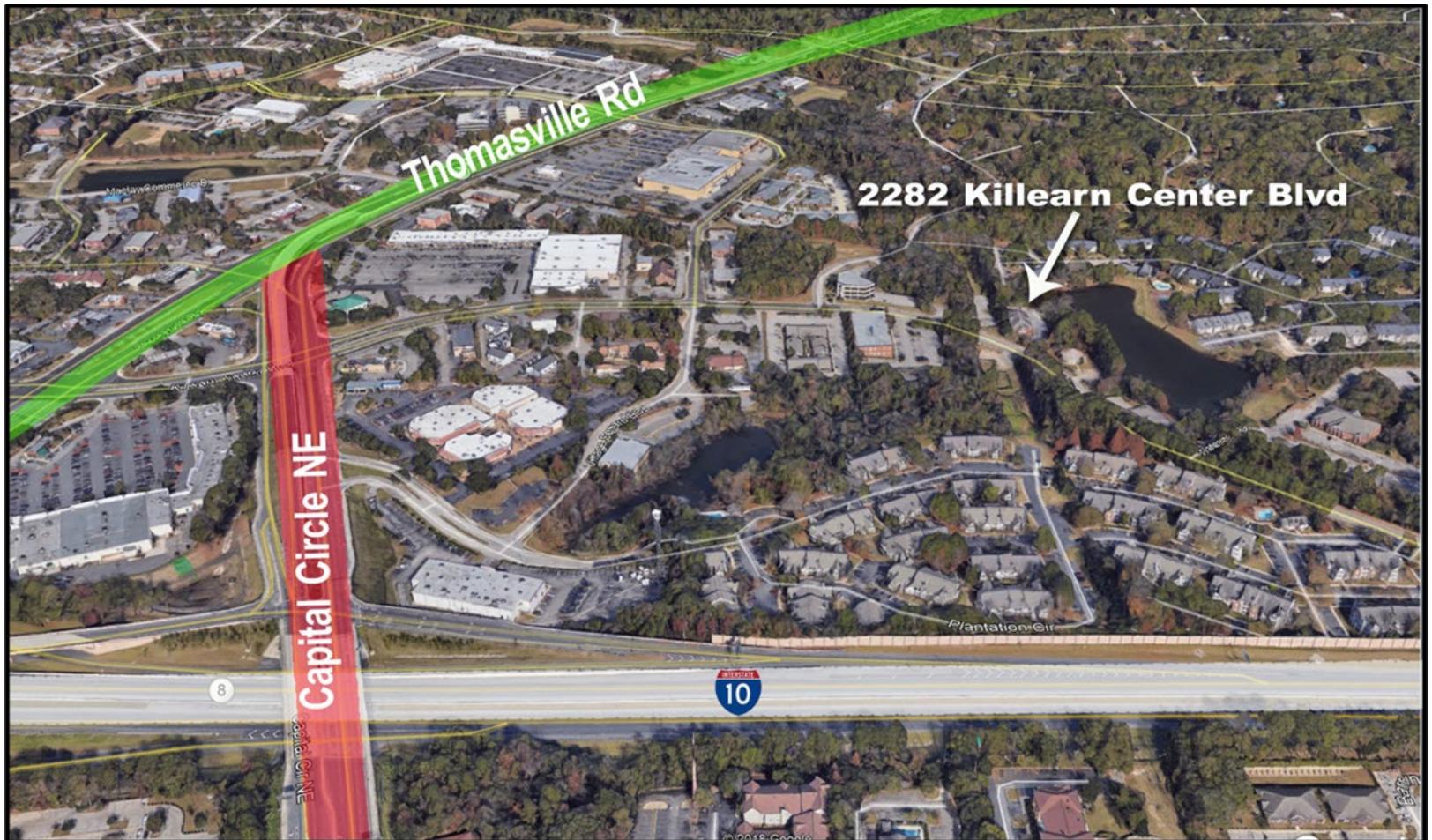
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PHOTOS



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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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