

LEASE

LEASE RATE

\$17.60 SF/yr



DELTA OFFICE SUITE

2016 Delta Boulevard #101 Tallahassee, FL 32303

Preston Hall

Sales Associate, CCIM

O: (850) 386-6160 | C: (850) 294-7170



**COLDWELL BANKER
COMMERCIAL**
HARTUNG

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OFFERING SUMMARY

Lease Rate:	\$17.60 SF/yr Modified Gross
Available SF:	850 SF
Building Size:	5,000 SF

PROPERTY DESCRIPTION

Located at 2016 Delta Boulevard, Suite 101, this well-appointed office suite offers a professional environment designed to support a wide range of business users. The thoughtfully designed floor plan features spacious, naturally lit offices, quality finishes, and flexible layouts that can accommodate professional, medical, administrative, or service-oriented businesses.

Abundant on-site parking provides convenience for both employees and clients, while the property's highly accessible location offers quick connections to North Monroe Street, Interstate 10, Downtown Tallahassee, and other major business corridors. Combining functionality, visibility, and a polished professional atmosphere, this office presents an outstanding leasing opportunity for businesses seeking a move-in-ready space in one of Tallahassee's established office districts.

LOCATION DESCRIPTION

Positioned in one of Tallahassee's most established professional office corridors, 2016 Delta Boulevard offers an exceptional northwest location just off North Monroe Street and minutes from Interstate 10. The property provides convenient access to Downtown Tallahassee, the Florida State Capitol Complex, Florida State University, Florida A&M University, and Tallahassee Memorial HealthCare, making it an ideal location for professional, medical, legal, financial, and business service users. The surrounding Delta Boulevard office district is home to numerous professional firms, consultants, financial services, and commercial businesses, creating a strong business environment with excellent networking opportunities.

PROPERTY HIGHLIGHTS

- Modern design with spacious, sunlit offices
- Flexible floor plan to cater to diverse business needs
- Ample parking for tenants and visitors
- Prime location with easy access to major transportation routes
- Professional finishes
- Comprised of 2 offices, conference room, kitchenette and private bath room
- Conducive environment for productivity

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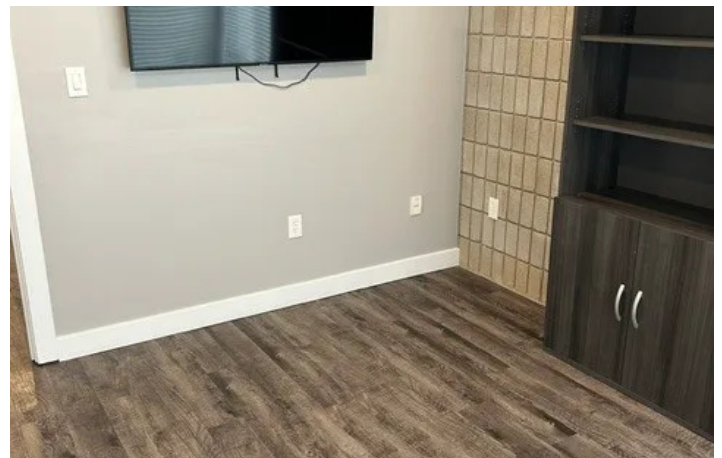
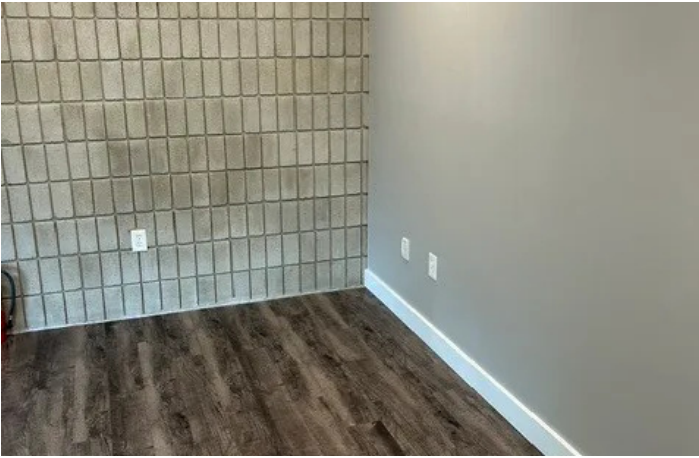


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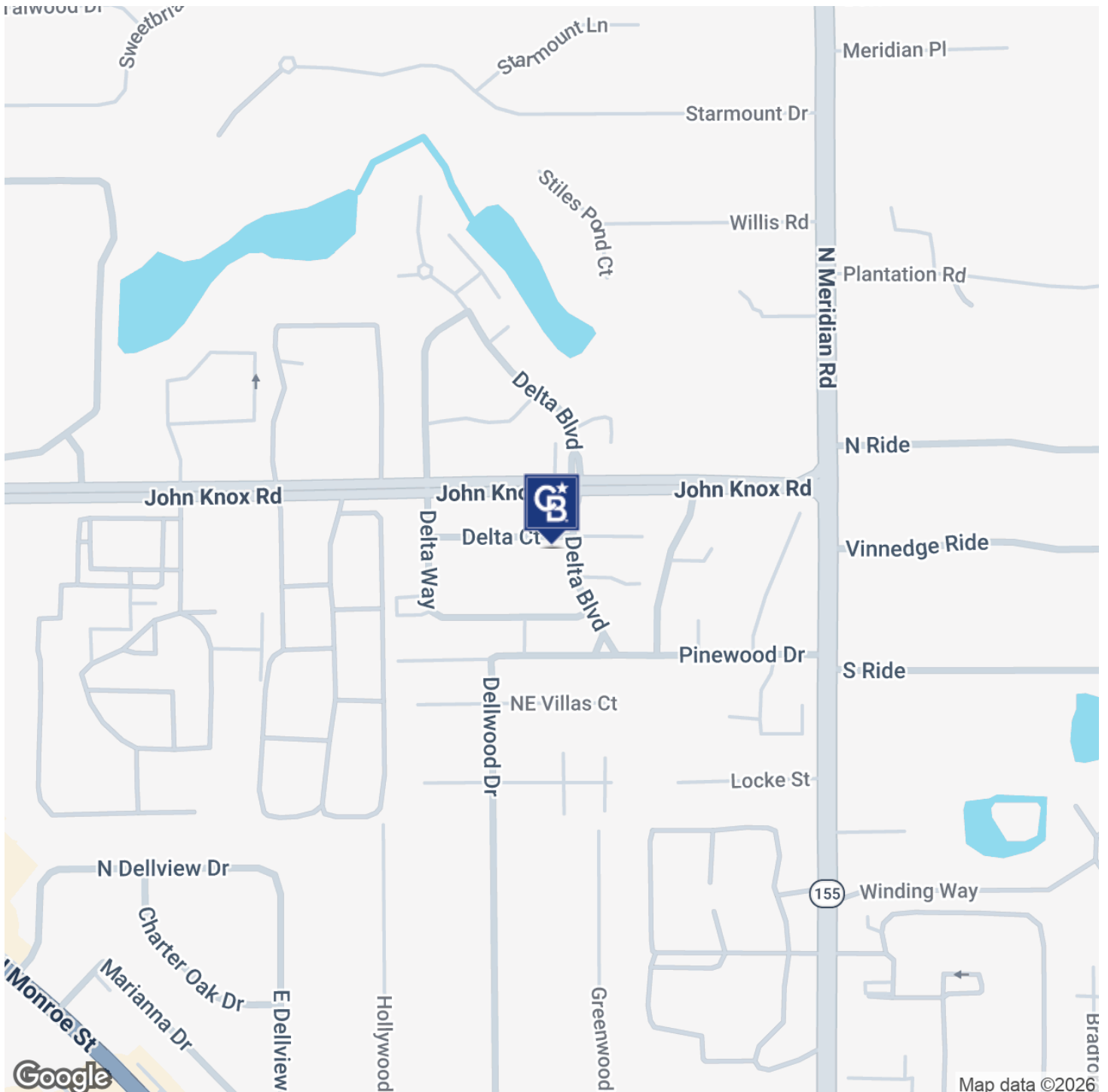


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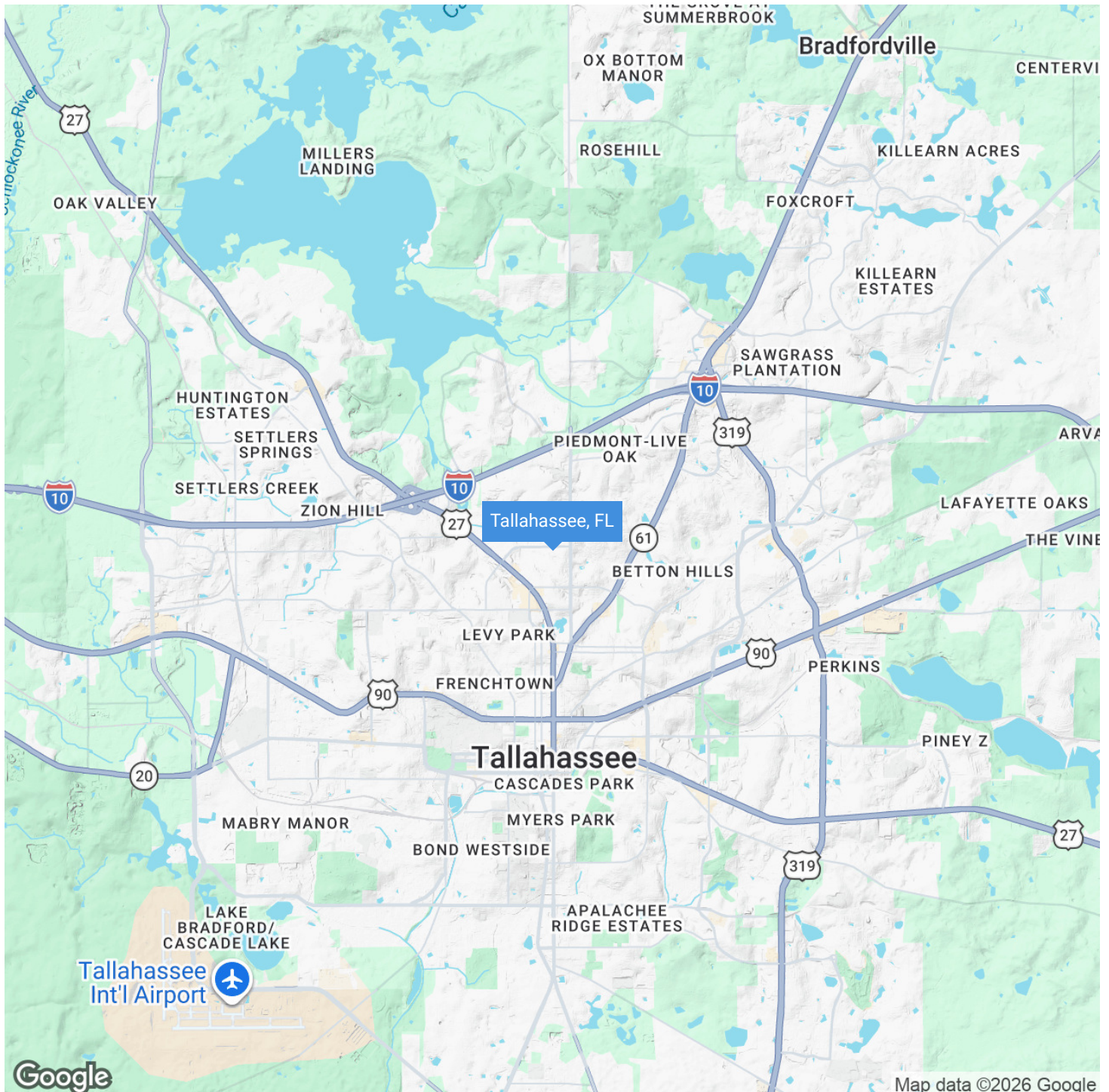


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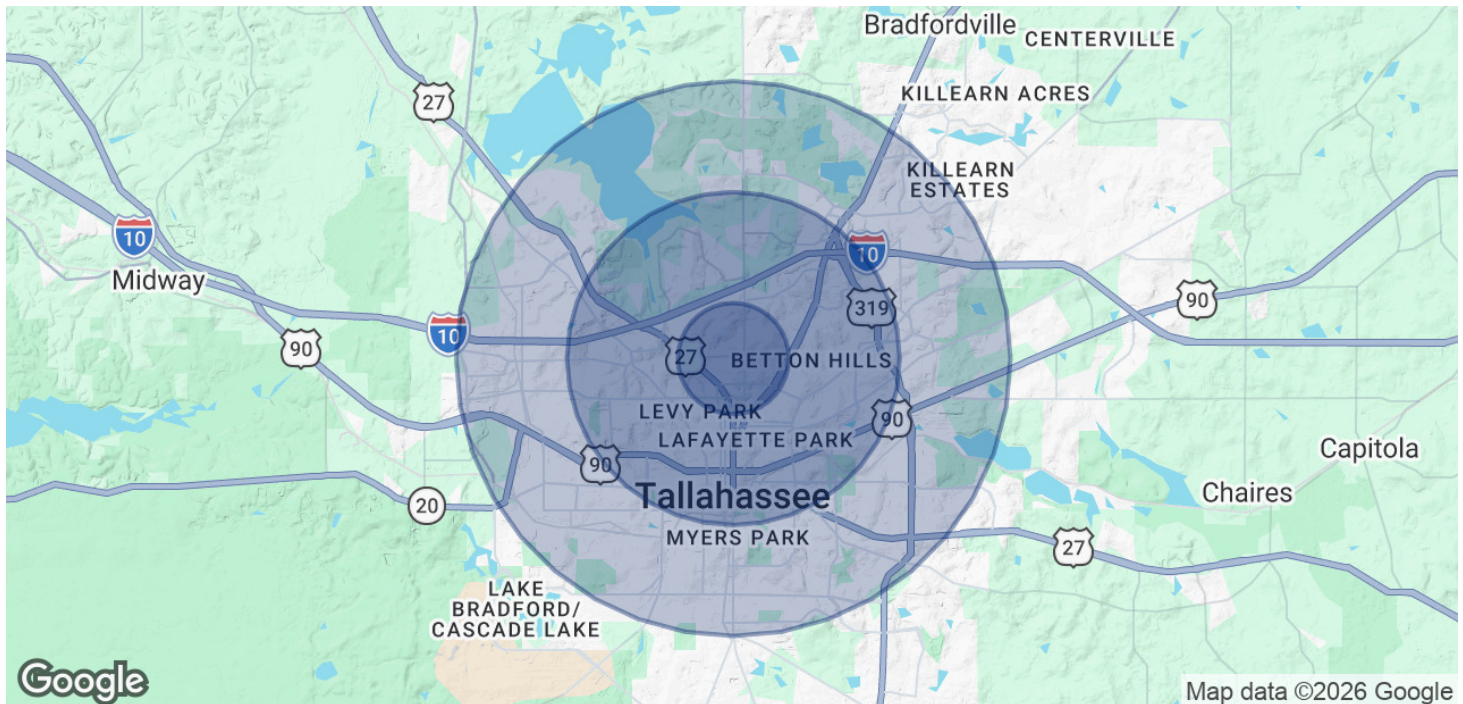


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,784	83,355	177,775
Average Age	33.1	32.2	32.3
Average Age (Male)	31.1	31.8	31.4
Average Age (Female)	36.1	33.5	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,061	34,602	74,944
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$97,063	\$87,590	\$79,347
Average House Value	\$331,498	\$293,701	\$274,711

2023 American Community Survey (ACS)

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