

# SPACE FOR LEASE

**1500 MAHAN DR**

1500 Mahan Dr Tallahassee, FL 32308



---

**Steven Allen**

O: 850 386 6160 | C: 850 566 5757

allengroup14@gmail.com



**COLDWELL BANKER**  
**COMMERCIAL**  
**HARTUNG**

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.  
©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



# 1500 MAHAN DR

1500 Mahan Dr Tallahassee, FL 32308



## OFFERING SUMMARY

Available SF:	3,280 SF
Type Lease:	Modified Gross
Building Size:	31,308 SF
Building Class:	A
Kitchen/Bath:	1 / 2
Lot Size:	2.75 Acres
Year Built:	2001
Zoning:	OR-3
Market:	Tallahassee
Submarket:	East Tallahassee

## PROPERTY OVERVIEW

First class office space on ground floor. Private outside entrance with ample parking. Centrally located on Mahan Dr near Magnolia Dr. Less than 1 mile to Tallahassee Memorial Healthcare. Less than 2 miles to state capitol, government buildings and downtown Tallahassee. Near Governor's Park.

## LOCATION OVERVIEW

Centrally located on Mahan Dr near Magnolia Dr. Less than 1 mile to Tallahassee Memorial Healthcare. Less than 2 miles to state capitol, government buildings and downtown Tallahassee. Near Governor's Park.

## PROPERTY HIGHLIGHTS

- SPACE IS AVAILABLE FEBRUARY 1, 2023

## SPACES

## LEASE RATE

## SPACE SIZE

**Steven Allen**

O: 850 386 6160 | C: 850 566 5757

allengroup14@gmail.com



**COLDWELL BANKER**  
**COMMERCIAL**  
**HARTUNG**

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.  
©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

# 1500 MAHAN DR

1500 Mahan Dr Tallahassee, FL 32308



## Estimated areas

GLA FLOOR 1: 3432 sq. ft, excluded 160 sq. ft  
Total GLA 3432 sq. ft, total scanned area 3592 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Steven Allen**

O: 850 386 6160 | C: 850 566 5757

allengroup14@gmail.com



**COLDWELL BANKER**  
**COMMERCIAL**  
**HARTUNG**



## 1500 MAHAN DR

1500 Mahan Dr Tallahassee, FL 32308



**Steven Allen**

O: 850 386 6160 | C: 850 566 5757

allengroup14@gmail.com



**COLDWELL BANKER**  
**COMMERCIAL**  
**HARTUNG**

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.  
©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



# 1500 MAHAN DR

1500 Mahan Dr Tallahassee, FL 32308



**Steven Allen**

O: 850 386 6160 | C: 850 566 5757

allengroup14@gmail.com



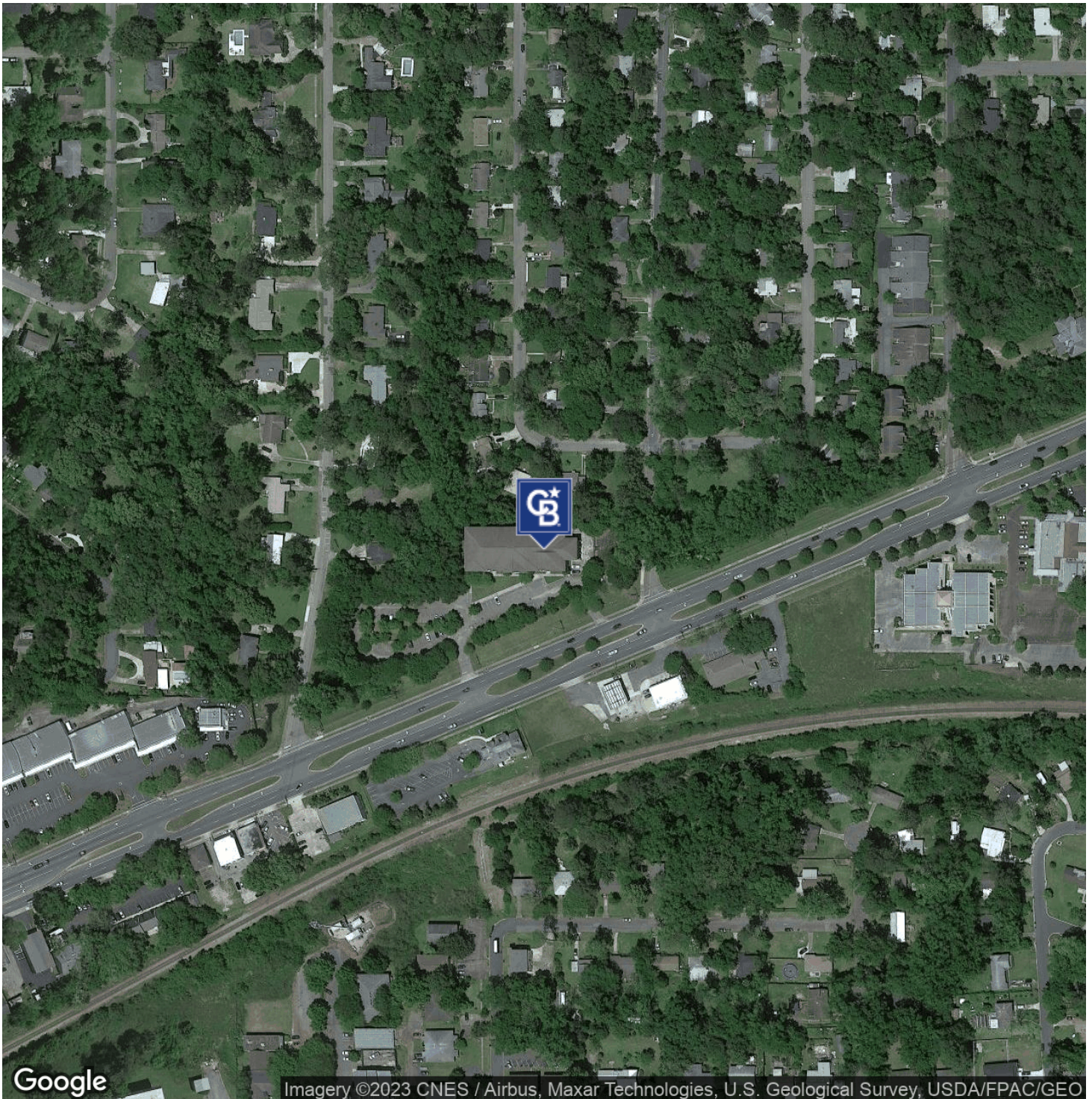
**COLDWELL BANKER  
COMMERCIAL  
HARTUNG**

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.  
©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



# 1500 MAHAN DR

1500 Mahan Dr Tallahassee, FL 32308



**Steven Allen**

O: 850 386 6160 | C: 850 566 5757

allengroup14@gmail.com



**COLDWELL BANKER**  
**COMMERCIAL**  
**HARTUNG**

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.  
©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



# 1500 MAHAN DR

1500 Mahan Dr Tallahassee, FL 32308



Steven Allen

O: 850 386 6160 | C: 850 566 5757

allengroup14@gmail.com

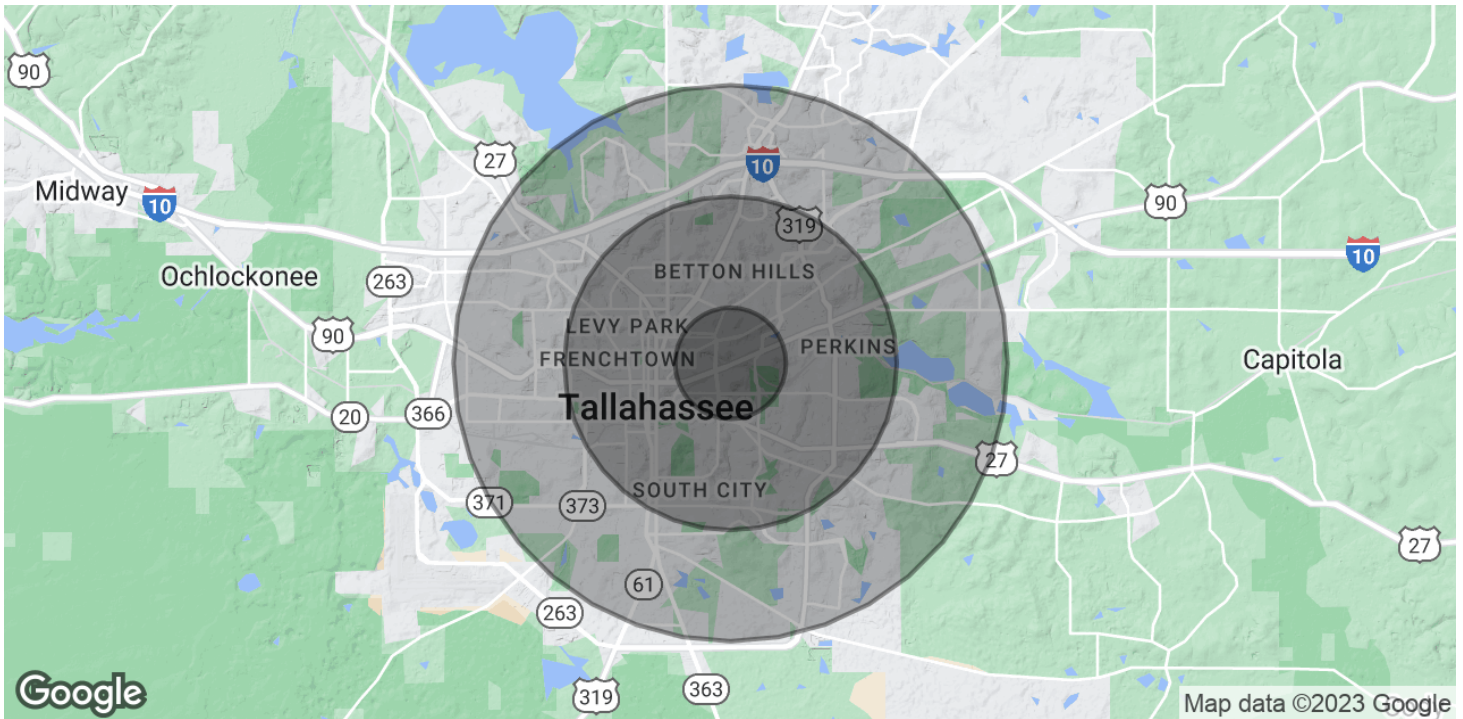


COLDWELL BANKER  
**COMMERCIAL**  
HARTUNG

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.  
©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

# 1500 MAHAN DR

1500 Mahan Dr Tallahassee, FL 32308



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,646	72,633	162,440
Average Age	33.9	31.8	30.4
Average Age (Male)	33.2	31.1	29.7
Average Age (Female)	34.9	32.2	31.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,570	32,072	69,047
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$54,888	\$54,067	\$50,357
Average House Value	\$244,929	\$246,879	\$222,146

\* Demographic data derived from 2020 ACS - US Census

**Steven Allen**

O: 850 386 6160 | C: 850 566 5757

allengroup14@gmail.com



**COLDWELL BANKER**  
**COMMERCIAL**  
**HARTUNG**

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.  
©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.