



OFFICE | SALE

3,720± SF Office for Sale

2545 Blairstone Pines Drive, Tallahassee, FL 32301

3,720± SF | 0.26± AC

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Property Overview

2545 Blairstone Drive is a charming office building in Blairstone Pines Office Park, home to the Florida Wildlife Federation and other government and professional offices. The property offers 3,720 square feet across two floors and features a brick and wood frame exterior. Recent updates include a new roof, HVAC system and interior improvements. Located near major roads and residential areas, it provides excellent accessibility and strong co-tenancy.

 **3,720±**
Square Feet

 **1985**
Year Built

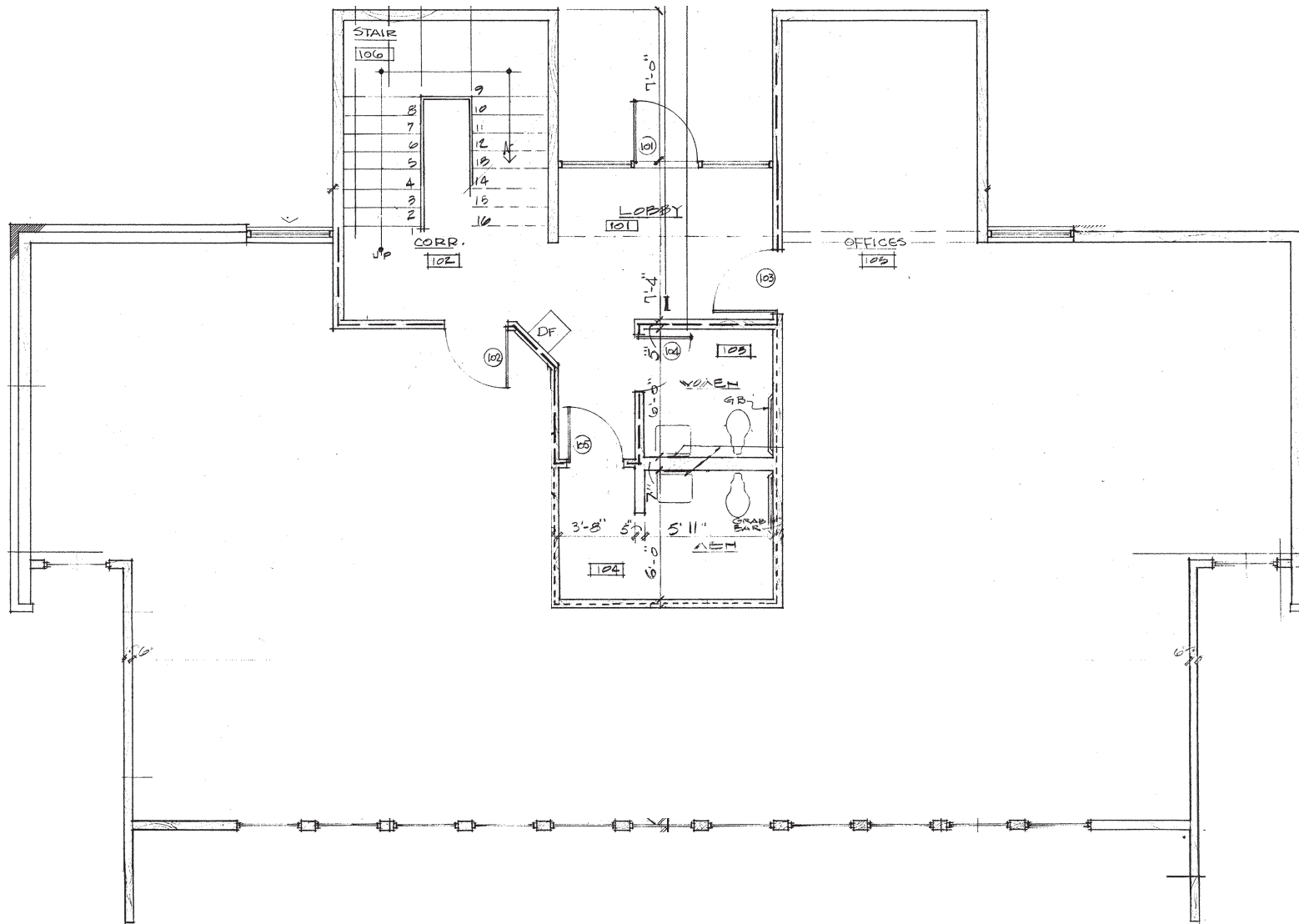
 **Spacious**
offices between
2 stories

 **14**
Parking
Spaces

 **Virtual Tour**



Floor Plan | First Floor



Floor Plan | Second Floor

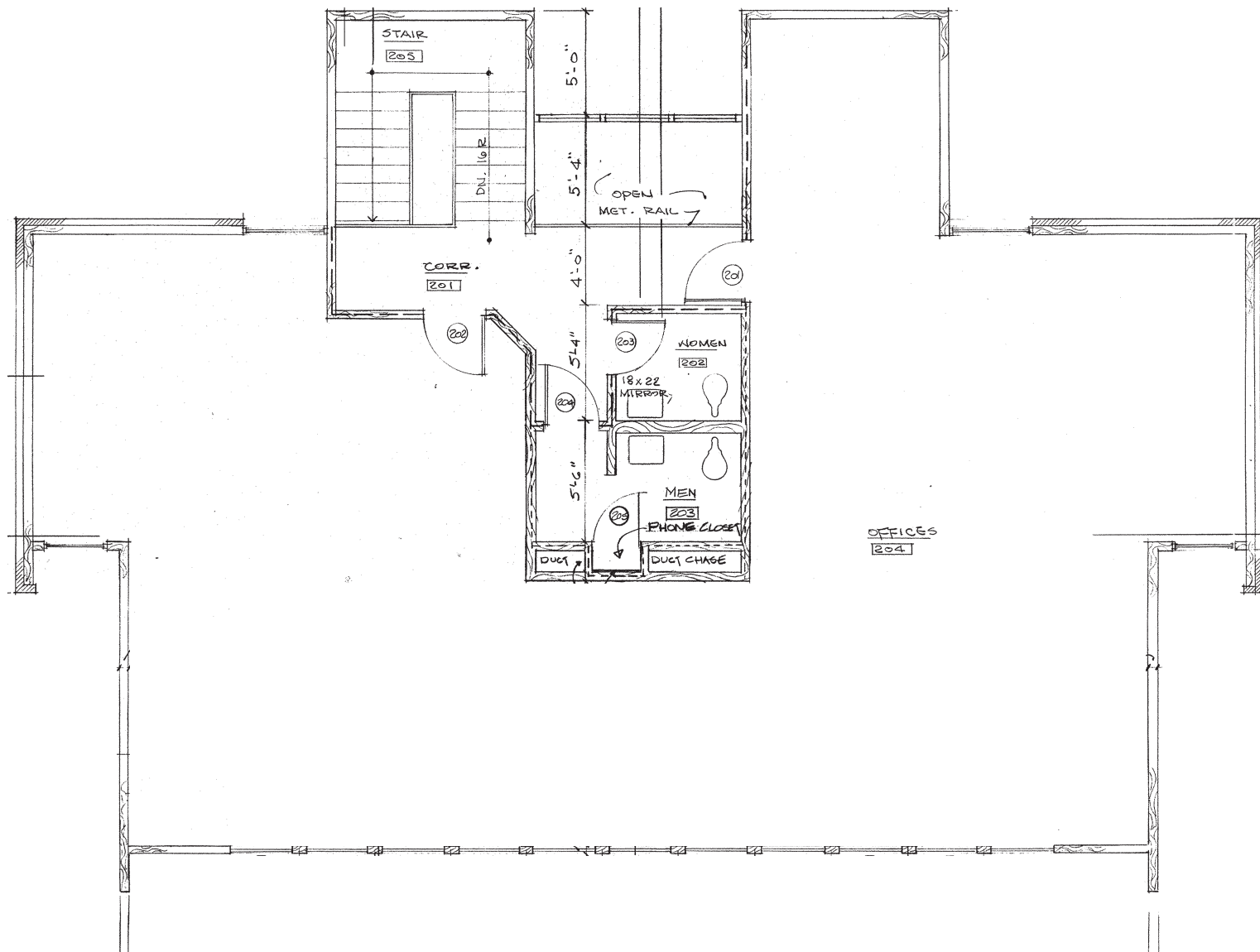
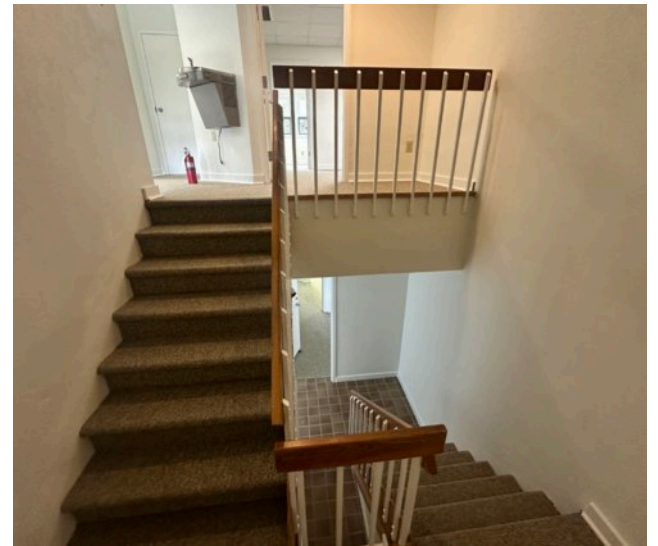


Photo Gallery



Aerial

Florida State University
Students: 44,600+
4 miles from site

State Capital Building

Florida A&M University
Students: 9,600+
2.5 miles from site

22,000 ± AADT
33,000 ± AADT

E Tennessee St

Apalachee Pkwy

Governor's Square Shopping Mall
103M SF/ 116 Stores

HCA Florida Southwood Emergency

VA Tallahassee Outpatient Clinic

Logos for Target, KOHL'S, DICK'S SPORTING GOODS, ALDI, PAPA JOHN'S, Jason's deli, Wendy's, Slim Chickens, O'Reilly AUTO PARTS, BJ'S RESTAURANT BREWHOUSE, and Panera BREAD.

Logos for DOLLAR TREE and Advance Auto Parts.

Logos for BEST BUY, Winn-Dixie, WORLD MARKET, ROSS DRESS FOR LESS, HARBOR FREIGHT, DSW, Michaels, FIVE BELOW, Marshalls, FAMILY DOLLAR, petco, OLD NAVY, Bojangles, Krispy Kreme, ULTA, Olive Garden, and Burlington.

Logos for McDonald's, TACO BELL, and Hungry Howie's.





TALLAHASSEE

As Florida’s capital and a vibrant college town, Tallahassee offers a powerful blend of government, education and enterprise. With the most educated population in the state, the city fosters collaboration among policymakers, scholars and industry leaders. Anchored by Florida State University and the State of Florida, which together employ over 50,000 people, the University Submarket benefits from long-standing institutional stability.

Tallahassee’s strong digital infrastructure and high-speed fiber connectivity support businesses of all sizes. Its central location connects seamlessly to major Southeastern markets including Tampa, Orlando, Jacksonville, Pensacola and Atlanta. Tallahassee-Leon County is truly in the middle of it all—where ideas grow and businesses thrive.

FLORIDA STATE UNIVERSITY

Founded in 1851, Florida State University is one of the nation’s premier research institutions, dedicated to advancing knowledge across the sciences, technology, arts, humanities and professional disciplines. Set on Florida’s oldest higher education site, the university thrives in a dynamic capital city that champions diversity, discovery and athletic excellence. With over 280 degree programs spanning undergraduate, graduate and professional levels, FSU offers a comprehensive and diverse academic portfolio. The university ranks among the nation’s leaders in student success, boasting a four-year graduation rate of 74% and a record six-year graduation rate of 84%.

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FLORIDA AGRICULTURAL & MECHANICAL UNIVERSITY

Founded in 1887, Florida Agricultural and Mechanical University (FAMU) is a leading public institution in Tallahassee, Florida, dedicated to providing accessible, high-quality education. As part of the State University System of Florida, FAMU offers a robust academic portfolio with over 90 degree programs, including 54 bachelor’s, 29 master’s, three professional and 12 doctoral degrees. The university’s statewide presence includes satellite campuses in Orlando, Crestview, Tampa, Jacksonville and Miami. Serving nearly 10,000 students from more than 70 countries, FAMU fosters a vibrant, inclusive community that values diversity and global perspectives. Including nations in Africa, the Caribbean, South America, Asia and the Middle East, the university fosters a vibrant, inclusive community committed to global engagement and academic excellence.

Sources for FAMU/FSU data: Princeton Review, DataUsa, College Factual

Top 50 Cities

in the nation for urban areas with 100-500k populations

- Resonance Consultancy

Top 25 Cities

in the U.S. in Best Capital Cities for overall quality of life

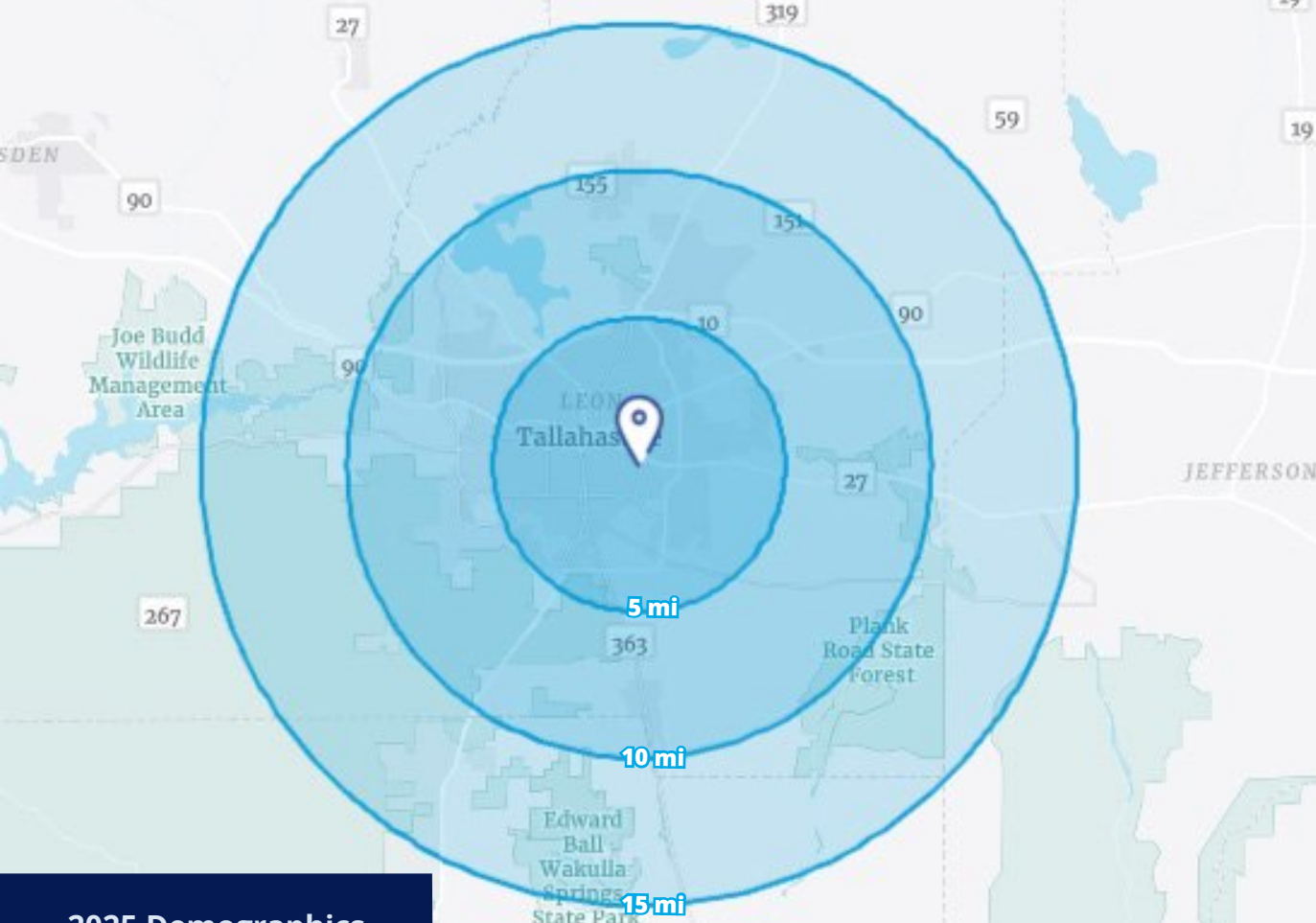
- WalletHub

Top 50 Best Places

to live in the U.S.

- Livability.com





2025 Demographics



Population

5 Mi		158,528
10 Mi		270,688
15 Mi		312,327



Average HH Income

5 Mi		\$85,781
10 Mi		\$96,537
15 Mi		\$100,437



Households

5 Mi		68,798
10 Mi		114,470
15 Mi		129,457



Daytime Population

5 Mi		203,263
10 Mi		300,567
15 Mi		326,781

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