

# MEDICAL OFFICE BUILDING FOR SALE



COLDWELL BANKER  
**COMMERCIAL**  
HARTUNG

**REDUCED PRICE**



**1612 WEST PLAZA DRIVE**  
TALLAHASSEE, FL 32308

**Sale Price: \$575,000**

Building: 3,277 SF +/-

Acres: 0.10 +/-

Zoning: PUD - Eastwood Office Plaza PUD

**CHIP HARTUNG**

**CCIM, SIOR**

850-386-6160 o

850-980-4007 m

[chip@cbhartung.com](mailto:chip@cbhartung.com) email

Showing Instructions:  
**Occupied - Appointment Only**

**Coldwell Banker Commercial Hartung**

3303 Thomasville Rd., #201

Tallahassee, FL 32308

850.386.6160 Office

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## ***EAST TALLAHASSEE OFFICE LOCATION...***

*Exceptional owner-user opportunity in Northeast Tallahassee's established Eastwood Office Plaza. This 3,277± SF professional office building offers a flexible floor plan suitable for medical, counseling, administrative, or professional office use, allowing an owner to occupy or customize the space to fit their needs. The property has been well maintained with a roof replaced in 2011 and HVAC systems updated in 2008 and 2024. Conveniently located near Tallahassee Memorial HealthCare, Capital Circle NE, and Mahan Drive, this is an ideal opportunity to operate your business from a highly accessible location.*

### **PROPERTY HIGHLIGHTS**

Building SF:	3,277 +- SF
Built:	1980, existing use is medical office
Floor Plan:	6 exam rooms, 3 doctor's offices, waiting room, reception area, 5 bathrooms, lounge, and extra rooms & storage
Parking:	Property has abundant parking
Lot:	0.10 Acres
Parel ID #	#112860 B0030
Zoning:	PUD - Eastwood Office Plaza
RE Taxes:	\$5,940.45 (2025)
Dues:	Annual Owner Association Dues \$2,638

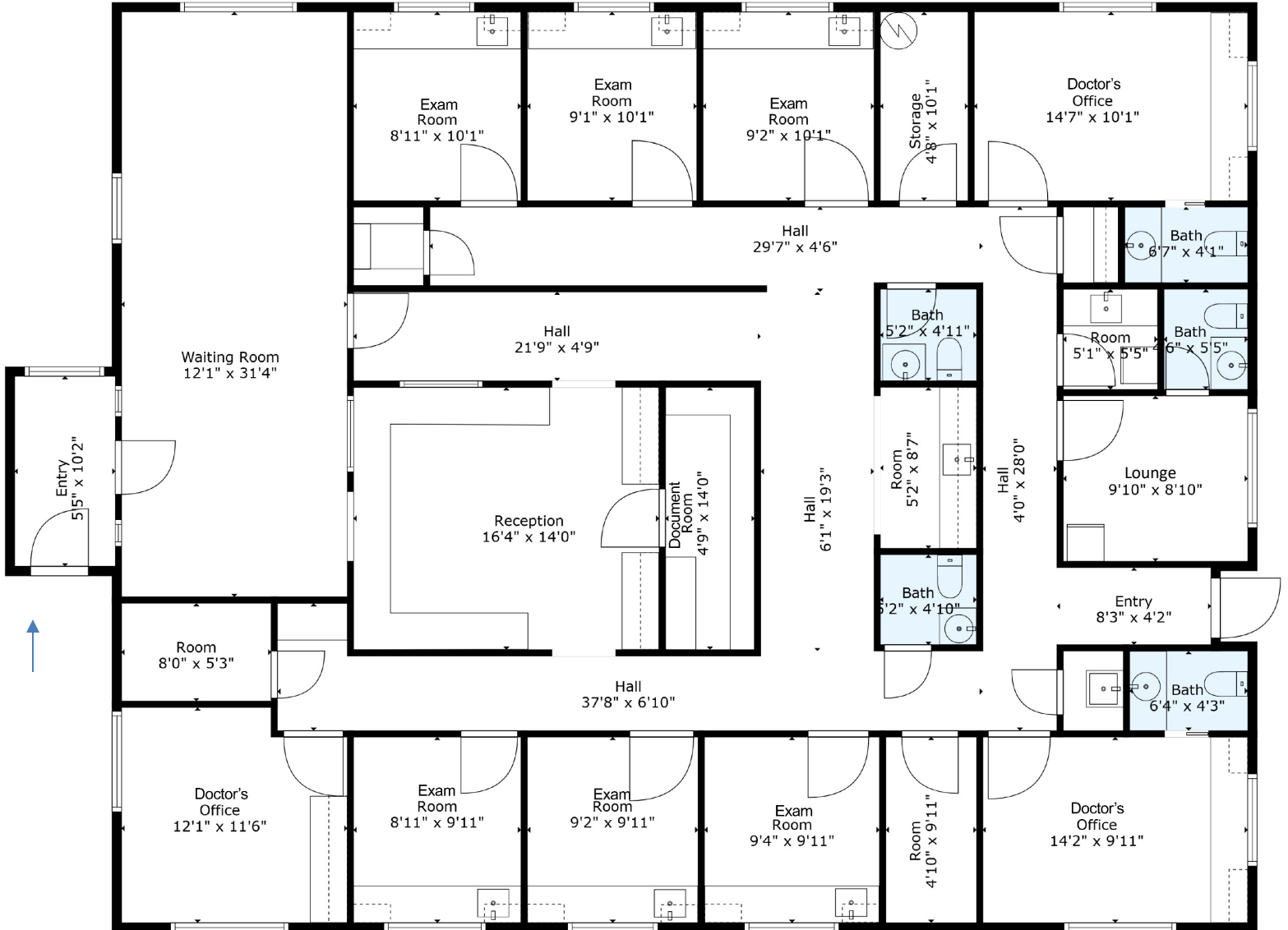
### **LOCATION**

- Located in Eastwood Office Plaza, which is established and well known
- Eastwood Office Plaza is medical office complex consisting of pharmacy, medical/specialty offices, dental and other business offices
- Close to Riggins Rd, Blair Stone Rd & Mahan Dr
- Within 2.4 miles to TMH Hospital & 2 miles of HCA Florida Hospital

# FLOOR PLAN



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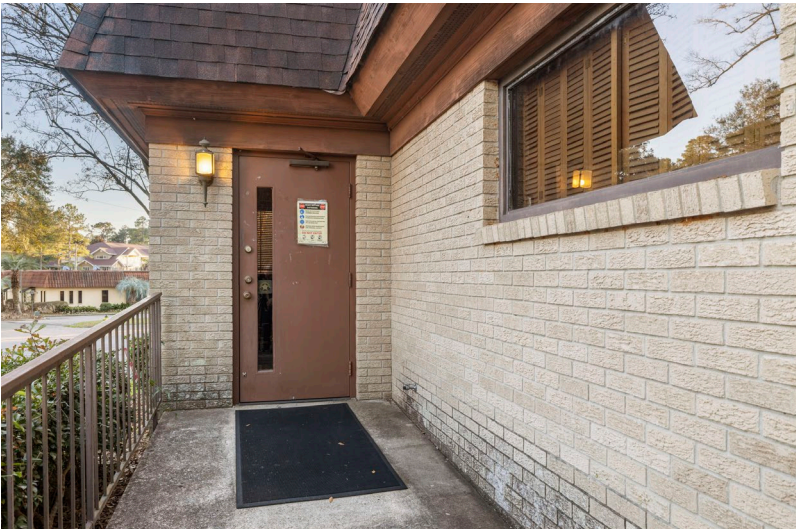
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# EXTERIOR IMAGES



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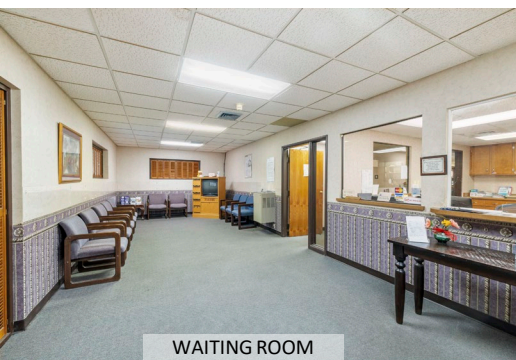
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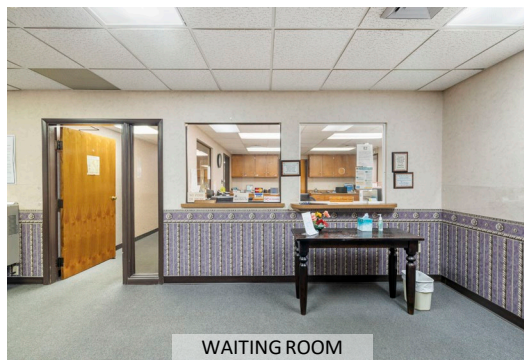
# INTERIOR IMAGES



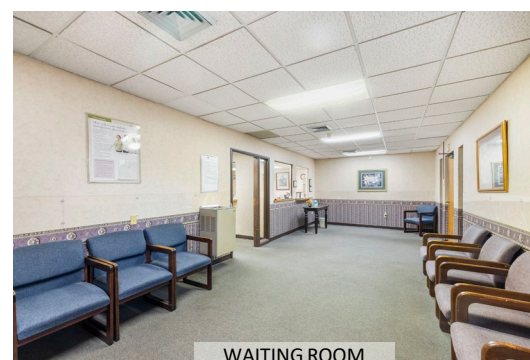
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WAITING ROOM



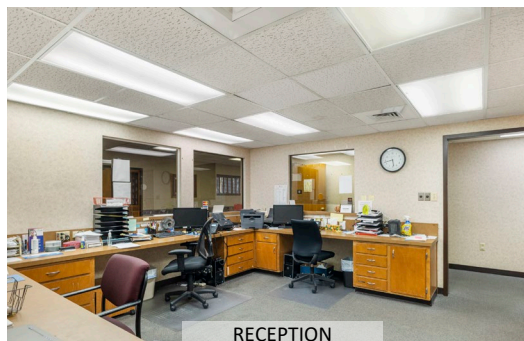
WAITING ROOM



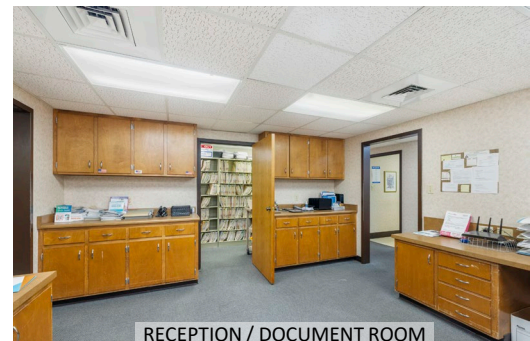
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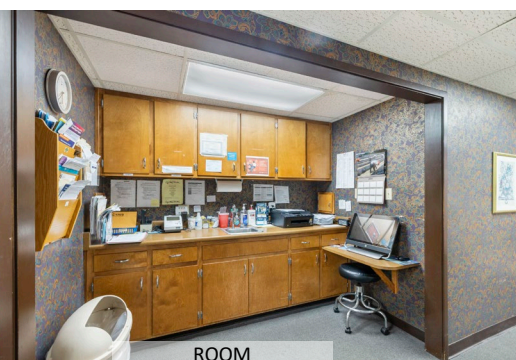
RECEPTION



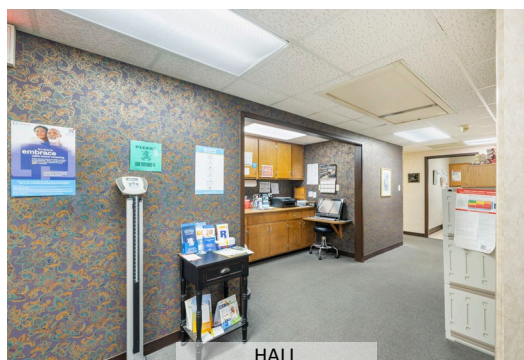
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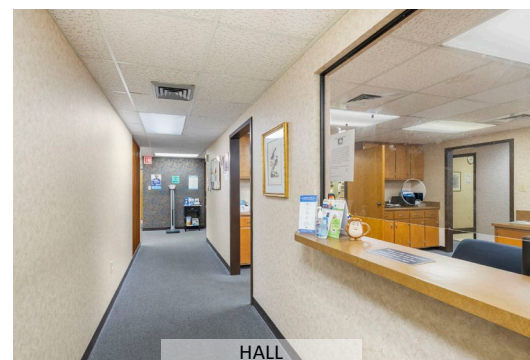
RECEPTION / DOCUMENT ROOM



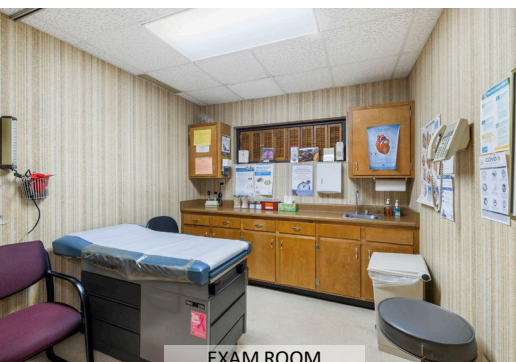
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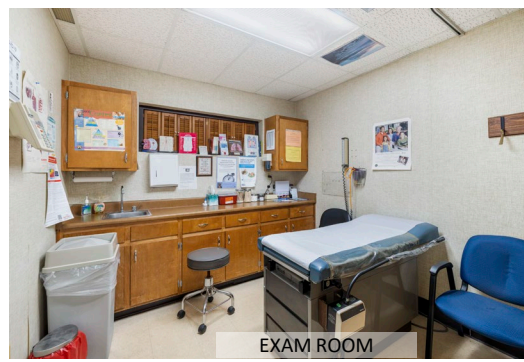
HALL



HALL



EXAM ROOM



EXAM ROOM



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# INTERIOR IMAGES



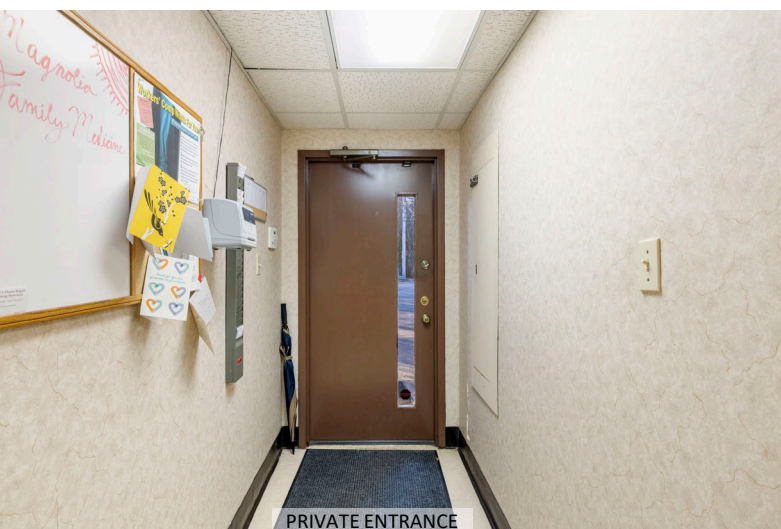
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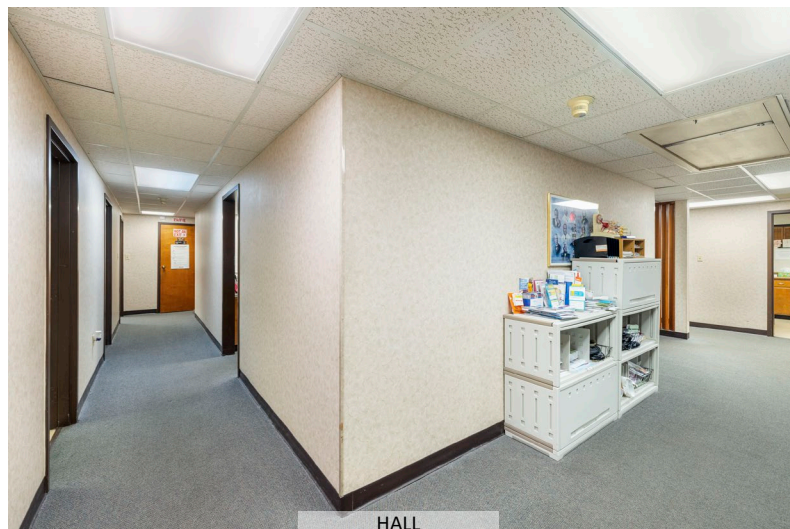
DOCTOR'S OFFICE



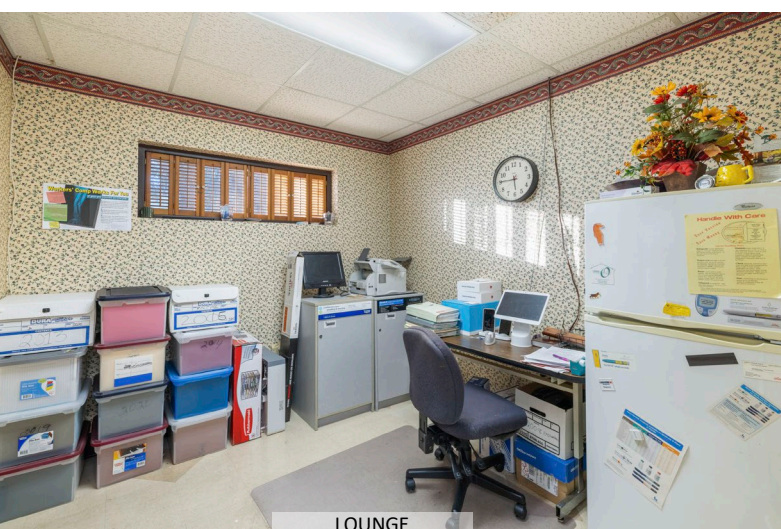
DOCTOR'S OFFICE



PRIVATE ENTRANCE



HALL



LOUNGE



LOUNGE

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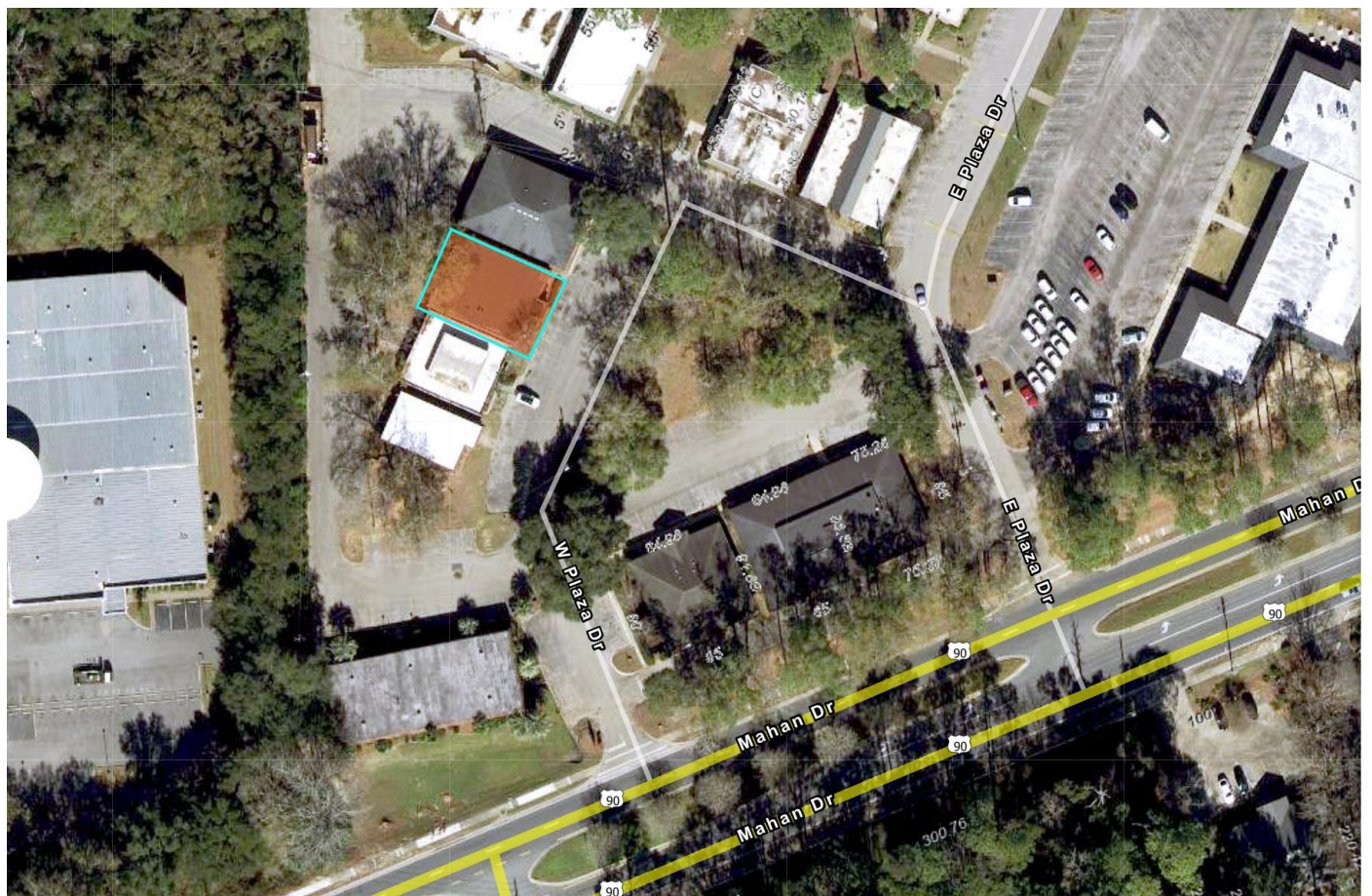
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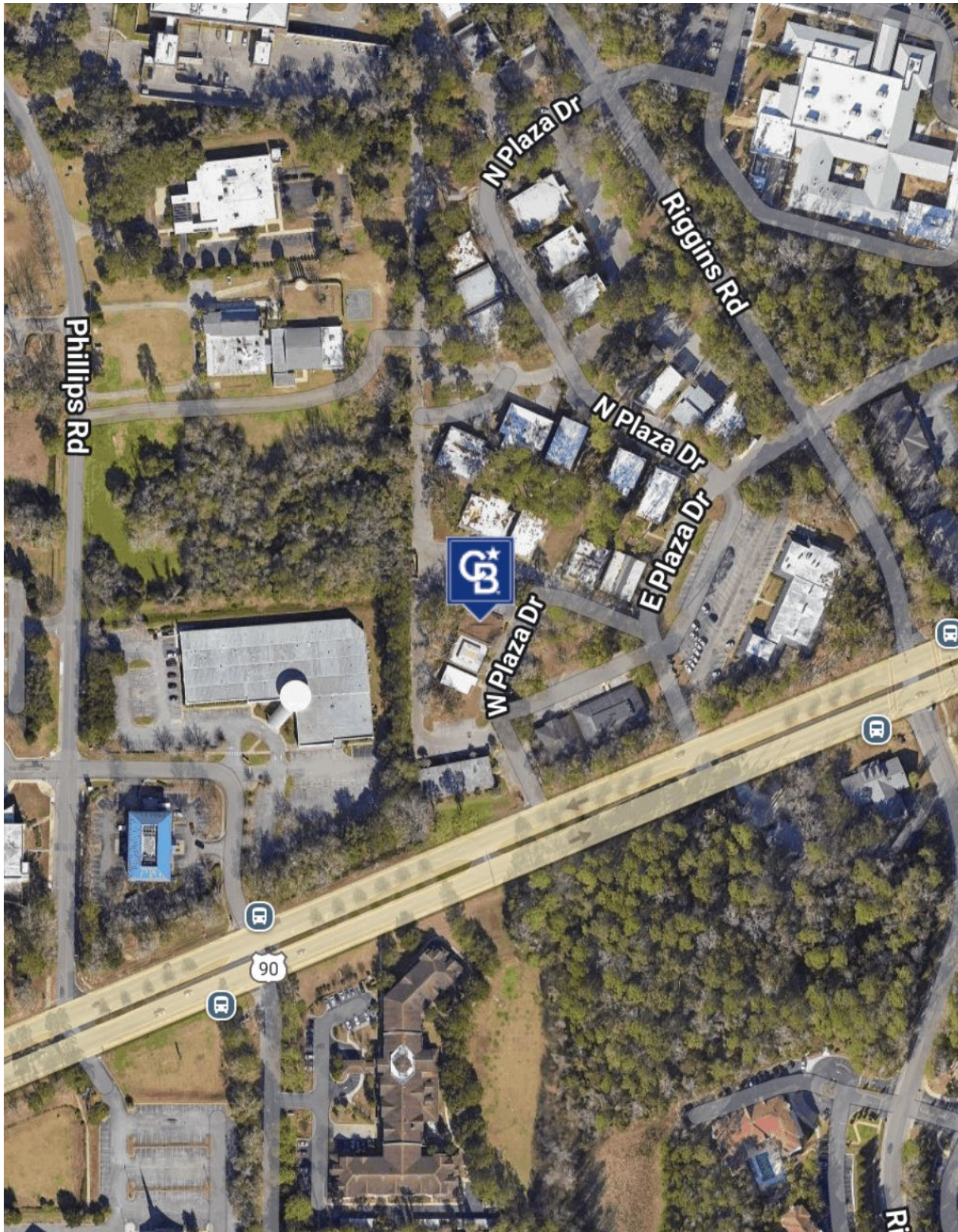
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# LOCATION MAP



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# BUSINESS MAP



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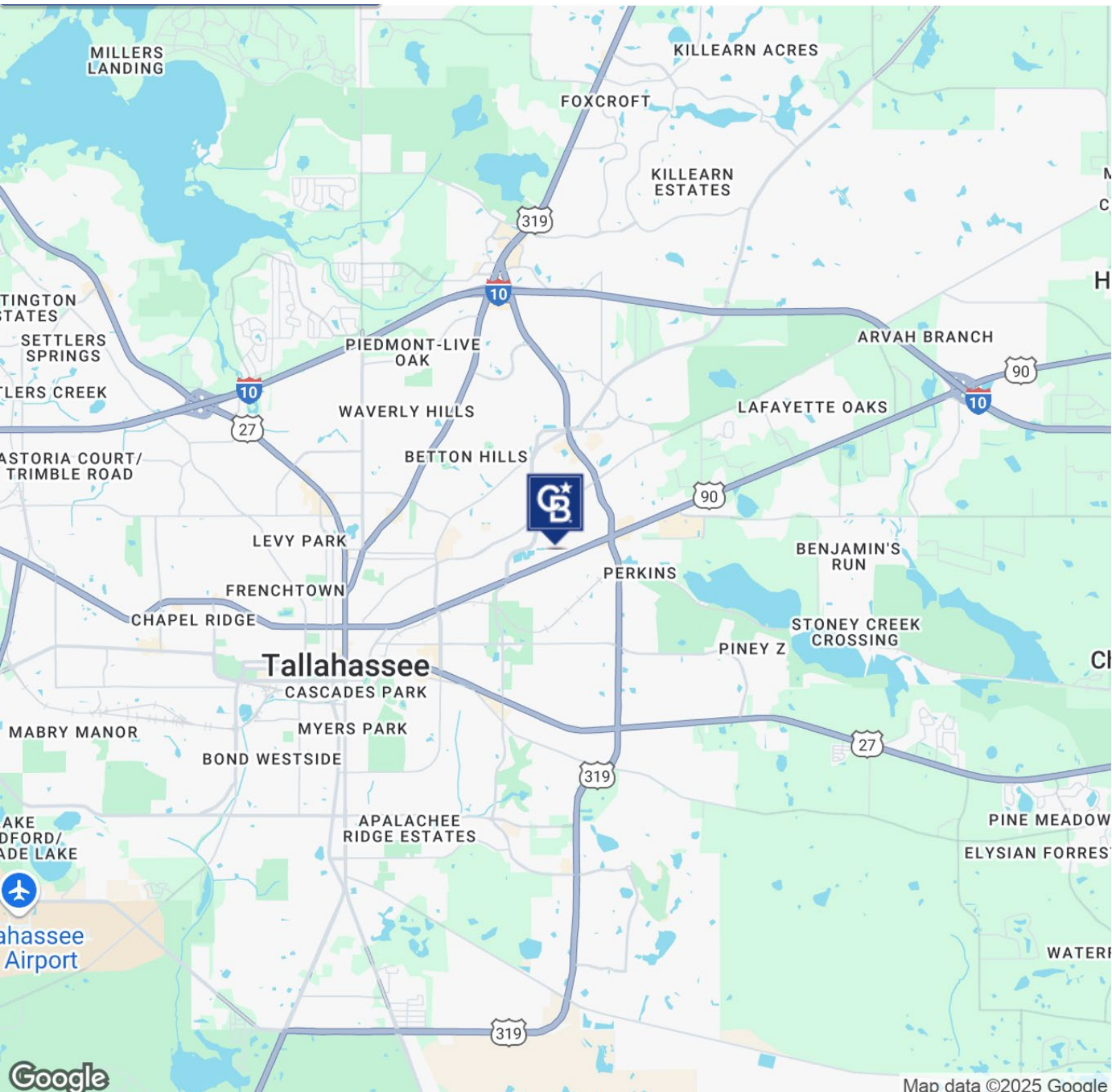
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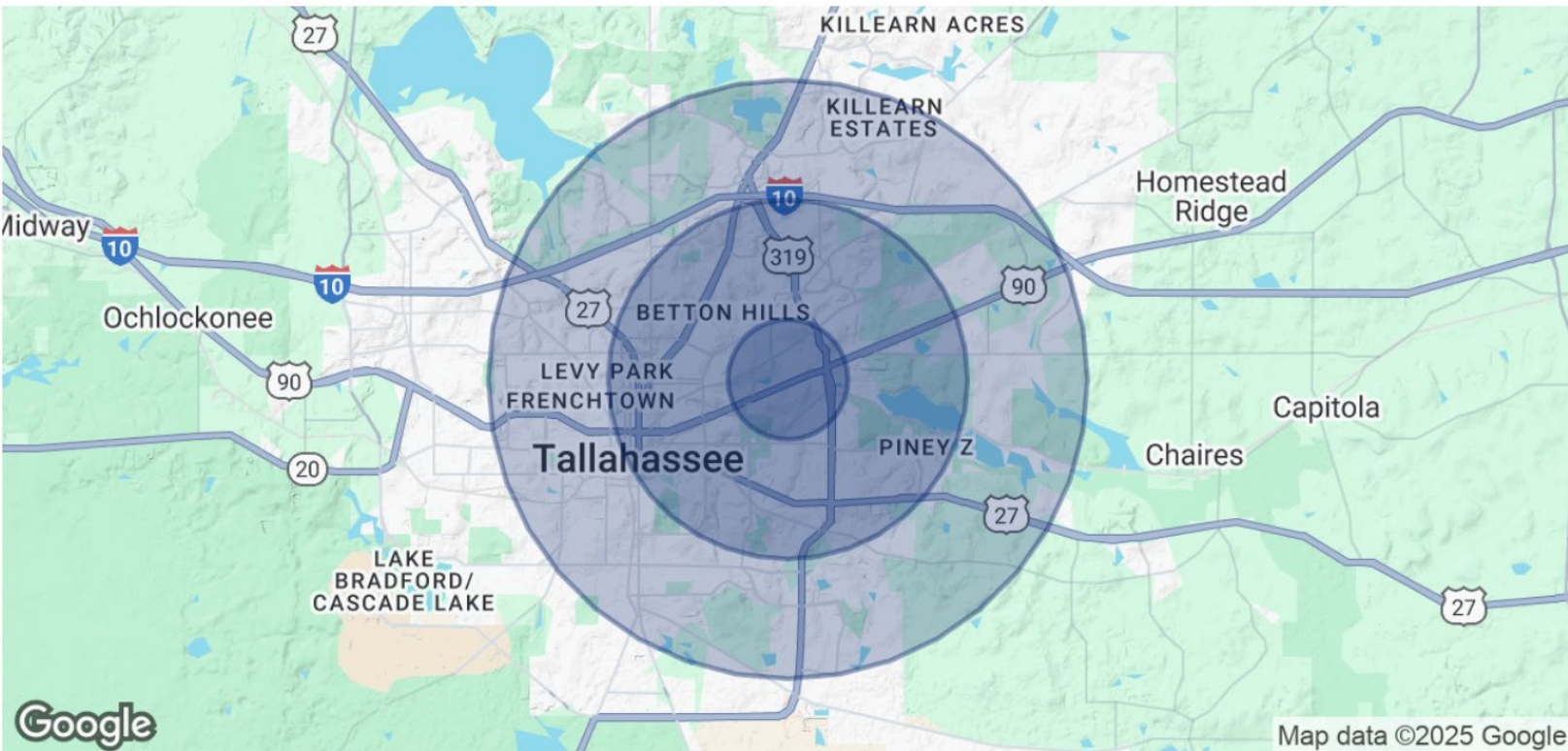
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# DEMOGRAPHICS



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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,206	59,753	168,652
Average Age	42	42	36
Average Age (Male)	40	40	35
Average Age (Female)	43	43	37
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,140	28,903	72,394
# of Persons per HH	2	2.1	2.3
Average HH Income	\$84,617	\$94,321	\$83,880
Average House Value	\$281,273	\$339,722	\$291,667

Demographics data derived from AlphaMap

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