



2320

**KILLEARN
CENTER BLVD**

BUILDING D

**Turn Key
Studio/Office
FOR SALE**



20,548 SF OFFICE BUILDING

Currently built out as a national Television News Studio, this property offers a unique opportunity for users and operators seeking a turnkey solution for media or broadcasting operations. The existing studio infrastructure provides a solid foundation for media-related businesses looking for a seamless transition into a purpose-built facility.

- 20,548 SF modern office building
- Recently renovated in 2019
- Zoned OR-2 Office Residential
- Built in 2001 with a contemporary design
- Turnkey Television News Studio buildout
- Prime location in Tallahassee area
- Flexible layout for diverse office uses
- Ample parking for staff and visitors
- Well-maintained and move-in-ready
- High-quality interior finishes and amenities
- Proximity to local amenities and services



PROPERTY DESCRIPTION	
Name	2320 KBC LLC
Address	2320 Killearn Center Blvd – D
City, State, Zip	Tallahassee, Florida 32301
County	Leon
Size	20,548 SF
Zoning	OR-2 (Office Residential)
Use	Broadcasting/Office/Studio



FOR SALE | 20,548 SF OFFICE BUILDING

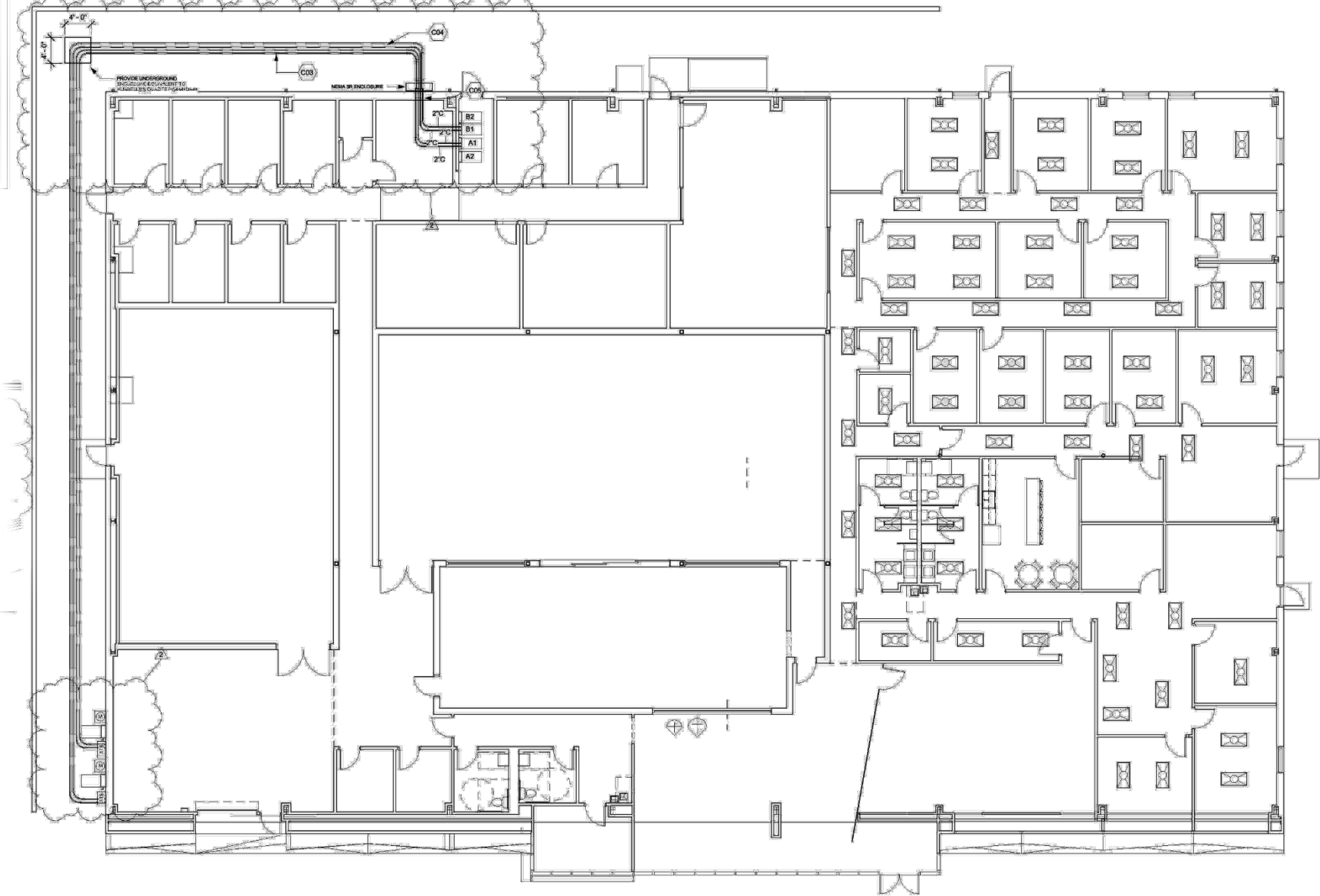
2320 KILLEARN CENTER

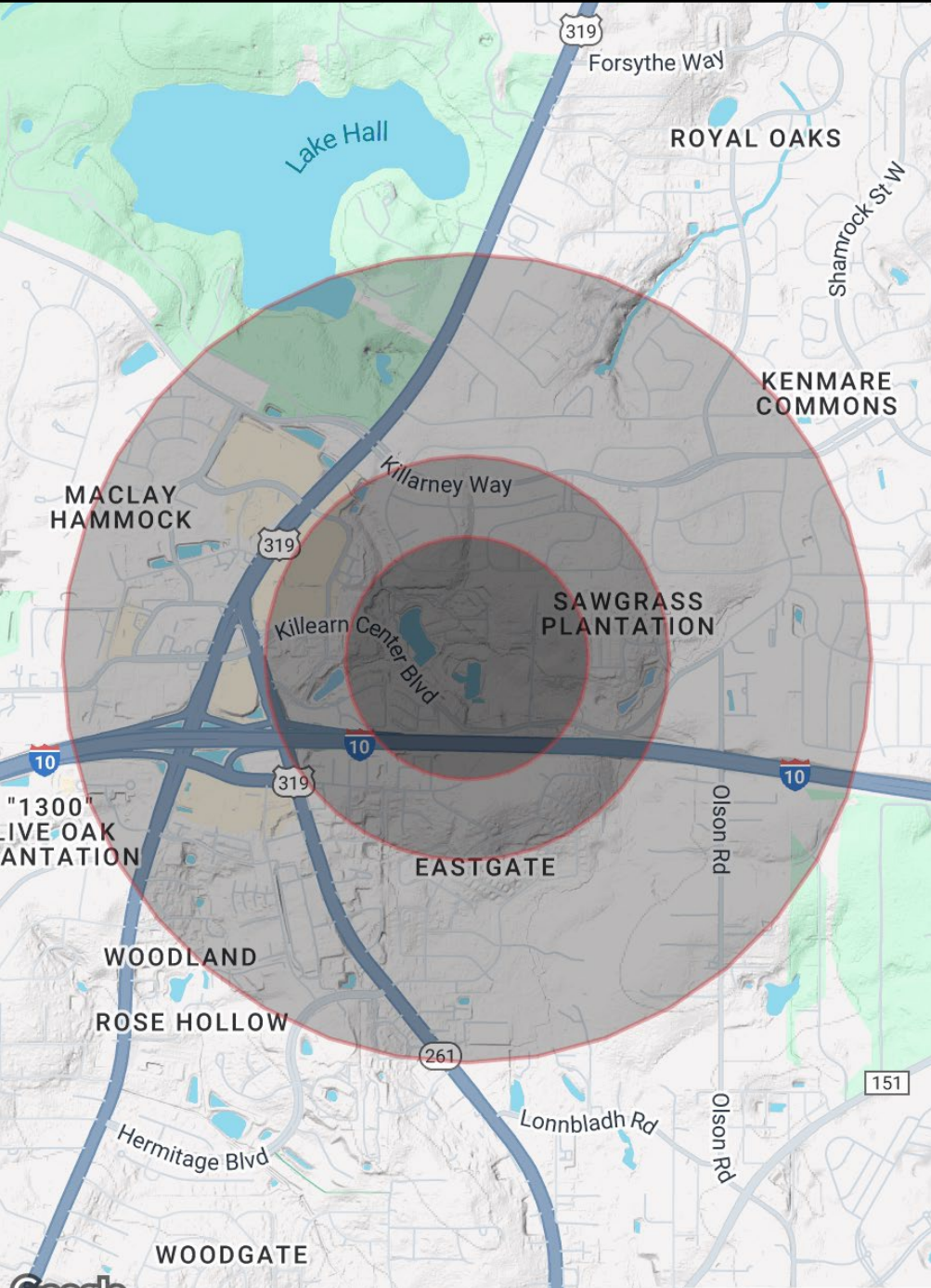


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DEMOGRAPHICS

POPULATION

	0.3 Miles	0.5 Miles	1 Mile
Total population	1,026	1,984	6,080
Median age	40	40	43
Median age (male)	37	38	41
Median age (Female)	41	42	45

HOUSEHOLDS & INCOME

	0.3 Miles	0.5 Miles	1 Mile
Total households	553	1,010	2,865
# of persons per HH	1.9	2	2.1
Average HH income	\$64,700	\$73,593	\$97,045
Average house value	\$333,531	\$332,403	\$390,596

* Demographic data derived from 2020 ACS - US Census



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