Your Guide to Tallahassee Living!

*Recommended by Student Ambassadors*
1. The Meridian
2. Arbor View
3. Augustine Club
4. Blairstone at Governor’s Square
5. Capital Walk
6. Catalyst FSU
7. Collegewood
8. Provenza Park
9. Florida Towers
10. The Lofts on Gaines
11. Oasis at 1800
12. Paddock Club
13. The Preserve
14. The Evergreens at Mahan
15. Stadium Centre
16. Tallahassee Center
17. Tally Square
18. Tanglewood
19. Torchlight
20. University House at the Retreat
21. The Venetian
22. Century Capital City
The Meridian
1111 High Road
Tallahassee, FL 32304
(850) 224-0011
www.meridiantallahassee.com

Community Amenities:
Swimming Pool
Clubhouse
Business Center
On-site Maintenance
TV Lounge
Fitness Center
On the Free-Fare Bus Zone
On the FSU Shuttle Route
Walk to Eateries, Stores, Banks
Sand Volleyball Court

Interior Amenities:
Air Conditioner
Dishwasher
Refrigerator
Individual Leases
Furnished Apartments Available
All-Inclusive
Dryer
Washer
Internet
Cable
Pets allowed (subject to restrictions)

Approximate Rates:
2/2 – $529
3/2 – $390
Arbor View Luxury Apartments
2750 Old St Augustine Road
Tallahassee, FL 32301
(877) 462-5020
www.arborproperties.com/arbor-view-fl-tallahassee-fl

Community Amenities:
Sparkling pool with sundeck
Elegant clubhouse
Car care center
24 hour fitness center
Professional onsite management
Video Guardian surveillance
Bark Park
Pond with walking trail
Pets allowed

Interior Amenities:
Huge 1, 2, and 3 Bedroom floor plans
Individual alarms
Crown molding and/or vaulted ceilings
Washer/ Dryer connections
Fully equipped kitchen with microwave
Wood burning fireplaces
Private patio/balcony
Great closet space

Approximate Rates:
1/1 – $909
2/2 – $999
3/2 – $1109
Augustine Club
2001 Old St. Augustine Road
Tallahassee, FL 32301
(850) 877-5726
www.augustineclubapartments.com

Community Amenities:
Located next to Hilaman Park Golf Course
24/7 Fitness Center
Business Center
Lighted Tennis Court
On-site Clothes Care Facility
Sparkling Pool and whirlpool
Sundeck

Interior Amenities:
Spacious 1, 2, and 3 Bedroom Apartment Homes
Washer and Dryer Connections
Fireplaces in select apartment homes
Vaulted Ceilings in select apartment homes
Walk-in Closets in select apartment homes
Extra Storage on Each Patio and Balcony
Entertainment Islands in select apartment homes
Pristine Golf Course Views in select apartment homes

Additional Information:
Built in microwave
Pets are allowed with a deposit
Ample parking available
Great maintenance staff

Approximate Rates:
1/1 = $715 - $765
2/2 = $890 - $925
3/2 = $1005 - $1100
Community Amenities:
Clubhouse and Party Facility
Two Relaxing Pools, One with Lap Lanes
Two Spas
Recycling
Lighted Tennis Court
Full Size Basketball Court and Sand Volleyball
Fitness Center
Business Center
Picnic and BBQ Grill Areas
Car Care Center
Two 24 Hour On-site Laundry Facilities
24 Hour Emergency Resident Service
Pets allowed (with a one-time $250 fee per pet)
Pet Park

Interior Amenities:
Spacious 1, 2 or 3-bedroom floor plans
Spacious Interiors and Closets
Wood burning Fireplace (upstairs)
Vaulted Ceilings (upstairs)
Screened Patio/Balcony with Ceiling Fan
Ceramic Tile Foyer
Superior Grade Carpet
Breakfast Bar with Recessed Lighting
Separate Pantry with Washer and Dryer Connections
Private Outdoor Storage*
Jacuzzi Bath*
*Select apartment homes

Approximate Rates:
1/1 = $860 - $900
2/2 = $920 - $955
2/2 Den = $1060 - $1070
3/2 = $1085 - $1120

Included in rent: water, sewer, trash, pest control and basic cable.
Capital Walk Apartments
850 Capital Walk Drive
Tallahassee, FL 32303
(850) 576 –7368 (Call or Text)
www.liveatcapitalwalk.com

Community Amenities:
- Gated Community
- Tropical Swimming Pool
- Heated Spa
- 24 Hour Fitness Center
- Weight Room
- Aerobic / Exercise Room
- Barbeque & Picnic Areas
- Playground
- Pet Friendly (w/ deposit)
- Bark Park
- Clubhouse w/ Media Center
- Business Center
- Free Internet in Media Room & Poolside
- Car Wash Area
- 24 Hour Laundry Facilities
- Boat & RV Parking
- Star Metro Bus Stop
- Pest Control

Interior Amenities:
- Spacious Floor Plans with 9 ft. ceilings
- Style Island Kitchen
- G.E. Hotpoint Black Appliances
- Washer / Dryer connections (Rentals available)
- Walk-in Closets and Walk-in Showers
- Ceiling Fans
- Private Patios
- Private Garage Rental w/ Remote
- Furnished Corporate Units
- Optional Smoke Free Buildings
- Short Term Leases Available
- Split floor plans
- Pantry and linen closets

Approximate Rates:
1/1 – $899 - $984
2/2 – $979 - $1084
3/2 – $1119-1204
Additional Information:
Rates are per person
Parking:
$40/mo for reserved spot
Roommate Matching

Approximate Rates:
1/1 = $1225
2/2 = $855
3/3 = $810
4/4 = $805
Includes everything but electric.

Community Amenities:
Two Level Fitness Center
Yoga Room
Roof top Sunrise Deck
Resort Pool w/ Courtyard, Cabanas, and Waterfall
Catalyst Lounge w/ gaming area and TVs
Reserved garage parking
24/7 Study lounges on each floor
Business center
Controlled access & retail amenities
Cyber Café
Weekly Resident Events

Interior Amenities:
Fully furnished, Spacious 1, 2, 3 or 4 bedroom options
42” HD TV in every unit
Washer and dryer
Walk-In closets
Vaulted ceilings (in certain units)
15’ ceilings (in certain units)
Granite-like countertops
Gourmet Kitchens
Expansive living areas
Private bathroom for each bedroom
Individual electronic key controls
Pool views (in certain units)
Ceiling Fans
Breakfast bars
*No pets allowed
Provenza Park at Southwood
3550 Esplanade Way
Tallahassee, FL 32311
(844) 908 - 9332
http://www.provenzaatsouthwood.com/

Amenities:
Located in scenic Tallahassee
Delaney Park is nestled in the
Southwood golf community
Surrounded by majestic oaks, sparkling
lakes, walking trails and activities
Peaceful gated community
Unique one, two and three-bedroom
floor plans
Dark wood cabinets
Full size washers and dryers
Bay windows and energy efficient
appliances
Pet friendly
Movie Theatre
24/7 Fitness center
Online rent
Valet trash
Outdoor BBQ/kitchen
Indoor Basketball Court
Jacuzzi
Beach-style pool
Car care center
Garages available for rent
Business center with free printing
Conference room (available for
reservations)
Free coffee/lemonade everyday

Approximates Rates:
1/1 - $1230 - $1908
2/2 - $1463 - $2458
3/2 - $1329 - $2337

Lofts available in 1/1 and 2/2
Pet Fee: $300 - $400
**The Lofts on Gaines**  
833 West Gaines Street, Suite 105  
Tallahassee, FL 32304  
(850) 385-7368  
[www.385rent.com/property/the_lofts_on_gaines-street](http://www.385rent.com/property/the_lofts_on_gaines-street)

**Amenities:**  
New Construction Loft Style Units as of 2012  
Ikea kitchen with stainless steel appliances  
10’ ceilings with 12’x8’ patio doors  
Private balconies overlooking Doak Campbell stadium  
Private parking  
Elevators to all floors  
Accent tiles in all bathrooms  
Upgraded lighting package  
Washer and dryer  
Water, sewer and pest control  
Loft units in 4th floor  
Awesome view of intramural field and Doak Campbell stadium  
Immediate access to College town

**Approximate Rates:**  
2/2 – $1450  
2/2 w/ Loft – $1800  
2nd + 3rd floors (960 sq. ft.) – $1450  
4th floor (1200 sq. ft.) – $1800
The Oasis at 1800
1800 Miccosukee Commons Drive
Tallahassee, FL 32308
(850) 558-5540
www.aspensquare.com/apartments/florida/tallahassee/the-oasis-at-1800

Community Amenities:
- Pet Friendly (with deposit/ breed restricted)
- Bark Park
- 24-Hour Fitness Center with Free Weights
- Cabanas
- Picnic/ Grilling Areas
- Playground
- Putting Green
- Resort-Style Pool
- Volleyball Court
- Monthly Resident and Pet Events
- Complimentary Coffee Bar
- Gift Wrapping Station
- Package Acceptance
- Pest Control
- Reserved Parking Available
- Online Rent Payments
- Online Maintenance Requests

Interior Amenities:
- Breakfast Bar
- Dual Master Suites (in select apartments)
- Full Size Washer/ Dryer
- Oversized Laundry Room
- Solarium
- Gorgeous Open Concept Kitchens
- Wooded/Pool Views (in select apartments)
- Modern, Brushed Nickel Fixtures
- Multi-Speed Ceiling Fans
- Private Entry (in select apartments)
- Roommate Floor Plan Options
- Stainless Steel Appliances
- Gas Stove
- Walk-In Closets
- Wood-style Flooring (in select apartments)

Approximate Rates:
- 1br/1ba- From $995
- 2br/2ba- From $1050
- 3br/2ba- From $1095

Pet Policy:
- $20 per pet with a two-pet maximum.
- Pet deposit – $300 or $150 for a shelter-adopted pet
The Paddock Club
1900 Centre Point Boulevard
Tallahassee, FL 32308
(850) 878-6600 or (866) 374-4116
paddockclubtallahassee.maac.com or tpctallahassee.com

Community Amenities:
Secluded 26-acre community
surrounded by 100-year old oak trees
and wandering nature trails
Olympic-size lap pool with sun deck,
Fitness Center
Permit Parking
Convenient assigned resident
parking
Lighted tennis courts, Playground
Open Arms facility
Pet friendly
Maximum 2 pets per apartment
$400 fee for 1 dog and $500 fee for 2 dogs
Bark park on-site
On-Site Laundry

Interior Amenities:
Spacious 1, 2 or 3-bedroom floor plans!
Elegant design features such as fireplaces and adjoining patio/balcony
Gourmet kitchen with Jenn-Aire grill, 18 cu ft. refrigerator with icemaker, serving bar, and large pantry
Full-size washer/dryer connections Screened private patio or balcony
Spa-like bathrooms with whirlpool garden tubs, double lavatories, and separate shower – 1’ Floor Plan

*All amenities not available in all units*

Approximate Rates:
1/1 = $913 - $983
2/1 = $1003 - $1083
2/2 = $988 - $1108
3/2 = $1193 - $1273

*All residents are required to obtain and keep current renters insurance policy*
The Preserve
1560 San Luis Road
Tallahassee, FL 32304
(850) 513-1300
www.thepreserveapt.com

**Community Amenities:**
- Pet Friendly/Pet Park
- 24-hour maintenance
- Gated entry
- Forest setting
- Beach entry pool
- Stand up and lay down tanning beds
- Sand volleyball
- Business center with computers/printers
- 24-hour fitness center
- Complimentary roommate matching
- Front and back townhome entrance
- Expanded and renovated clubhouse with coffee bar and Smart TV
- New game room
- New study lounge w/free printing

**Approximate Rates:** *(All options are 3 bed/3.5 bath)*
- Unfurnished - Wood = $524
- Unfurnished - Carpet = $514
- Furnished Wood = $574
- Furnished - Carpet = $564

- Security Deposit = $1000
- One Time Pet Fee = $250-300
- (Varies depending on pet age and size)
- Monthly Pet Fee = $25-45

**Interior Amenities:**
- 3 bedrooms, 3.5 bath, Individual leases
- Mini fridge and kitchenette in each bedroom
- Bedroom deadbolt with key
- Direct Utility Billing
- Furniture packages available
- Walk in closet
- Cable Package includes high speed internet

**Includes cable, internet, pest control, and 24-hour maintenance**
The Evergreens at Mahan
901 Riggins Road
Tallahassee, FL 32308
(850) 656-7391
https://www.pegasusresidential.com/
evergreens-at-mahan-i-tallahassee-fl

Community Amenities:
Valet Trash - 7 days a week
24/7 Maintenance
24/7 Newly Renovated Fitness Center
24/7 Health Center with Spin Room, Cardio Room & Free Weights
24/7 WIFI Cafe
Limited Gate Access
Garages Available
Storage Units Available
Two Resort Style Pools
Two Spas
Grilling Pavilion with Picnic Area
Breathtaking Nature Views
Free Wi-Fi in Clubhouse
Monthly Resident Social Events
Courtesy Officer

Interior Amenities:
Spacious 1, 2, and 3 Bedroom Apartment Homes
Designer Wood Style Flooring
Built-in Computer Nook*
Open Floor Plans with 9’ Ceilings
Cozy Fireplace*
Spacious Walk-in Closets
Private Patio/Balcony
Full Sized Washer and Dryers*
Ceramic Tile Showers and Garden Tubs
Wired for High Speed Internet
*Select apartment homes

Approximate Rates:
1/1 – $957
2/2 – $1127
3/2 – $1362
Stadium Centre
799 W Gaines Street
Tallahassee, FL 32304
(850) 583-4445
www.stadiumcentre.com

Community Amenities:
- 3 Resort Style Pools with Cabanas
- ¼ Mile from Florida State University
- Near Doak S. Campbell Stadium
- Retail Shopping
- Large Green Space
- Spacious Outdoor Grilling Area
- Convenient Private Study Rooms
- Indoor Club Room with Cyber Café
- 2 Story State of the Art Fitness Center
- Yoga Studio

Interior Amenities:
- Spacious 1, 2, 3, 4 bedrooms available
- Individual Leases
- Modern Furniture Package
- 43” Flat Screen HDTV in Living Room
- Granite Countertops
- Stainless steel appliances
- Hardwood Style Flooring
- Individually Keyed Bedroom Doors
- Washer & Dryer in each apartment
- Internet, cable, water & sewer, trash included.
- 24 hour on call staff

Approximate Rates:

A - The Axis
4/4 = $699- $709

B - The Block
Efficiency = $1184
1/1 = $1234
2/2 = $769 per person per month
4/4 = $724 per person per month

C - Court
Studio A - $1159
Studio B - $1209
1/1 = $1224
2/2 = $949
3/3 = $889
4/4 = $699

D - Deck
Efficiency $1159
1/1 = $1214
2/2 = $764
2/2 B = $854

E F - FLEX:
2/2 = $919
3/3 = $879 - $889
4/4 = $779 - $799
5/5 = $819 - $824

- Edge
2/2 = $919
3/3 = $909
4/4 = $729
5/5 = $809

Academic center with free printing & iMacs
On-site parking
Card-controlled access
Outdoor Sand Volleyball Courts
Game Room (Darts, Ping Pong Tables, Pool Table, and gaming systems)
Movie Theater
Community Amenities:
Close to FSU Campus
Downtown restaurants, Florida Capitol, and Supreme Court
Four level carded entry parking deck with elevator access
Parking spaces available for rent
24-hour fitness center featuring cardio and weights
Conference room comprised of approximately 1400 sq. ft.

Interior Amenities:
Studio style, 1, 2, and 3-bedroom w/ floor plans ranging from 379-495 sq. ft.
Wired and wireless internet throughout the building
All units include Comcast cable
All Utilities included
Fully furnished units
Large kitchen with marble countertops

Approximate Rates:
Studio/1 – $1650, $1430
1/1.5 – $1925, $1705
2/2 – $2420, $2200
3/2 – $2640, $2530

*Rates are per month for 6 month lease, 12 month lease*
Tally Square
1112 South Magnolia Drive
Tallahassee, FL 32301
(850) 878-1855
tallysquareapartments.com

Community Amenities:
- 2 Swimming Pool Oases with Free Wi-Fi
- 24-Hour Fitness Center
- Business Center/Internet Café
- Pet Friendly with Bark Park (No Size Restrictions, Some Breed Restrictions)
- Tons of Parking (Reserved off street parking)
- On-Site Management Team
- 24-Hour Emergency Maintenance
- Electronic Payment Options
- Pool Side Sundeck
- Spacious Clubhouse
- Picnic Areas complete with Grills
- Package Receiving Service

Interior Amenities:
- New Kitchens with Breakfast Bars
- New Bathrooms
- Modern Energy Efficient Appliances
- New Modern Light Fixtures
- Washer/Dryer Hook Up
- 6 Unique Floor Plans to Choose From
- Huge Walk-in Closets
- Mini Blinds in All Windows
- Screened-In Patios and Balconies
- Vinyl Wood Floors and Carpet

Approximate Rates:
- 1/1 = $720 - $930
- 2/1 = $965-$985
- 2/2 = $915+
- 3/2 = $1030+
- 4/2.5 = $1200+

Pet Policy:
- Fee: $300 1st pet, $150 2nd pet
- *Weight & Breed Restrictions
Tanglewood Apartments
1600 Pullen Road
Tallahassee, FL 32303
(850) 386-1030
www.tanglewoodapartments.net

Community Amenities:
24 Hours Fitness Center
8:30 am-5:30 pm Business Center
Swimming pool with grilling deck
Car wash station
24-hour emergency maintenance
Pet friendly (some breed restrictions)
Professional management
Leasing office is a free Wi-Fi hot spot

Interior Amenities:
Remodeled apartments
Washer/dryer in all units
Fully equipped kitchens
Private patio/balcony
Central heating and air conditioning
Ceiling fans in select units
Generous closets and storage
Spacious bedrooms
Vertical and mini-blinds
Cable ready
Includes water/sewer
Monthly pest control

Approximate Rates:
1/1 Capital = $685 + $50/water
2/1 = Standard $695 + $50/water
2/1 = $720 + $50/water
2/2 = $749 + $50/water

Pet Policy:
$300 per pet
(Breed restrictions apply)
Pet Rent:
Up to 20lbs ($20/mo per pet)
Up to 40lbs ($30/mo per pet)
Up to 60lbs ($50/mo per pet)
2 Pets max of 60lbs

5% Discount for state employees!
Torchlight Townhomes  
228 Dixie Drive  
Tallahassee, FL 32304  
(850) 309-0100  
www.livetorchlight.com

**Community Amenities:**  
- Pet Friendly  
- Individual leases  
- Roommate matching available  
- 24-hour fitness center  
- 24-hour computer center  
- Billiards table  
- Barbeque grills  
- Sand volleyball court  
- Swimming pool with sun deck  
- Parking included  
- Bike racks  
- Car wash station  
- Valet trash service  
- Gated community  
- Card-controlled access  
- On-site management, maintenance,  
  community assistant staff  
  and residence life staff  
- Courtesy patrol officer and After hours on-call staff  
- On FSU Bus Route

**Interior Amenities:**  
- Unique townhome floor plans  
- Private bedrooms and Private bathrooms  
- Leather-style sectional sofa  
- Full-sized washer and dryer  
  - Ceiling fans  
- Coffee and end table  
- Entertainment center  
- Dining table with chairs  
  - Full-sized kitchen  
  - Full-sized refrigerator with ice maker  
  - Electric oven/range  
- Dishwasher, Microwave and Garbage disposal  
- Individually locking bedroom doors  
- Cable TV and Internet Utilities Included  
- Full-sized beds, Study desk and chair, Nightstand and Dresser

**Approximate Rates:**  
- 2/2.5 ~ $649 per room  
- 4/4 ~ $499 per room
The Republic at Tallahassee
2636 Mission Road
Tallahassee, FL 32304
(850) 391-7515
http://republic-tallahassee.com/

Community Amenities:
Located near FSU, TCC, and FAMU Strength Center with weight room open 24 hours/day
Swimming Area with swim-up movie screen, tanning ledge and grilling stations
Game rooms with flat screen TVs, pool tables and iPod docking stations
9,500 sq. ft. Clubhouse
Full-size Basketball and Beach Volleyball Court
Expansive Green space with Dog Park
Free use Tanning Beds by appointment
Social events
24-hour study room with printing
Roommate Matching
Outdoor Spin Room

Interior Amenities:
Living areas with 9’ ceilings Spacious floor plans available fully-furnished or unfurnished
Large, private bedrooms, each with their own bathroom suites -Gourmet kitchens with stainless steel appliances, granite countertops and extensive cabinet space
Full-size washer/dryer included in all homes
Front porches and back patios with private access
Back decks and patios, perfect for grilling
Resilient hardwood-style flooring in living room, dining room and kitchen areas
Security systems in all homes

Approximate Rates:
2/2.5 – $859
3/3 – $709
4/4 – $589 – $599-$639
4/4.5 – $659
5/5 – $619-$639
5/5.5 – $659
Amenities:
Walking distance to FSU’s campus
Close to FAMU and TCC
Huge 4/4 apartments
Modern Appliances
24-hour fitness center
Pool with hammocks and cabanas
24-hour computer lab
Clubhouse with game room
Pest Control
Cable with HBO included
High Speed Internet included
Furnished Apartments
Granite Countertops
Upgraded Cabinetry
Pool View Available
Large Balcony
24 hour parcel/package pickup

Approximate Rates:
All 4/4 Deluxe- Unfurnished $525
Furnished $550
Renovated – Unfurnished $535
Furnished $550
Townhouse – Unfurnished $550
Furnished $575
Century Capital City Apartments
2350 Phillips Road
Tallahassee, FL 32308
(850) 404-1376

Community Amenities:
Air Conditioning
Dishwasher
Washer / Dryer
Unfurnished Available
High Speed Internet Available
Pool
Whirlpool(s)
Sundeck(s)
Clubhouse
Business Center
Guest Room(s)
Package Receiving
Wheelchair Access
Free Weights
Volleyball Court(s)
Basketball Court(s)
Fitness Center: Free
On-Site Management
On-Site Maintenance
Controlled Access
Garbage Disposal
Side-by-Side Fridge
Move-in Specials

Approximate Rates:
1/1 – $921
2/2 – $1307
3/3 – $1195
Leasing Offices in Tallahassee

385Rent
833 W. Gaines Street #105
Tallahassee, FL 32304
(850) 385 - RENT
www.385rent.com

Benchmark Real Estate Services
820 East Park Avenue, Building A.
Tallahassee, FL 32301
(850) 224-6275
www.bpmrentals.com

Community Property Management
P.O. Box 14019
Tallahassee, FL 32317
(850) 385-0094
http://cpm.homesandland.com

Leparulo Properties
724 West Madison Street
Tallahassee, FL 32304
(850) 224-7368
https://www.tallahasseecollege_rentals.com/

SouthGroup Management, Inc.
250 John Knox Road, Suite 6
Tallahassee, FL 32303
(850) 702-5000
www.southgroupapartments.com

Other great resources:
Florida State University Off-Campus Housing Service: https://offcampushousing.fsu.edu/
http://www.rentalguide.net/Rentals/FL/City/Tallahassee/Listings.html
http://www.apartmentguide.com/apartments/Florida/Tallahassee/
http://www.renttally.com/
www.Zillow.com
www.Trulia.com