

# HISTORIC CBD OFFICE | MULTI TENANT

255 N. Kentucky Avenue, Lakeland, FL 33801



- HISTORIC BUILDING- CBD LOCATION
- EXECUTIVE OFFICES
- LARGE SINGLE TENANT SPACE
- FIRST FLOOR CONFERENCE & RESTROOMS
- ON-SITE PARKING



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***HISTORIC CBD OFFICE***  
***MULTI TENANT | ON-SITE PARKING***

**Property:** This is a statuesque 1910 Victorian home that has been converted to a multi-tenant office building. It features stunning wood floors and intricate wood details throughout. A wraparound porch greets your guests as they enter into a lovely atrium with adjoining common conference, waiting and restroom area. The second-floor features walk-up executive offices and restroom. The third floor features a large open 900 ft.<sup>2</sup> office.



**Location:** This site is in the heart of downtown Lakeland at the corner of Bay Street and N. Kentucky Ave. You are within blocks from numerous dining establishments, banking, retail, parks, and city offices. Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I-4 corridor. There are over 10,000,000 people within a 100-mile radius of Lakeland; a fact that is causing exponential growth in the area.

**Current Availability:** 900 sf/third floor - \$900 month. Includes utilities and parking.

# Photos



255 N. Kentucky Avenue, Lakeland, Florida



Office



Lobby




Conference Room



## Lakeland Logistics

- Tampa: 30 minute drive
- Orlando: less than 1 hour
- Gulf of Mexico: 50 miles
- Atlantic Ocean: 100 miles

 Major east/west highway routes: Interstate 4, Hwy 60 & Hwy 92

 Major north/south highway routes: Interstate 75, Hwy 98, Hwy 27

- 8.5+ million people live within in a 100 mile radius
- CSX Rail Lines

-  Less than an hours drive to 2 international airports
-  Lakeland Linder Regional Airport is designed for jet use (8,500 ft. runway)
-  Corporate & general aviation accomodations
-  Lakeland Linder is the designated reliever for general aviation from Tampa International

8.5 million people live within a 100 mile radius of Lakeland

Gulf of Mexico

Atlantic Ocean

Port of St. Petersburg

Port of Tampa

Tampa (35 miles)

Port of Manatee

Lakeland

Orlando (55 miles)

Port Canavral

Port of Fort Pierce

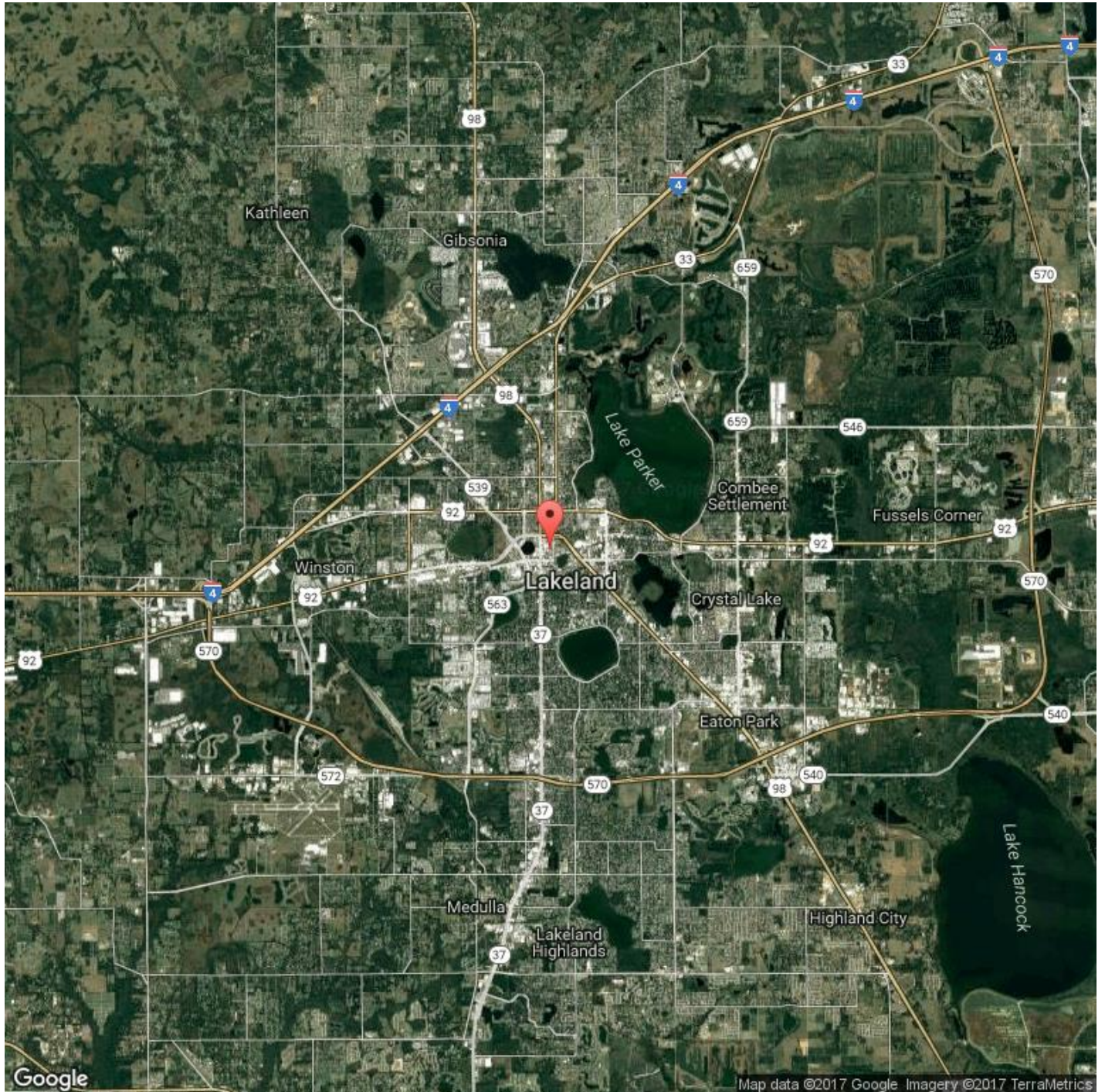
Port of Palm Beach

Port Everglades

Port of Miami

**BROADWAY**  
REAL ESTATE SERVICES





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