



Commercial Real Estate Services  
Since 1998

# South Lakeland Professional Building

## Office Space for Lease

3825 South Florida Ave  
Suite 5  
Lakeland, FL 33813

Phone: 863-619-6740  
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5001 South Florida Ave., Lakeland, FL 33813

*Commercial  
Real Estate Services*

*From Local to Global*

*Since 1998*

For further information  
regarding this property,  
please contact:

**Maria Mahoney,**  
FL, Real Estate Broker  
**863-619-6740**



- ***Multiple office suites and small executive suites.***
- ***Various sizes available.***
- ***Immediate Occupancy.***
- ***Elevator access.***
- ***Located on Lakeland's main corridor.***
- ***Great visibility and parking.***

DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



*For Lease*

◀ **Class “A” building** ▶  
**South Lakeland Office Space**

Identification: **NavJay Building**

Property Address: 5001 South Florida Avenue, Lakeland, Florida 33813

Property Location: SW corner of South Florida Avenue (Lakeland’s main North/South thoroughfare) and Pipkin Road at signalized intersection. Catty-corner from Lake Miriam Shopping Center (Publix anchored), surrounded by heavy commercial and residential high demographics area.

Type Property: 2-story Contemporary Office Building.

AVAILABLE 2 <sup>ND</sup> FLOOR OFFICE SUITES				
SUITE #	SIZE	BASE LEASE RATE	NNN expenses	SUB-TOTAL
201	1,320	\$18.50/SF	\$4.80/SF	\$23.30/SF plus utilities and Janitorial
202	1,200	\$18.50/SF	\$4.80/SF	\$23.30/SF plus utilities and Janitorial
203	1,875	\$18./50/SF	\$4.80/SF	\$23.30/SF plus utilities and Janitorial
204	200	\$500.00/month		All inclusive
205	200	\$500.00/month		All inclusive
206	225	Leased		

Plus applicable State sales tax.

Features: 1<sup>st</sup> floor lobby \*\* elevator \*\* 2<sup>nd</sup> floor lobby/waiting room \*\* large bay windows in most offices \*\* server/data room \*\* carpet flooring \*\* 24 Hr access \*\* 2 sets of stairwells.

Land Use/Zoning: Professional Office – unincorporated Polk County.

Utilities: City of Lakeland Electric, Water and Sewer.

Parking: Excellent parking with 21 dedicated spaces in back parking lot.

Property Folio: 23-29-12-000000-021050 Polk County.

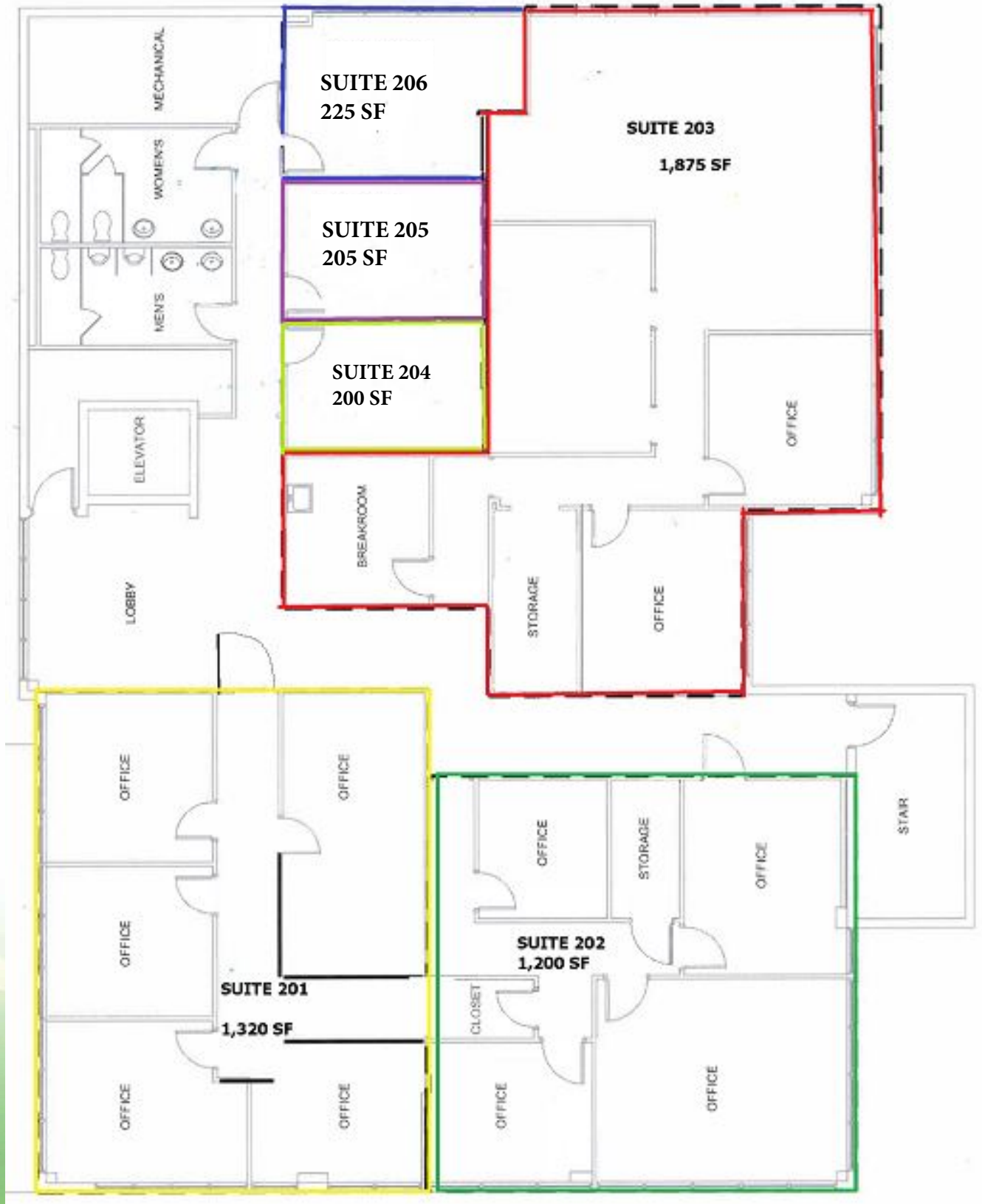
Comments: Excellent opportunity for corporate offices in a premier South Lakeland Office building with high visibility. Great access to Polk Parkway (SR 570).

Contact: Maria Mahoney, Florida Licensed Real Estate Broker 863) 619-6740.

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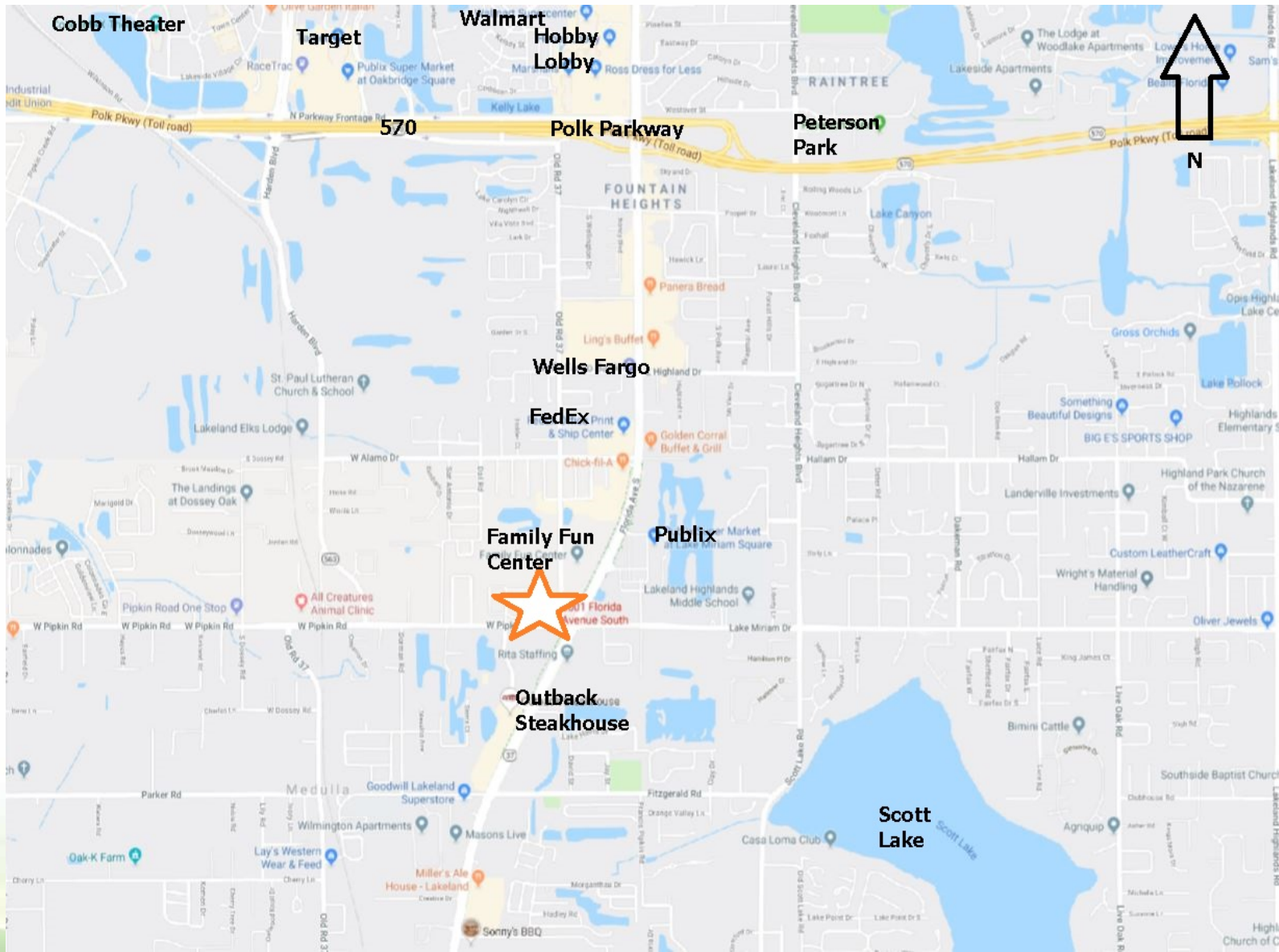
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