



5304 S. Florida Avenue, Lakeland, Florida 33813

Property:

This is a 10,000 sf, multi-tenant, professional office. Various suites are available from executive offices with shared amenities; up to single entrance professional offices with all internal amenities, i.e. reception, conference rooms, break areas, private offices, etc. This building is part of an overall 30,000 sf, three building office condo campus. Parking is shared and ample for all uses. Signage options available at suite entrances, and building entry.

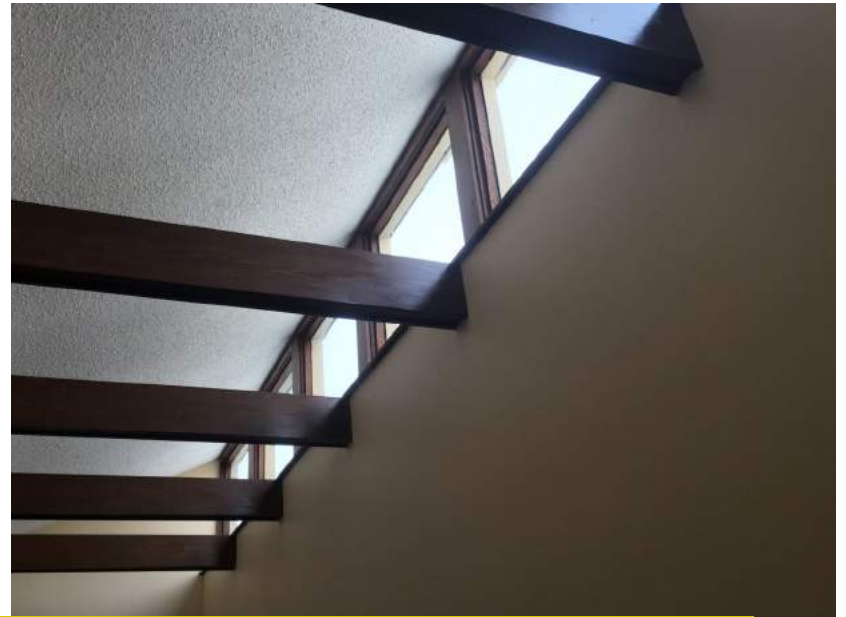
Location:

Site is located on S. Florida Avenue in south Lakeland. Just under three miles to the Polk Parkway, this location is easily accessible to incoming patrons from Orlando, Tampa, Winter Haven or Bartow. S. Florida is a heavily traversed four lane state road, with over 39,000+ VPD in this area. Site is located directly across from Outback Plaza. Heavy retail area with multiple options for dining, shopping, and area banking.

Lease Rate: Variable by Suite, see attached plans and pricing

PROPERTY HIGHLIGHTS

- ◇ **Mix of available suite sizes**
- ◇ **Modern look & feel**
- ◇ **Shared Amenities available**
- ◇ **Glass entry**
- ◇ **Professional Office Complex**
- ◇ **High exposure site**
- ◇ **39,000+ VPD, drive by**





SHARED KITCHEN & OPEN CORRIDOR



SUITE 407 ENTRANCE



SHARED RECEPTION



SHARED CONFERENCE



South Florida Avenue

Suite 411 - LEASED

Suite 409 - LEASED

Suite 409A - LEASED

Suite 405- LEASED

Suite 404- LEASED

Suite 410- LEASED

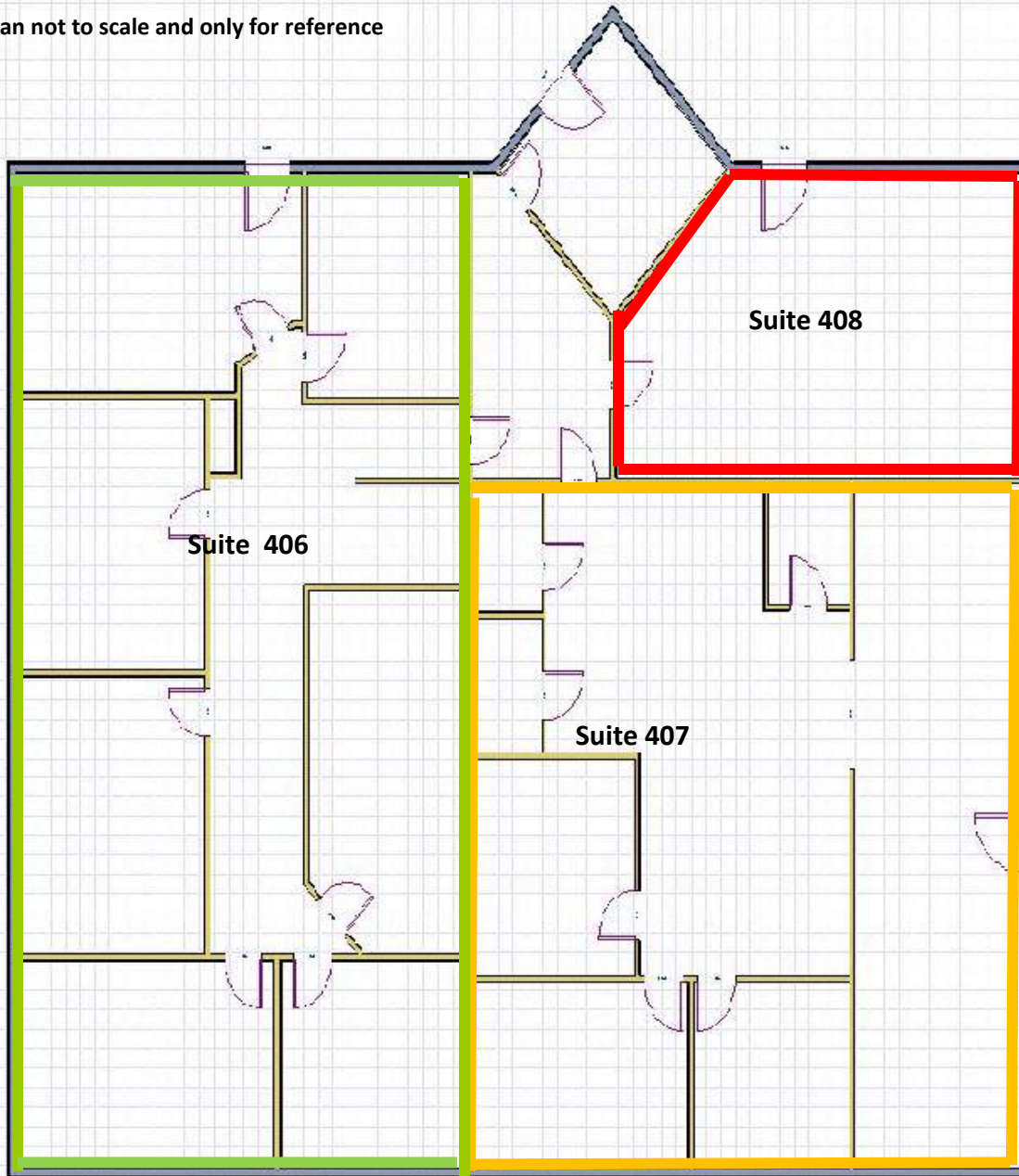
Suite 403- \$495 per Month

Suite 402- \$475 Per Month

All above Includes utilities, shared use of bathrooms, kitchen, conference rooms and reception.

Floor Plan

Floor plan not to scale and only for reference



Suite 408– Single open office. Utilities included except (IT/Phone) tenant responsibility. - \$695 mo.

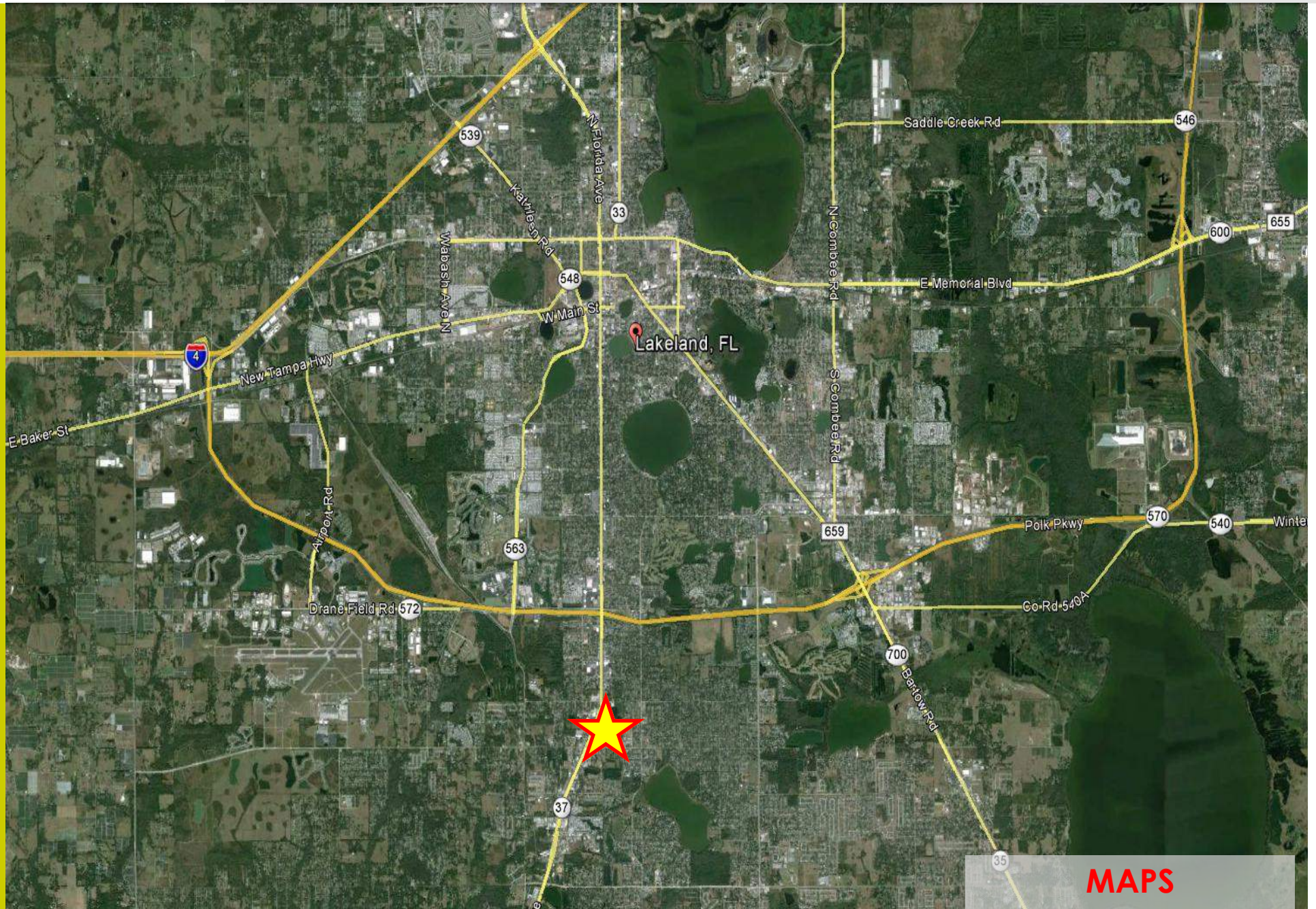
Suite 407 - 1,500 sf private suite. Entrance is off the East side of the property and separate (see photo pg. 4). Features large open area at entrance with three private offices and open work space. Tenant back billed for shared utilities - \$1,750 mo.

Suite 406 - 1,500 sf private suite. Entrance is off the North side of the property and separate. Features large open area at entrance with three private offices and open work space. Tenant back billed for shared utilities - \$1,750 mo.

South Florida Avenue

Floor Plan

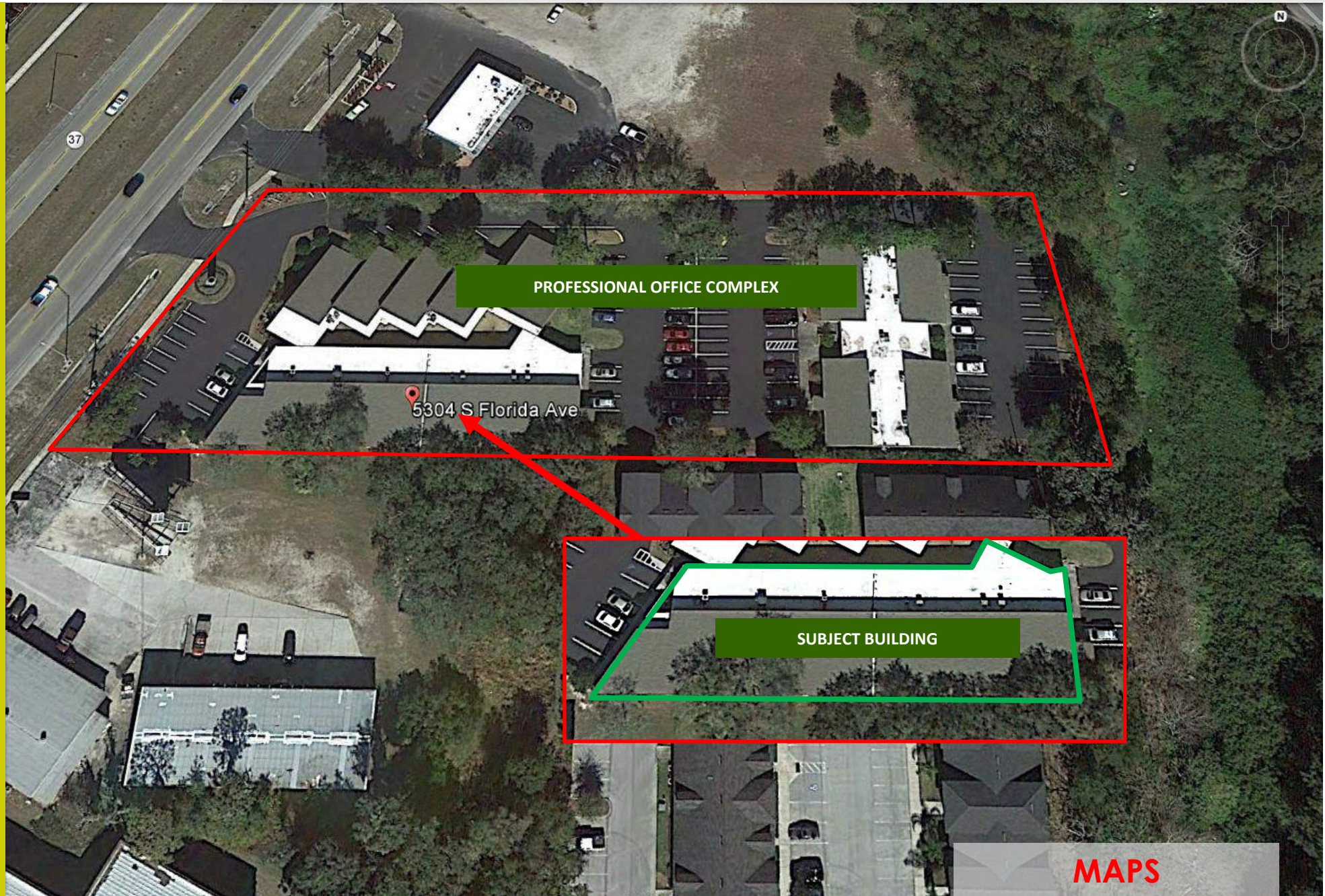




MAPS

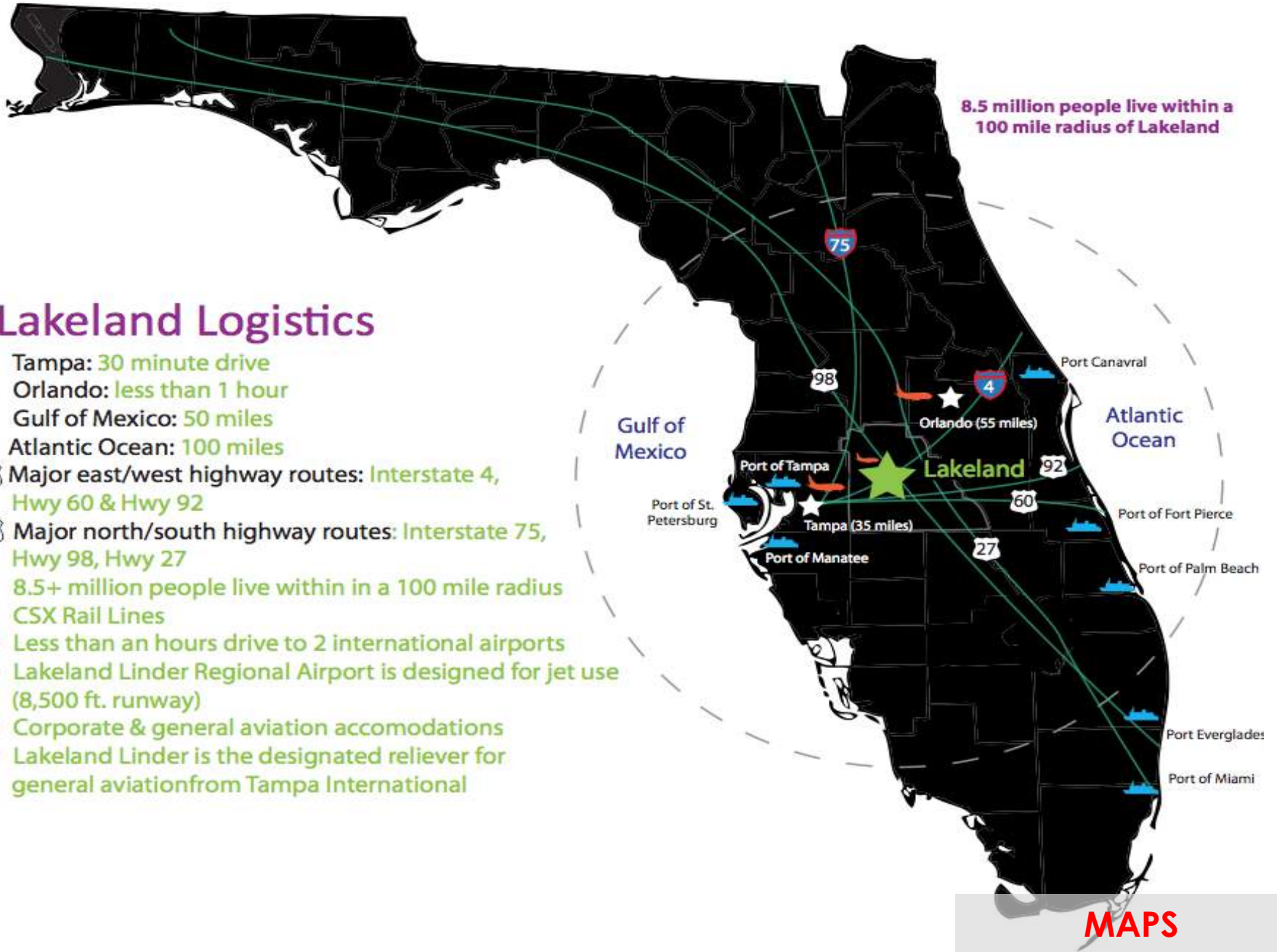


MAPS



Lakeland Logistics

- Tampa: 30 minute drive
- Orlando: less than 1 hour
- Gulf of Mexico: 50 miles
- Atlantic Ocean: 100 miles
- 60 Major east/west highway routes: Interstate 4, Hwy 60 & Hwy 92
- 75 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



MAPS