MCKAY BUILDING

100 S. Kentucky Avenue, Lakeland, Fl 33801

PROPERTY HIGHLIGHTS

- CENTRAL CBD LOCATION
- ON MUNN PARK
- CLASS A
- RECENTLY REMODELED
- DOWNTOWN OFFICE SPACE

BROADWAY
REAL ESTATE SERVICES

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PROPERTY DESCRIPTION

McKay Building
100 S. Kentucky Avenue | Lakeland, Fl 33801

Property: The McKay Building - 30,000 sf, two-story historic office building. Exterior and interior lobby area has been fully remodeled. Interior common areas are elegant and well maintained with beautiful lobby area featuring soaring 20' ceilings, and custom commissioned artwork by renowned artist Tom Monaco. Property is one of Downtown Lakeland's most notable office buildings. Co-Tenants include, Merrill Lynch, Broadway Real Estate, SCORE, StoreRight, and more!

Location: The site is located in the heart of the CBD, directly across from Munn Park on Main St. It is steps away from area retailers, banking, city parks and offices, restaurants and parks. The tree lined streets surrounding Munn Park are highly sought-after retail locations. Downtown has valet parking along with two-hour free parking surrounding this area.

Area Information: 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.

History buffs and art lovers will enjoy the Polk Museum of Art in Lakeland, and flight enthusiasts can't miss the annual SUN 'n FUN Fly-in. And don't forget Spring Training with the Detroit Tigers at the newly renovated Joker Marchant Stadium! In the heart of Lakeland's downtown, Lake Mirror Park offers a historic promenade, amphitheater and pedestrian walkways. Hollis Garden, found around the walkway, is a breathtaking formal garden that showcases more than 10,000 flowers and Florida indigenous plants. Make sure to dine at one of the over 30 restaurants in downtown, in what is quickly becoming the hottest restaurant scene in central Florida.

Lease Rate: Suite 110- 1,882 sqft Negotiable
Suite 218 - 1,400 sqft Negotiable
Suite 255 - 920 sqft Negotiable

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DOWNTOWN LAKELAND PARTNERSHIP

100 South Kentucky Avenue Entrance

McKay Lobby

McKay Lobby

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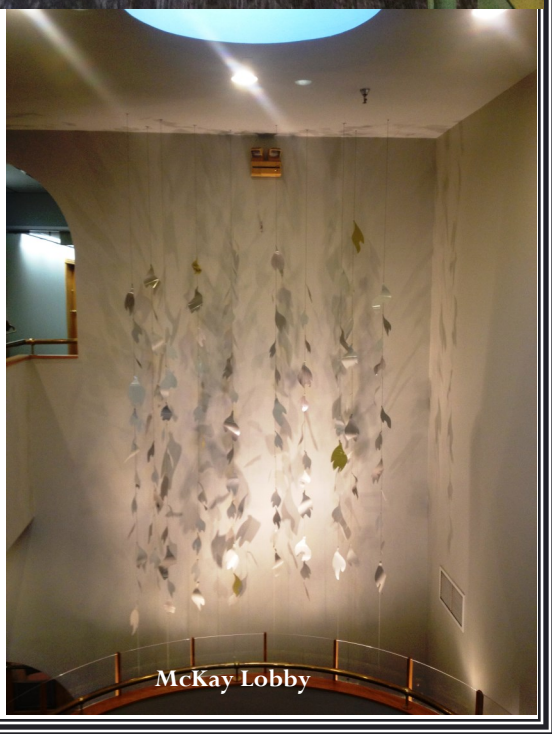
McKay Lobby

PROPERTY PHOTOS

McKay Building
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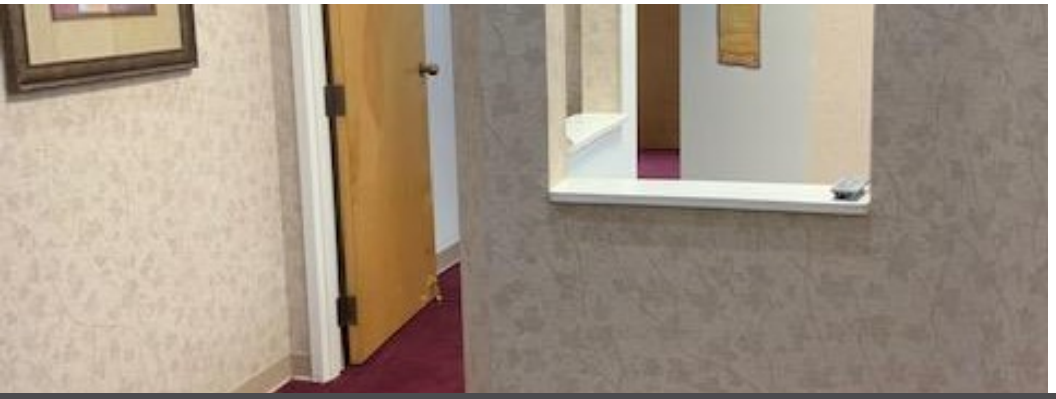
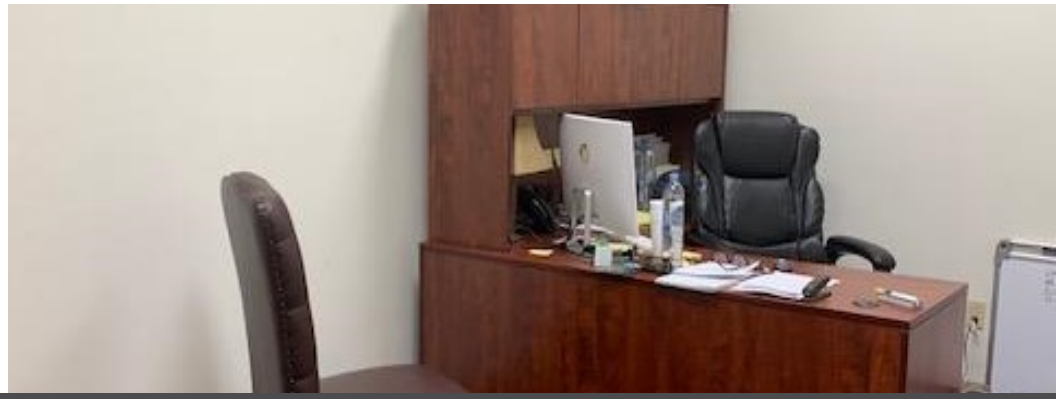

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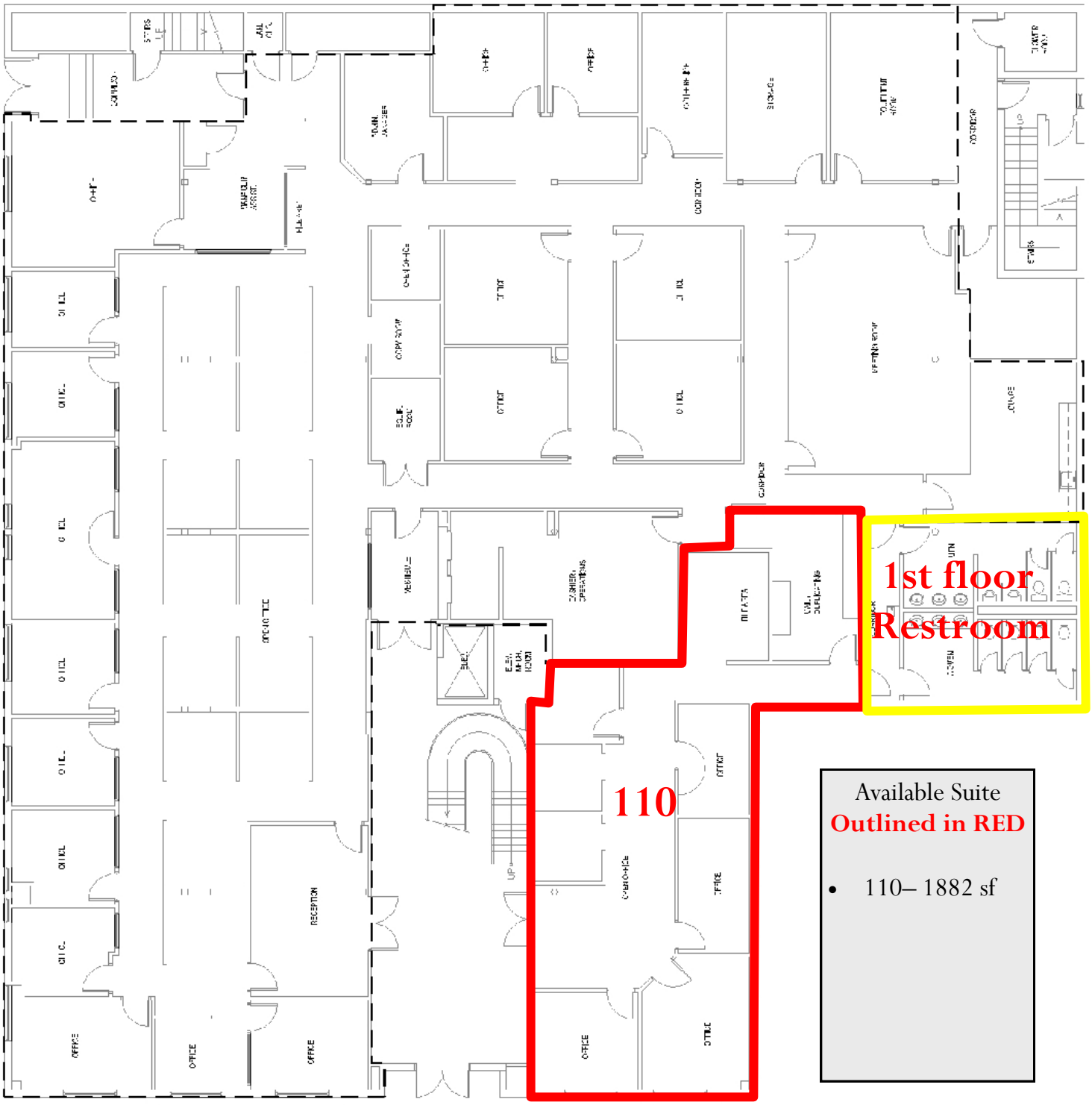
Floorplan



Available Suite
Outlined in RED

- 110– 1882 sf

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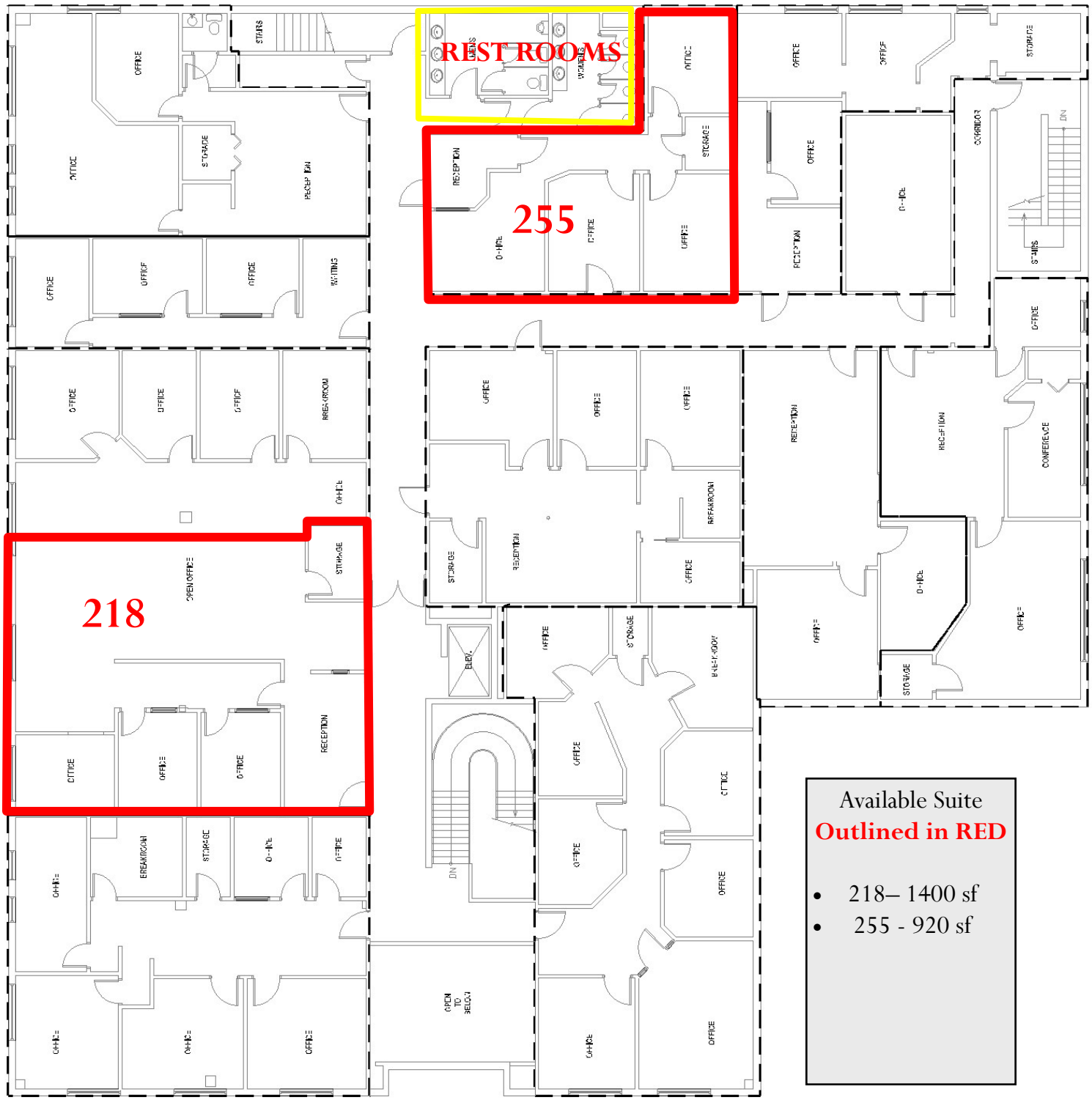
McKay Building—Second



Available Suite
Outlined in RED

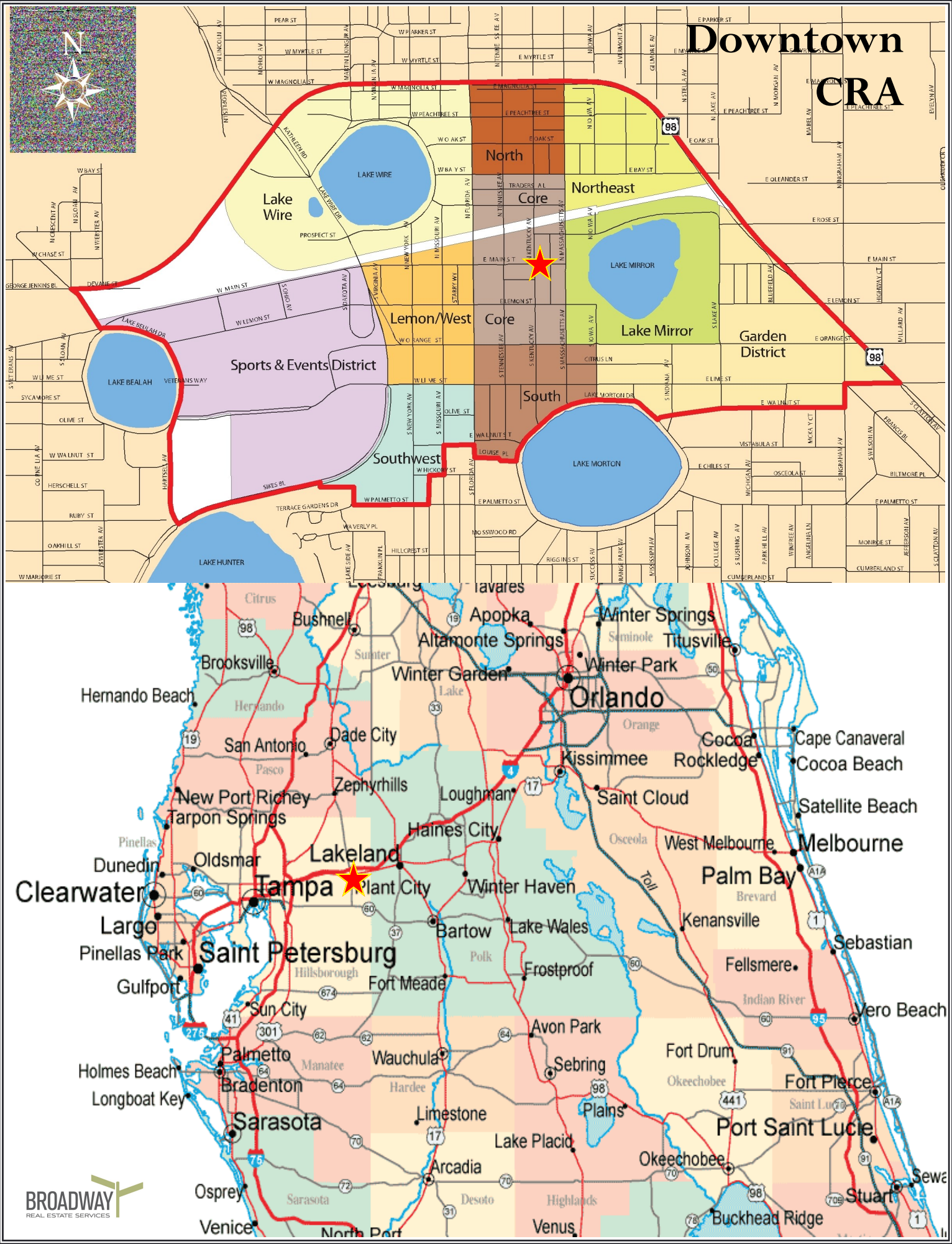
- 218– 1400 sf
- 255 - 920 sf

Kentucky Avenue

Demographics & Research

- Within a 100-mile radius reside 8.6 million people and a workforce of 3.4 million.
- Within the same 100-mile radius, Polk County has access to 500,000 students at three major research universities, numerous colleges, community colleges and technical schools.
- Polk County has emerged as a leading logistics center due to its central location in Florida and its 18 million residents. From this platform on Interstate 4, companies have easy access to Interstates 75 and 95 as well as US Highway 27, a major north-south route.
- Polk County's labor force of 276,000 persons is backed by a progressive workforce board and by numerous training programs, including Programmable Logic Control Maintenance Mechanics, Information Technology, Engineering and Logistics and Supply Chain Management.
- Polk County businesses operate between two of the best international airports in the world – Tampa and Orlando. Combined, these airports provide 1,145 non-stop daily flights to all major US markets and 22 international markets. Another advantage for companies is the nearby deep-water ports of Tampa, Manatee and Canaveral.
- CSX Railroad has announced plans to build an Integrated Logistics Center on 1,250 acres of industrial land in our county which will serve destinations throughout the United States.
- Major national and regional developers have purchased 5,000 acres of Industrial and Business Park Center properties in our community and have announced plans for the future construction of 25 million square feet of space.

Provided by: Central Florida Economic Development Council of Polk County



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REGIONAL MAP

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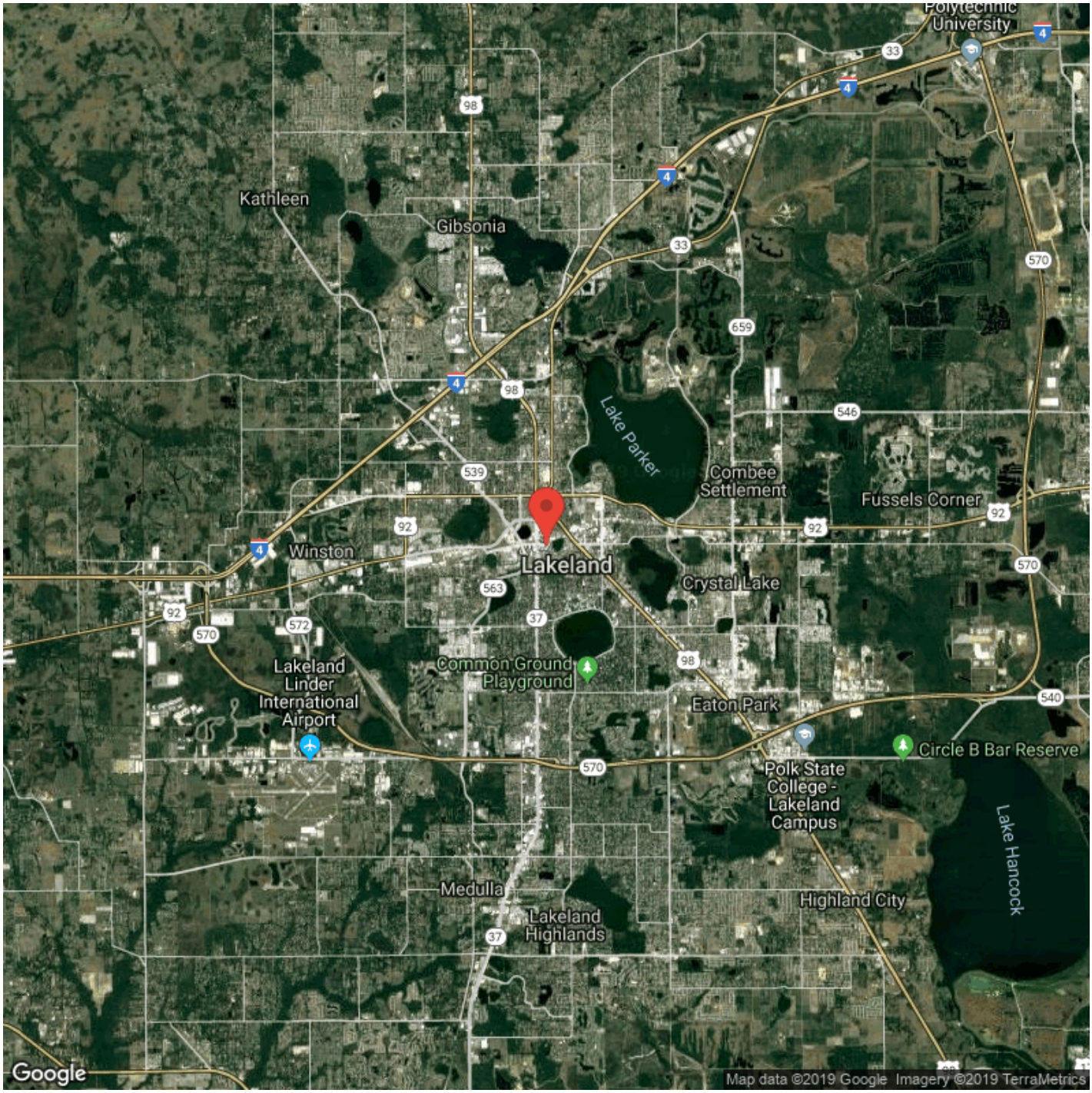

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AERIAL MAP

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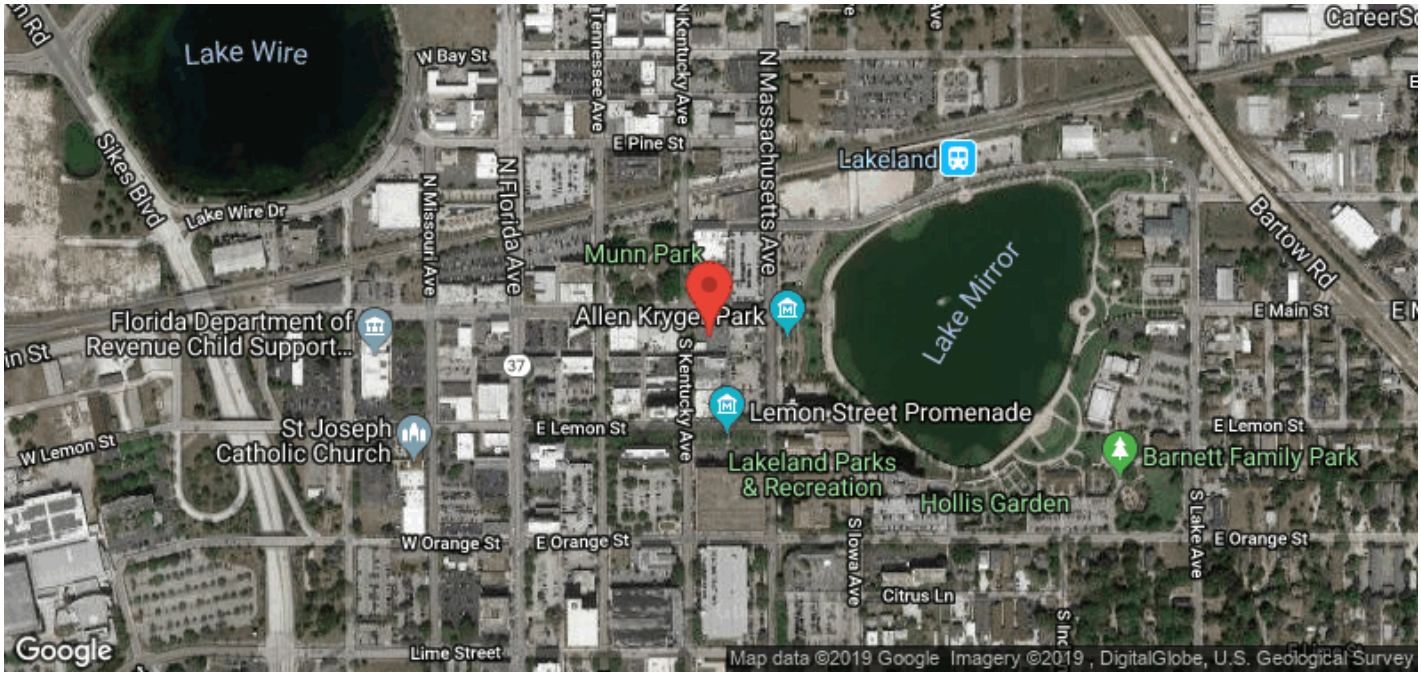

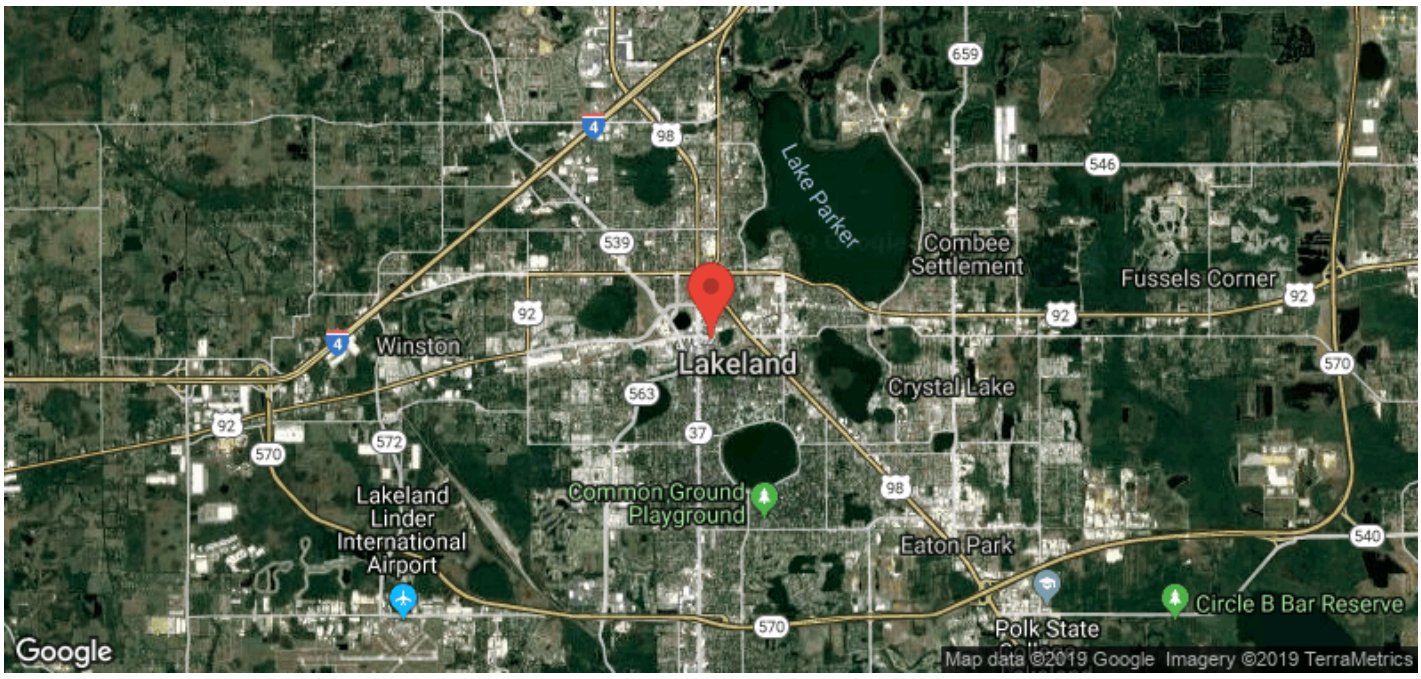

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