

DOWNTOWN LAKELAND PREMIER OFFICE

439 Florida Avenue South, Lakeland, FL 33801

For Lease



Price: \$18 PSF Modified Gross

PROPERTY HIGHLIGHTS

- 4,200 SF Available
- S. Florida Frontage
- Class A Building
- 40,000 VPD
- Modern Urban Feel
- Close to I-4 & Polk Parkway



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BK698301



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DOWNTOWN LAKELAND PREMIER OFFICE SPACE
439 Florida Avenue South | Lakeland, FL 33801



Property: This 4,200 RSF suite is located in the first floor of the Pilot Bank building on S. Florida Avenue in downtown Lakeland. This stunning property was built by Lakeland renaissance developer, Jerry Herring. Building offers class “A” amenities and feel with onsite, surface parking; beautiful lobbies; excellent exposure on Lakeland’s main commercial corridor; and an incredible exterior look. Inside, this second generation space had a modern, urban style build out; rounded walls; high, open ceilings; two larger conference rooms; seven private offices (one with its own bathroom); open kitchen area; open reception area; two small breakout areas or possible open work spaces; stunning wood floors, with some tile and carpet as well. If you want “the look” this is the place.

Location: The property is situated on S. Florida Avenue in downtown Lakeland, within walking distance to area restaurants, banks, city offices and retail. S. Florida Avenue is Lakeland’s prime commercial corridor. This is a very high profile building and it is within three miles of the Polk parkway or I4, allowing for easy access to Orlando or Tampa. Monument signage is available, 40,000+ VPD.

Area Information: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando long 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: \$18 psf modified gross.

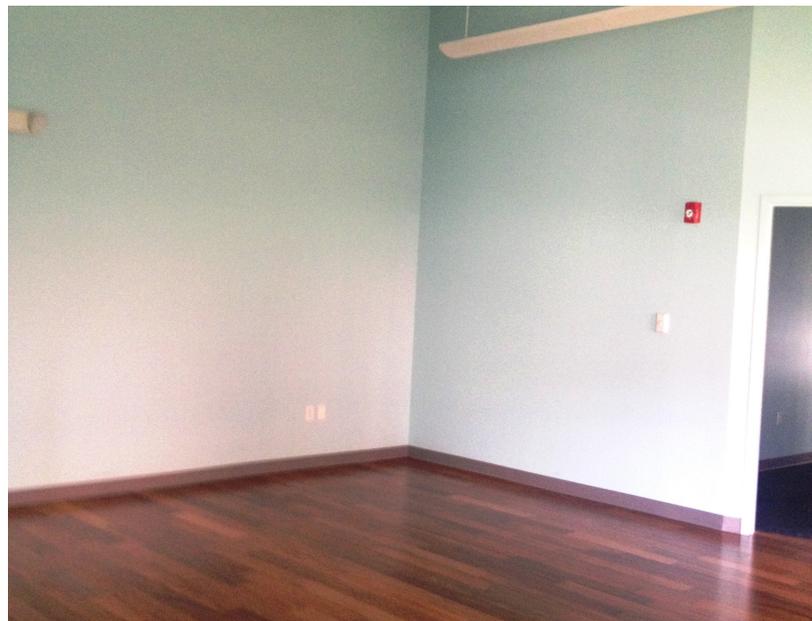
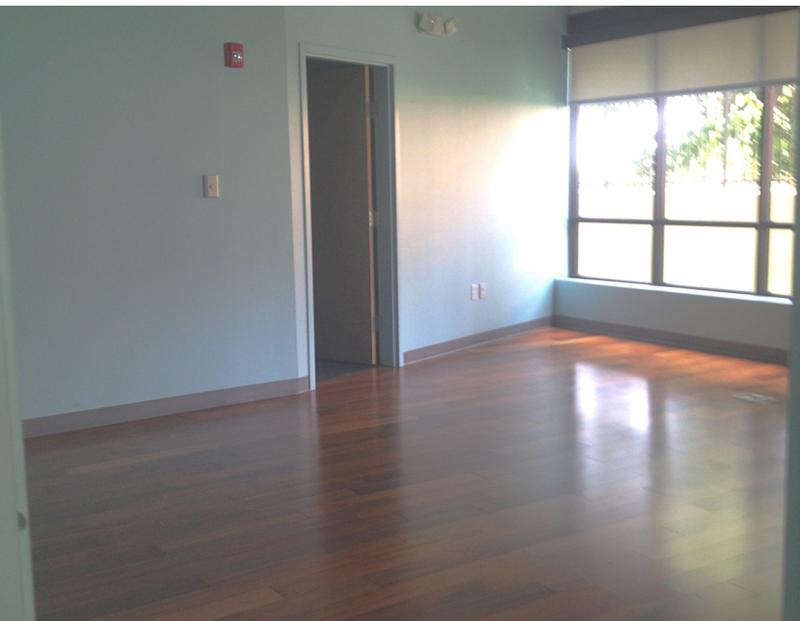
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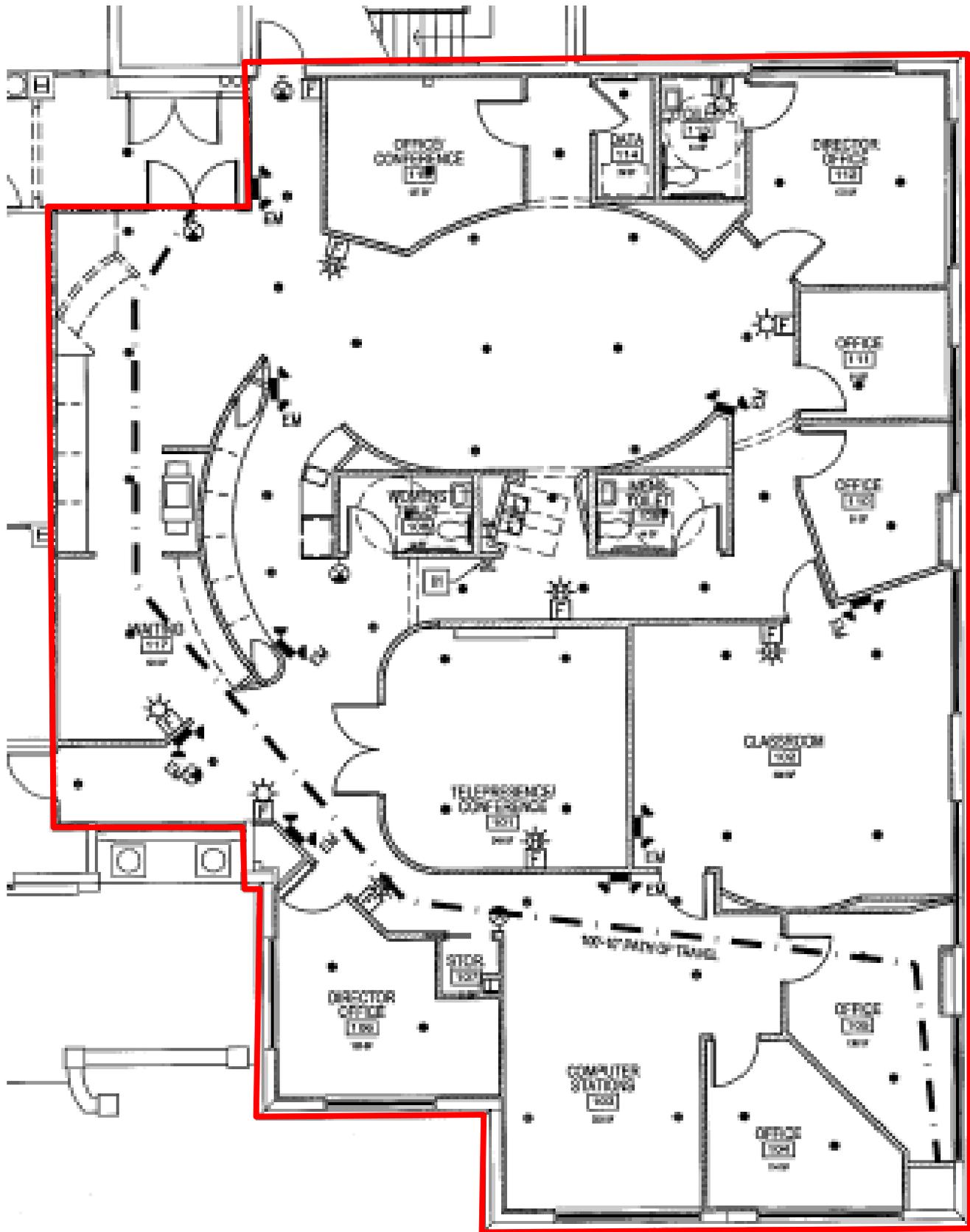
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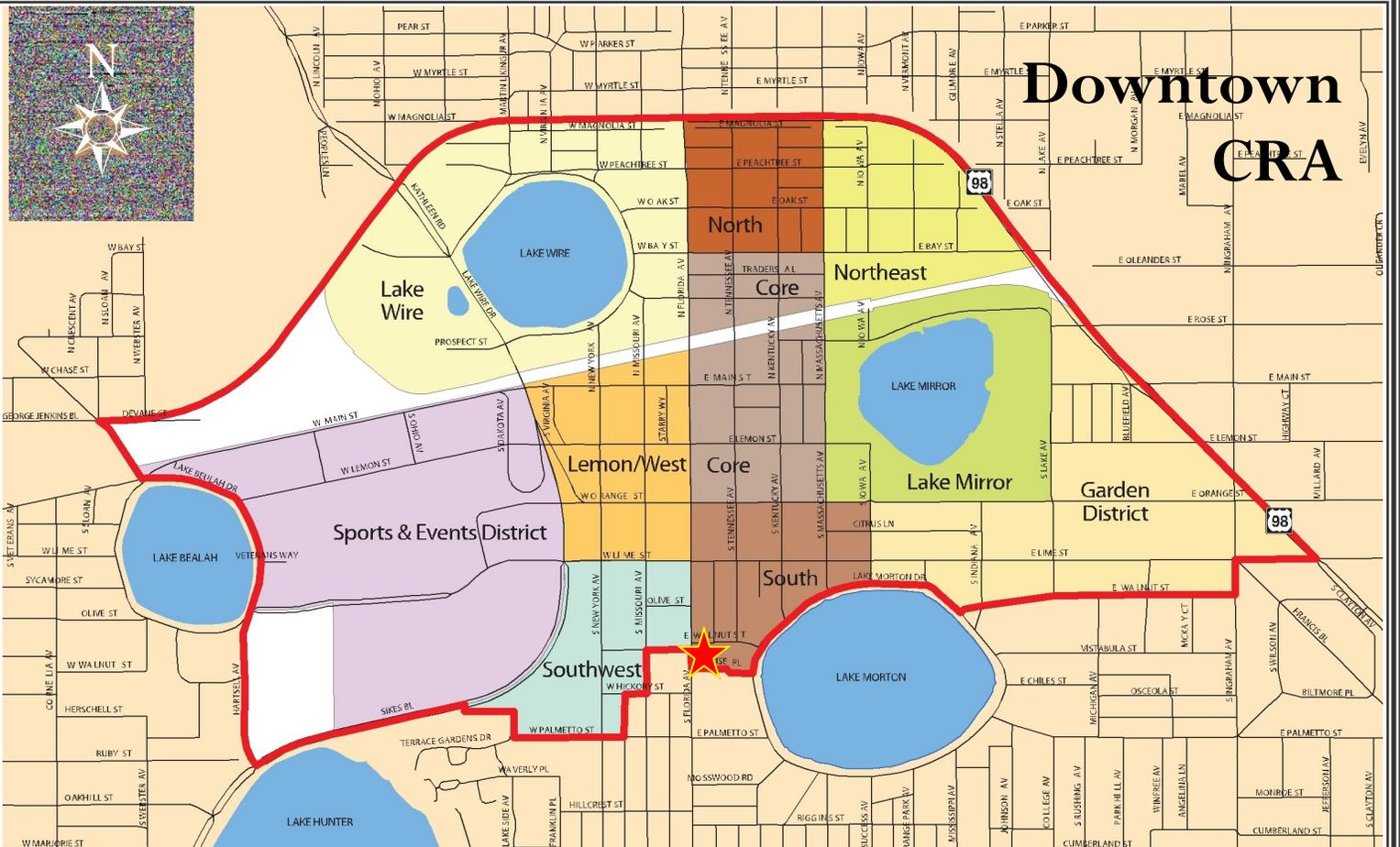


PROPERTY PHOTOS

DOWNTOWN LAKELAND PREMIER OFFICE SPACE
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Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In close proximity are two international airports, two interstate highways, passenger and freight rails, and a deep water port.

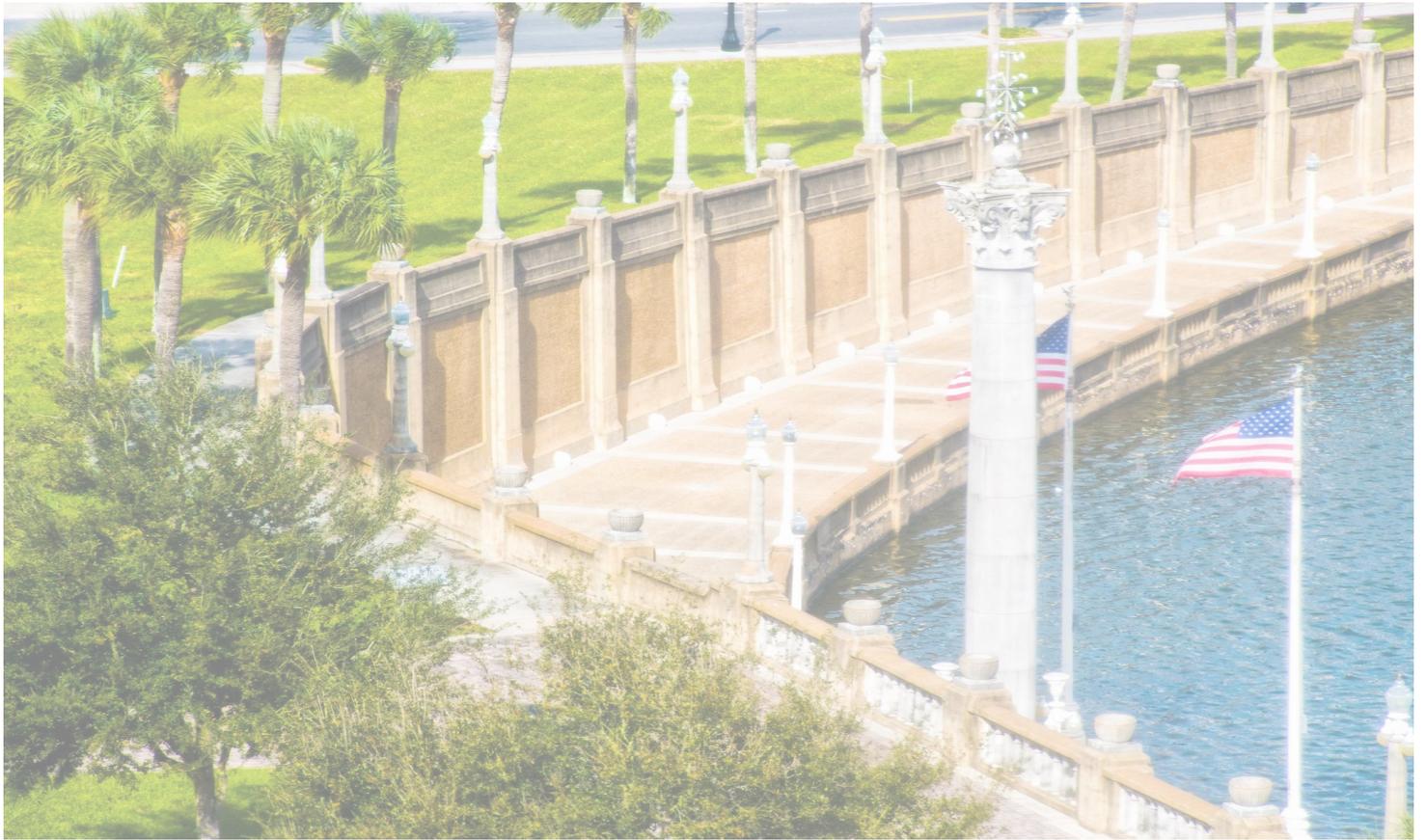
With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.



LAKELAND RANKINGS

- **#1 Cities to buy a home (Business Insider)**
- **#1 Fastest growing city (Bloomberg)**
- **#1 most philanthropic city (Philanthropy)**
- **#6 safest places to live**
- **#6 mid-sized metro job growth (Business facilities)**
- **#17 best cities for new graduates (Good Call)**



LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **35 Miles from Tampa, 55 Miles from Orlando**
- **CSX Rail Access**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 104,185**
- **Average annual wages: \$41,162**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**