Century Plaza

FOR LEASE

500 South Florida Avenue, Lakeland, Florida 33801

Property Highlights

- **Wired Internet to each office**
- **Tenant Lounge**
- **Conference Room overlooking Lake Morton**
- **Tenant gym in lower lobby**
- **24 Hour Access**

CLICK HERE FOR ADDITIONAL INFORMATION

Jack Strollo, CCIM, CPM Vice President, Broker 863-683-3425 jstrollo@resbroadway.com
100 S. Kentucky Avenue Suite 290, Lakeland, Fl 33801

500 S. Florida Ave, Lakeland, Florida

Property: This picturesque property is Lakeland' most prestigious office address! With rich lobby finishes, its signature water fountain in the front along S. Florida avenue to its breathtaking views over Lake Morton, Century Plaza is truly an office gem in our CBD. NOW AVAILABLE Broadway is pleased to announce our new Executive Offices at Century Plaza. We have 15 well appointed offices on the 4th floor, in a variety of configurations, and sizes to fit almost any need.

Each office will include access to the following:

· Wired internet to each office
· Wireless internet throughout suite area.
· Tenant lounge complete with refrigerator, microwave, ice maker, and dishwasher.
· In suite janitorial
· Private mailboxes
· Open seating area
· Glass enclosed conference room overlooking Lake Morton, complete with Smart TV and digital access.
· Tenant gym in lower lobby
· Onsite parking
· 24hour access

Lease Rate: Starting at $660

BROADWAY
REAL ESTATE SERVICES

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Location: Century Plaza situated on S. Florida Avenue with Lake Morton views on the east side of the building. There is an onsite parking garage, and all is within walking distance to downtown retail, restaurants, parks, banks, and city offices.

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 Flyin. 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.

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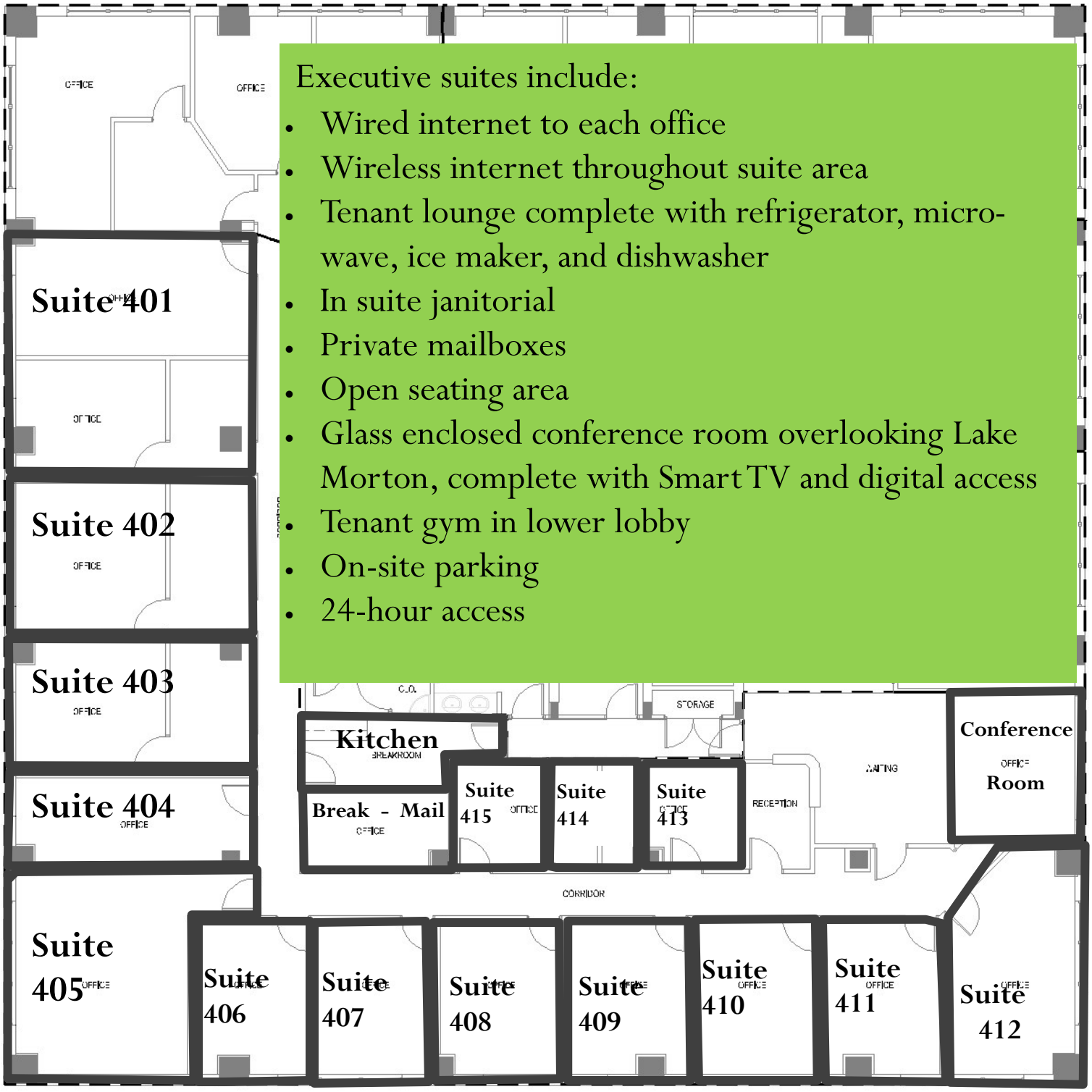

500 S. Florida Avenue 4th Floor Executive Suites

BROADWAY
REAL ESTATE SERVICES

PROPERTY PHOTOS

Century Plaza- Executive Suites
500 S. Florida Avenue | Lakeland, Fl 33801

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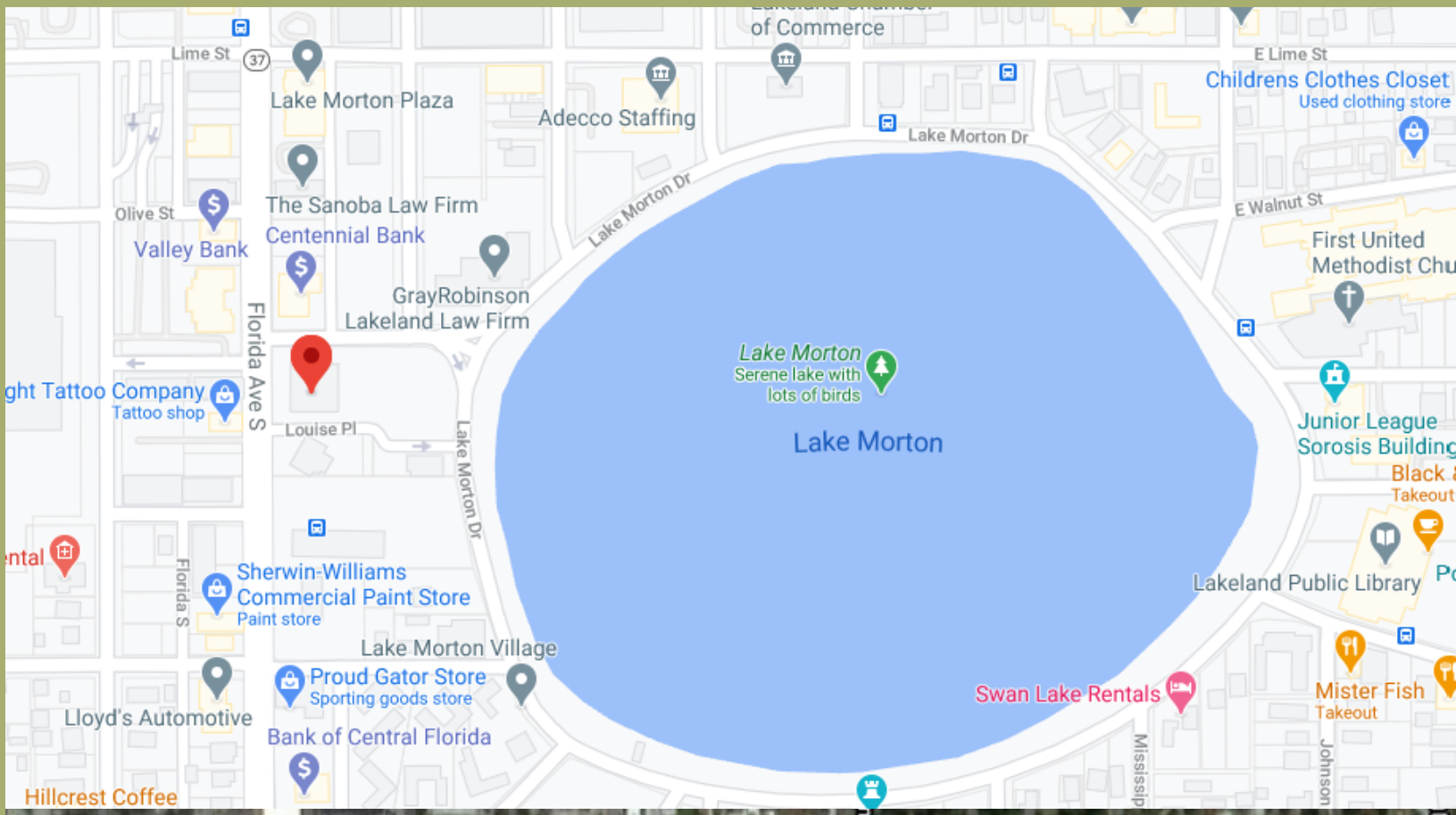
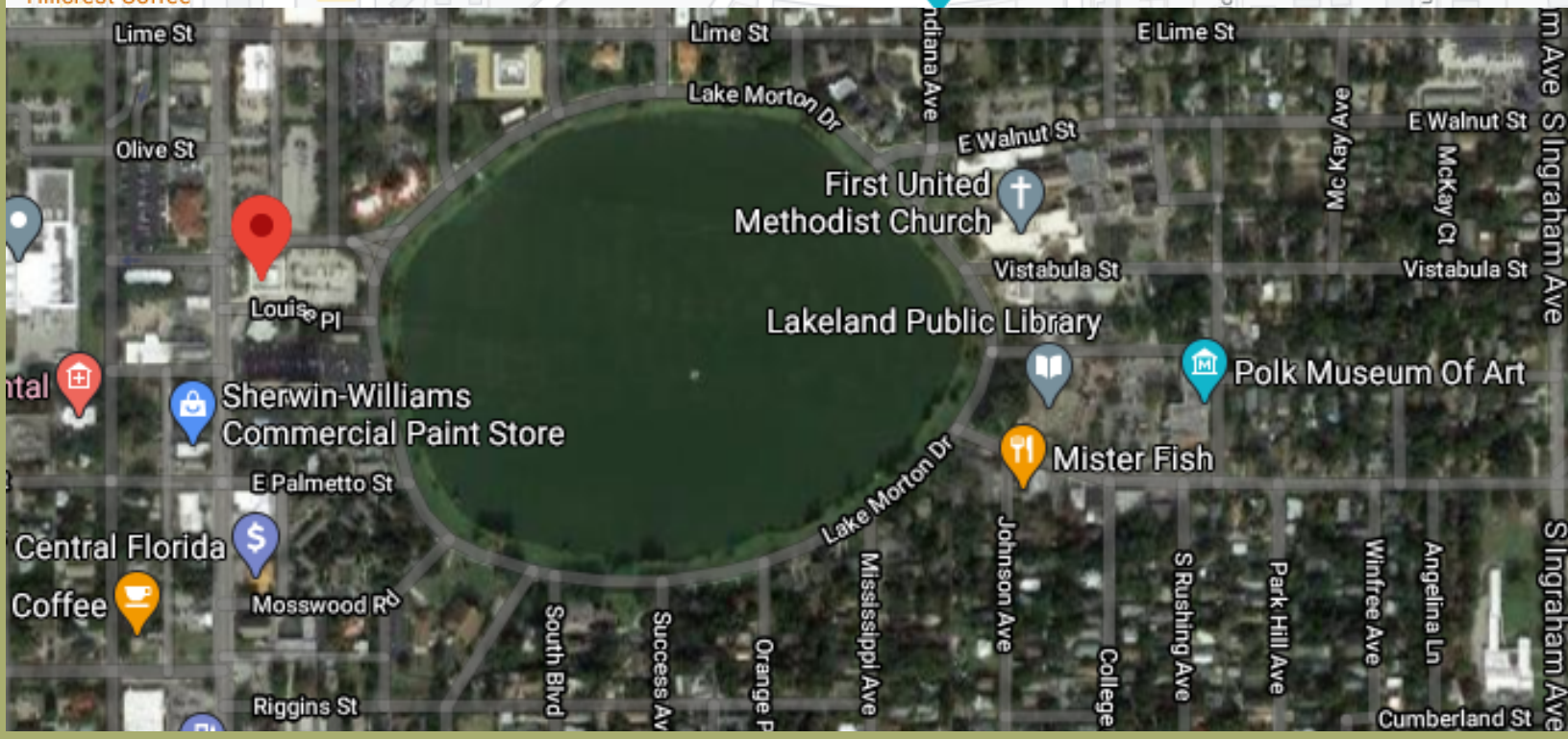
LOCATION MAP
Century Plaza
500 South Florida Avenue, Lakeland FL 33801





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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 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)**
- **#7 Best Places to move (US News & World Report)**

LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **32 Miles from Tampa, 54 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: 107,552**
- **Average annual wages: $56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**

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