Century Plaza

FOR LEASE

500 South Florida Avenue, Lakeland, Florida 33801

Property Highlights

- **80,000 SF Class “A” office building**
- **Corner of South Florida Avenue & Walnut Street**
- **Attached parking garage**
- **Outstanding views of Lake Morton & downtown Lakeland**
- **Gym Access**

BROADWAY
REAL ESTATE SERVICES

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: 80,000 SF Class “A” office building on corner of South Florida Avenue & Walnut Street with attached parking garage. Outstanding views of Lake Morton and downtown Lakeland. Offices are elegantly appointed and lobbies feature marble and tile finishes. Garden like setting with mature landscaping, and a masterpiece one-of-a-kind fountain as the grounds focal point. This is an ideal location for professional offices and offers easy access to all the amenities, services, and dining downtown Lakeland has to offer. Currently available 1,815 sf to 3,944 SF.

Location: Easy access off of Florida Ave. and on Lake Morton, one of downtown’s most beautiful lakes. Just over 3 miles to I-4 or the Polk Parkway. Ideally situated directly between Tampa and Orlando.

Lease Rate: 2nd Floor - Suite 211 - 2,314 SF Negotiable
3rd Floor - Suite 330 - 1,815 SF Negotiable *
3rd Floor - Suite 350 - 2,129 SF Negotiable *
3rd Floor - Suite 330 & 350 - 3,944 SF Negotiable *

*Space Becomes Available April 1, 2023

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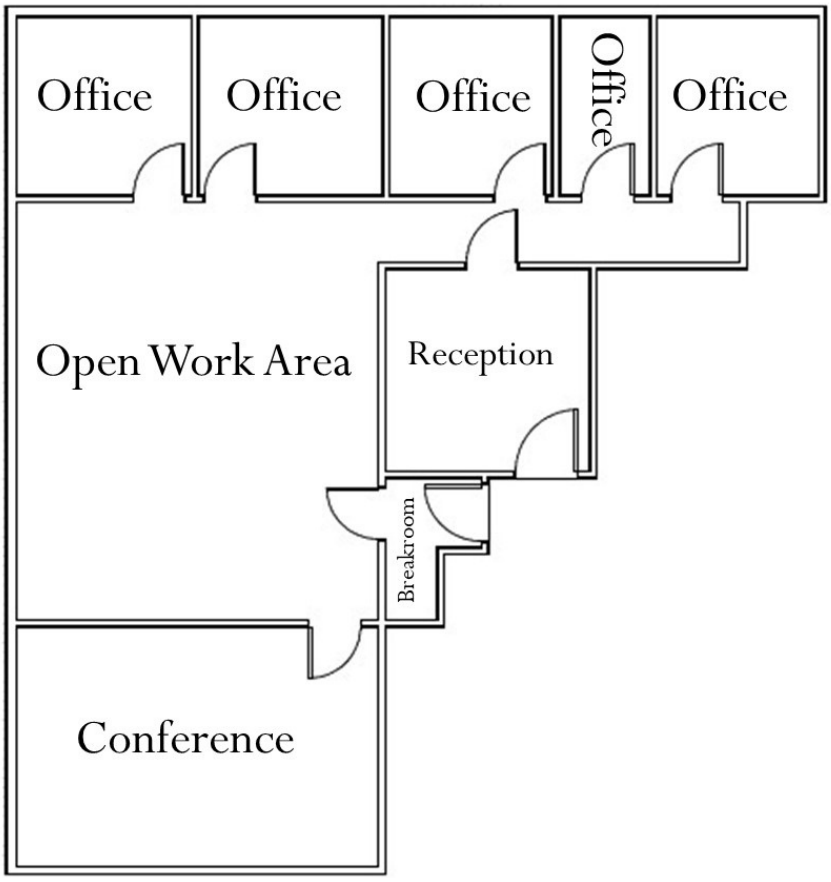
Floor Plan 2nd Floor
500 South Florida Avenue, Lakeland, Florida 33801

Floorplan



Suite 211 2,314 sf Available

BROADWAY
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Every effort has been made to provide accurate information. The floor plan contained here is not to scale and does not reflect exact dimensions and is reference for illustrative purposes only.

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Property Photos
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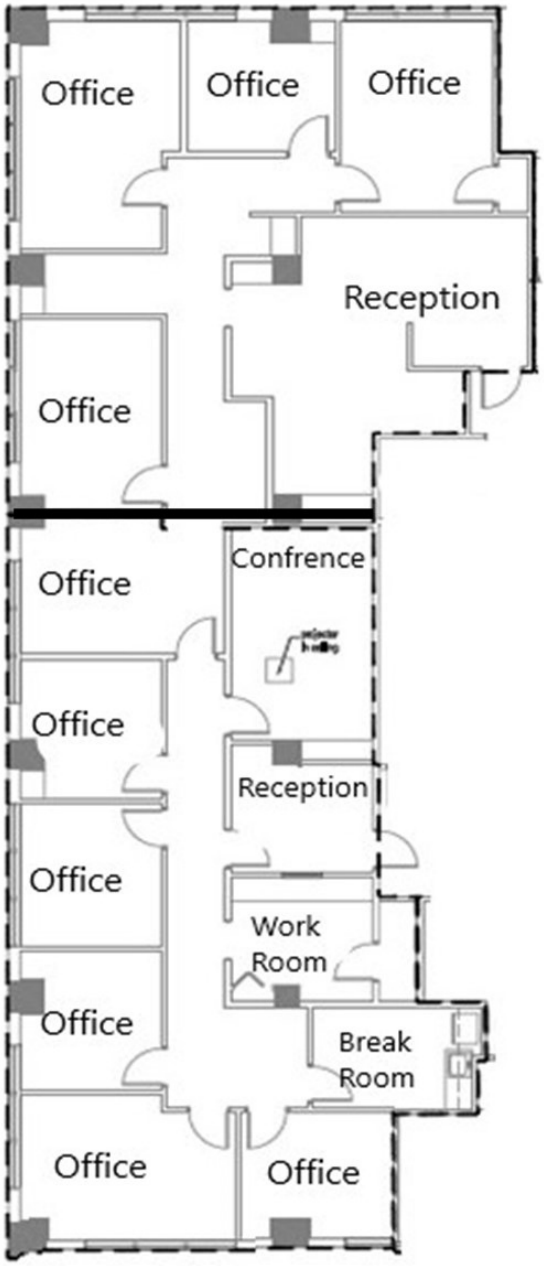
Floor Plan 3rd Floor
500 South Florida Avenue, Lakeland, Florida 33801

Floorplan



Suite 330

Suite 350

Suite 330 1,815SF
Suite 350 2,129 SF
Suite 330 & 350 3944 SF

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LOCATION MAP
Century Plaza
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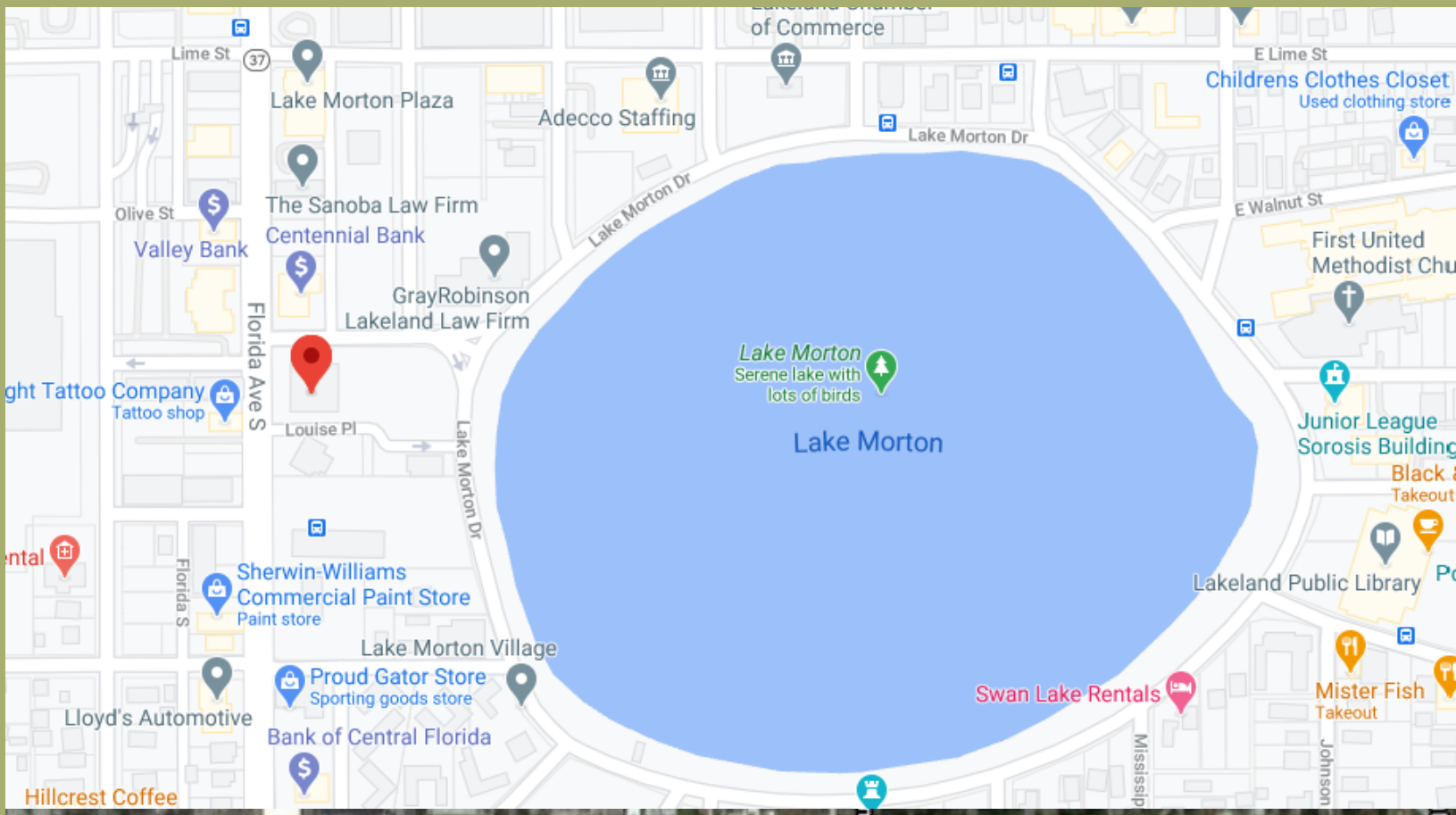

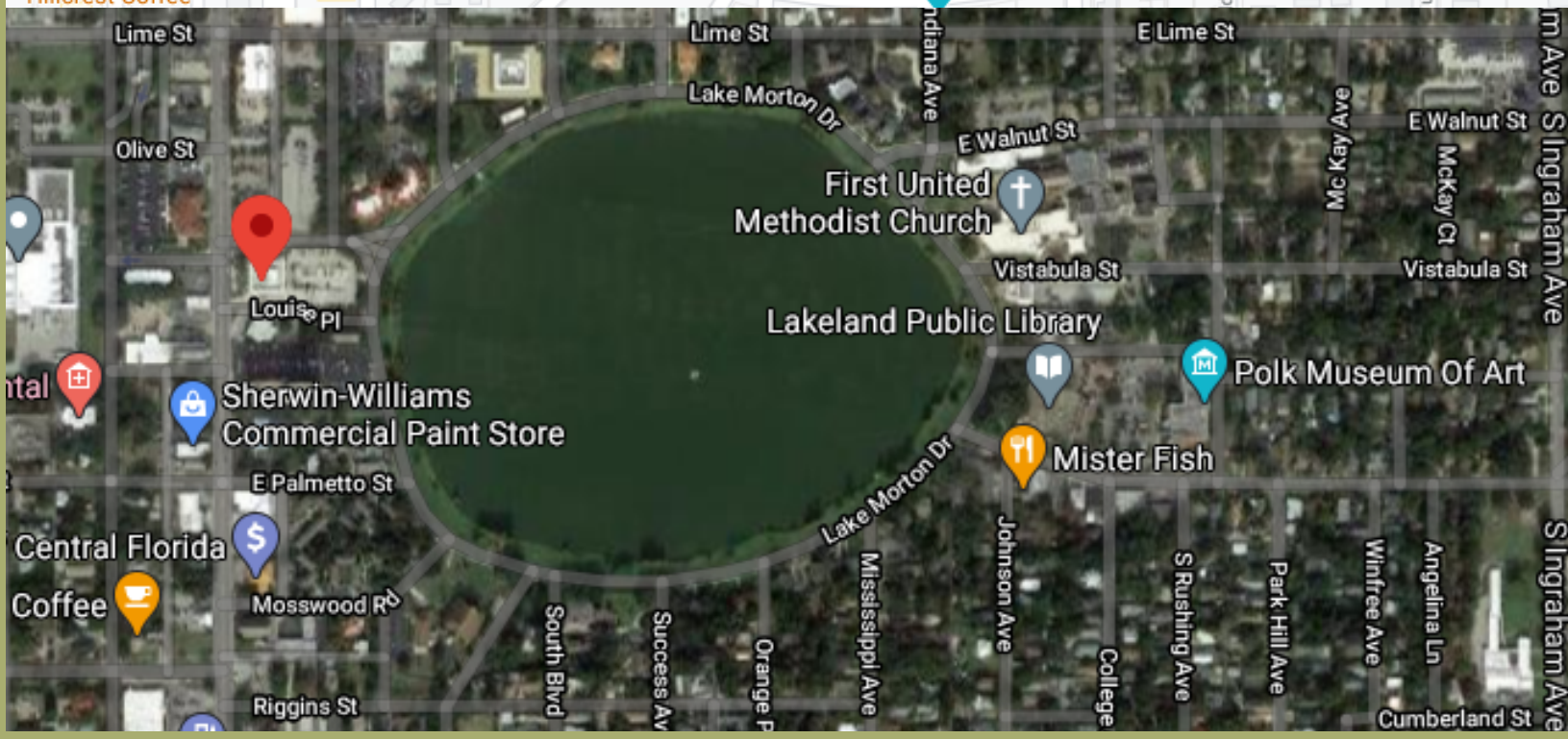

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Community

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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