

VIKING OFFICE PARK | SOUTH LAKELAND | HIGH END FINISHES

FOR LEASE



615 Mid Florida Drive, Lakeland, Florida 33813

Property Highlights

- 1500 SF OFFICE
- EFFICIENT LAYOUT
- HIGH-END FINISHES
- AMPLE PARKING
- BUILDING SIGNAGE
- SOUTH LAKELAND



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100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801

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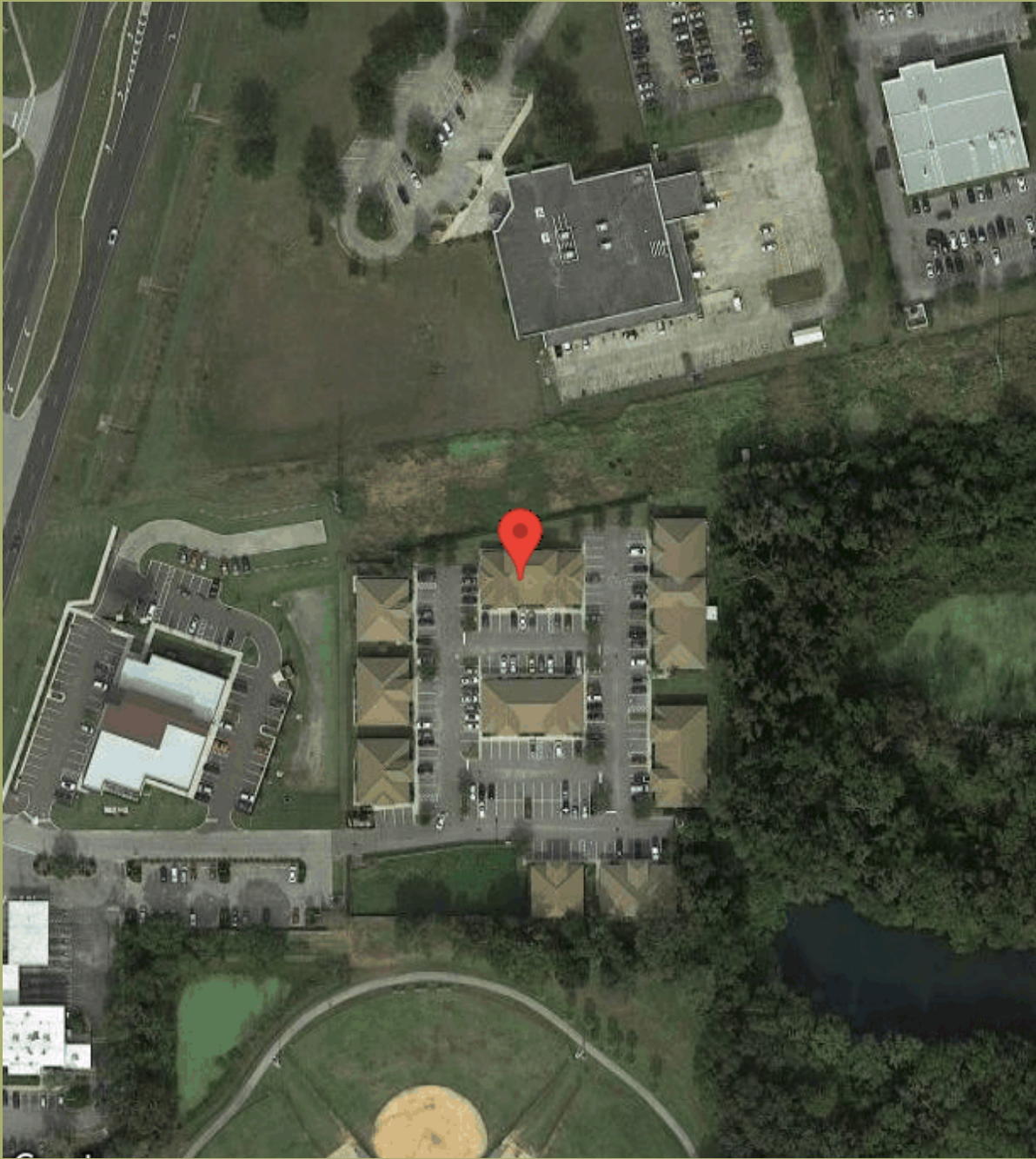
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Property: This an exceptional 1,500 sf office space built in 2013. This suite has four private offices, receptionist office, waiting area, conference room, restroom and employee lounge. The high-end finishes in this suite feature, 8' doors, trayed ceilings, granite counter tops, can lights, tile, chair rail, crown molding and 10' ceilings. This is a beautiful space!

Location: Site is located in south Lakeland, in the Viking Office Park, which is directly behind the new St. Luke's Medical Center. The property has plenty of parking around the units as well as a separate overflow parking lot.

LEASE PRICE: Suite 3 - \$22.00 sqft. Mod Gross

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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.



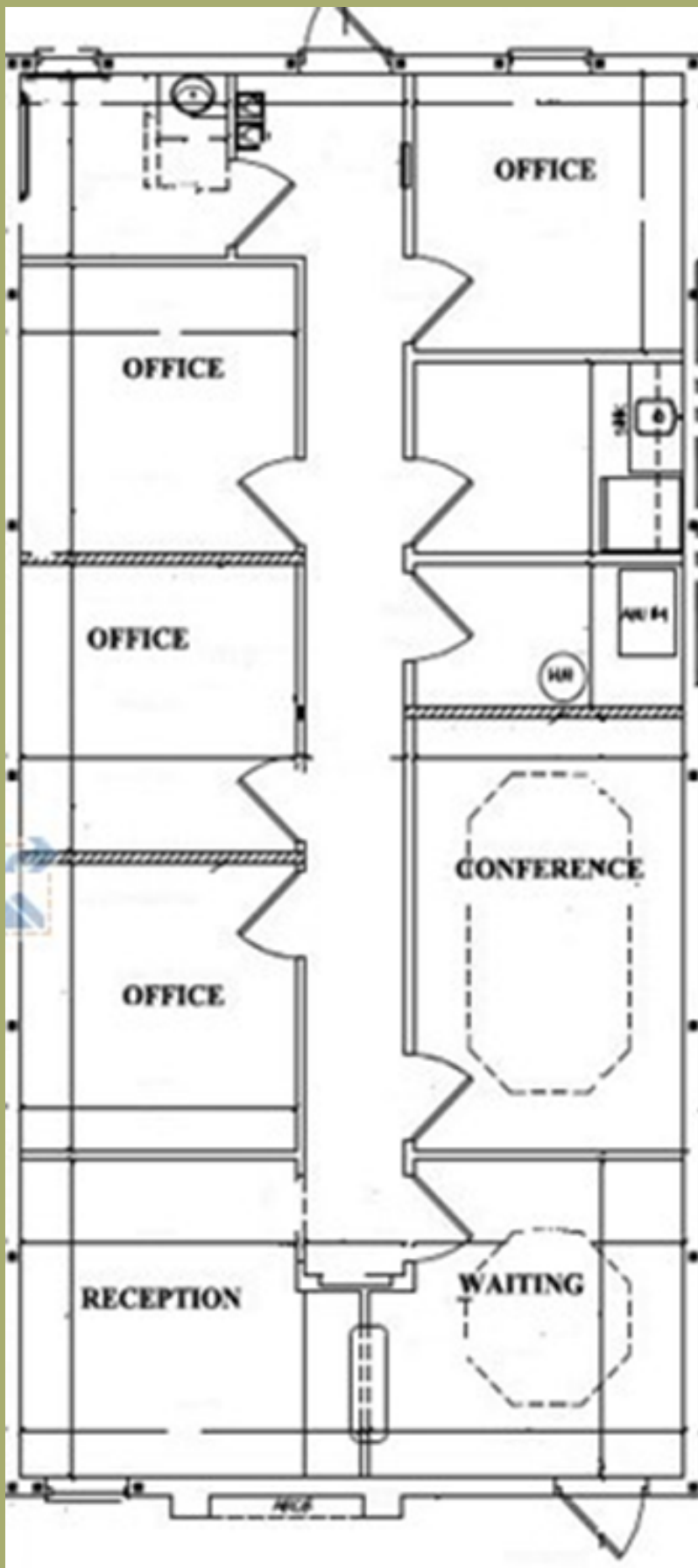
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Photos



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Floor Plan





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