



### PROPERTY DESCRIPTION

This class A lakefront office building is located downtown Lakeland between Tampa and Orlando, the 3 floors with rooftop can accommodate uses including office space, data center, co-working space and restaurant/bar.

Suites 151 to 160 are a total of 8 executive suites remodeled in 2023, located in the front of the building, with 4 offices viewing the lake, a shared conference room, break-room and two restrooms. Suites 181 to 187 are 7 executive suites, remodeled in 2018, located in the back of the building, with shared kitchen, conference room, bathroom and break-room.

Suite 50 in the basement offers up to 10,000 SF with elevator access (see floor plan), space can be accommodated depending on tenant's needs including data center, files storage and after hours retail. Suite 300 offers a 8,500 SF rooftop with lake view on Lake Wire and Downtown, potential use include a restaurant, bar or others.

Building can be accessed 24/7 with key card and front signage is available on Lake Wire. High speed Internet service available and broadband provided through dedicated fiber network to building. The site has 54 parking spaces + street parking.

### OFFERING SUMMARY

Lease Rate:	\$800.00 - 2,500.00 per month (NNN; Full Service)
Available SF:	236 - 10,000 SF
Lot Size:	1.02 Acres
Building Size:	30,000 SF
Parking / Ratio:	58 (1.8/1,000) + street
Floors:	4 (with elevator)
Zoning:	C-6 (Commercial)
Built / Renovated:	1963 / 2018
Submarket:	Lakeland MSA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,071	26,663	53,843
Total Population	9,483	66,286	135,712
Average HH Income	\$37,407	\$49,711	\$54,823

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### CITY OF LAKELAND

Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health care, manufacturing and retail.

Lakeland has received the distinction of being on Money Magazine's "Best Place to Live in America" list. In addition, Lakeland is home to Publix Supermarkets, Florida Southern College and is the winter home to the Detroit Tigers.

### DOWNTOWN OVERVIEW

Approximately 7,000 individuals work in Downtown Lakeland every day. Many stay Downtown after hours to eat, shop, and play with over 40 restaurants and bars, 20 retail stores, 7 salons and spas, and a handful of other places to get fit and have fun. The Hyatt Lakeland Center & the historic Terrace Hotel are within walking distance and can accommodate out of town guests.

Every First Friday, they close the streets and welcome more than 5,000 visitors to Downtown to enjoy a Classy Car Show, a Makers Market, and exhibitors offering fun freebies and family-friendly activities. Every Saturday they close four blocks of North Kentucky Avenue and host local growers and artisans at our Downtown Farmers Curb Market.



### BONNET SPRINGS PARK:

Local philanthropists have developed a new 180+ acre, privately funded urban park within walking distance of Lake Wire. Bonnet Springs Park includes nature trails, an amphitheater, multiple playground areas, historically-themed areas, tree canopy walk, botanical gardens, bike paths, public art displays and much more. The park also hosts and serves as a choice venue for community events.

### FLORIDA TILE DEVELOPMENT (SEE SIDE MAP):

Commercial and residential mixed-use community. See side map for conceptual plans.



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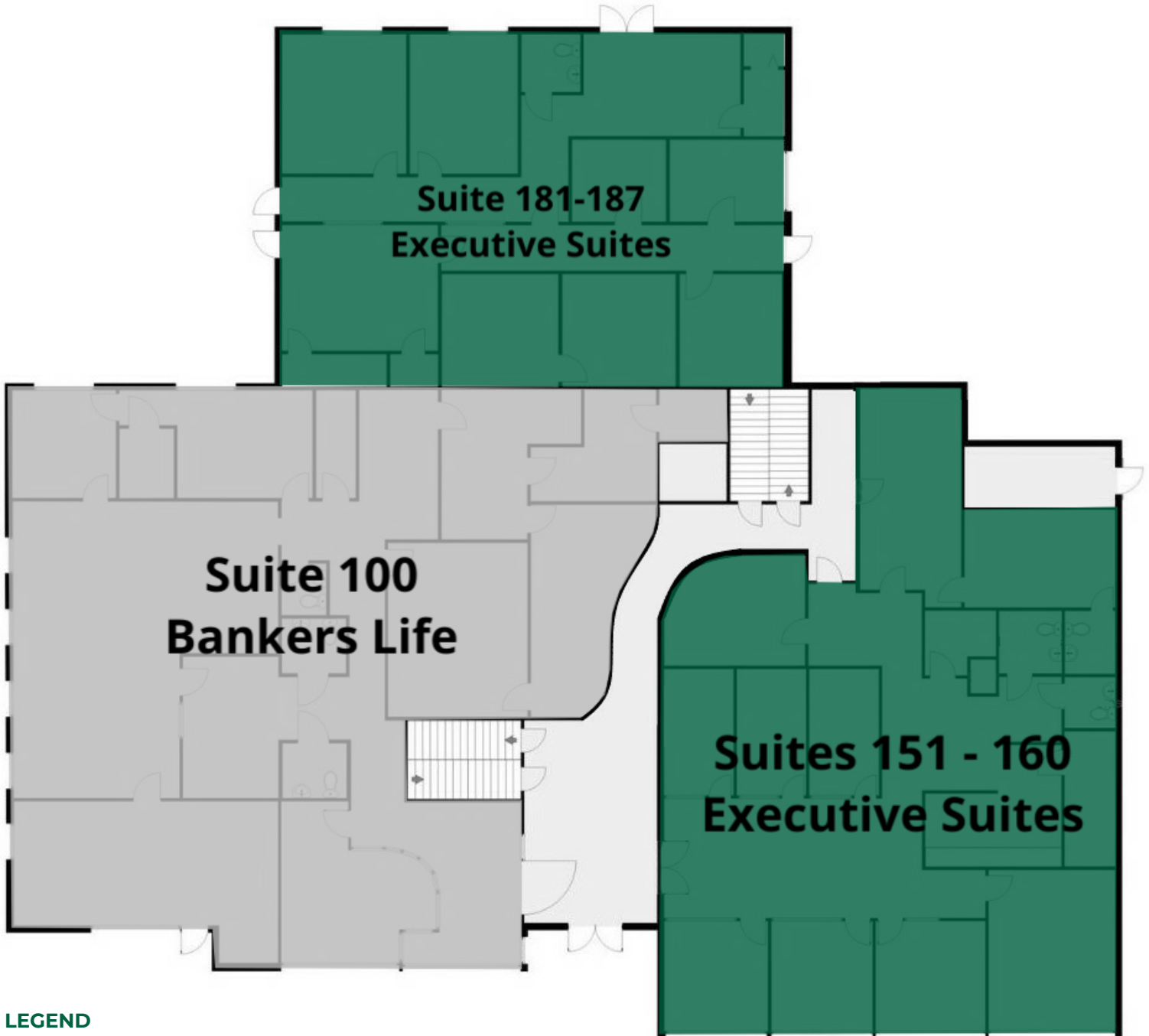




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**LEGEND**

Available

Unavailable

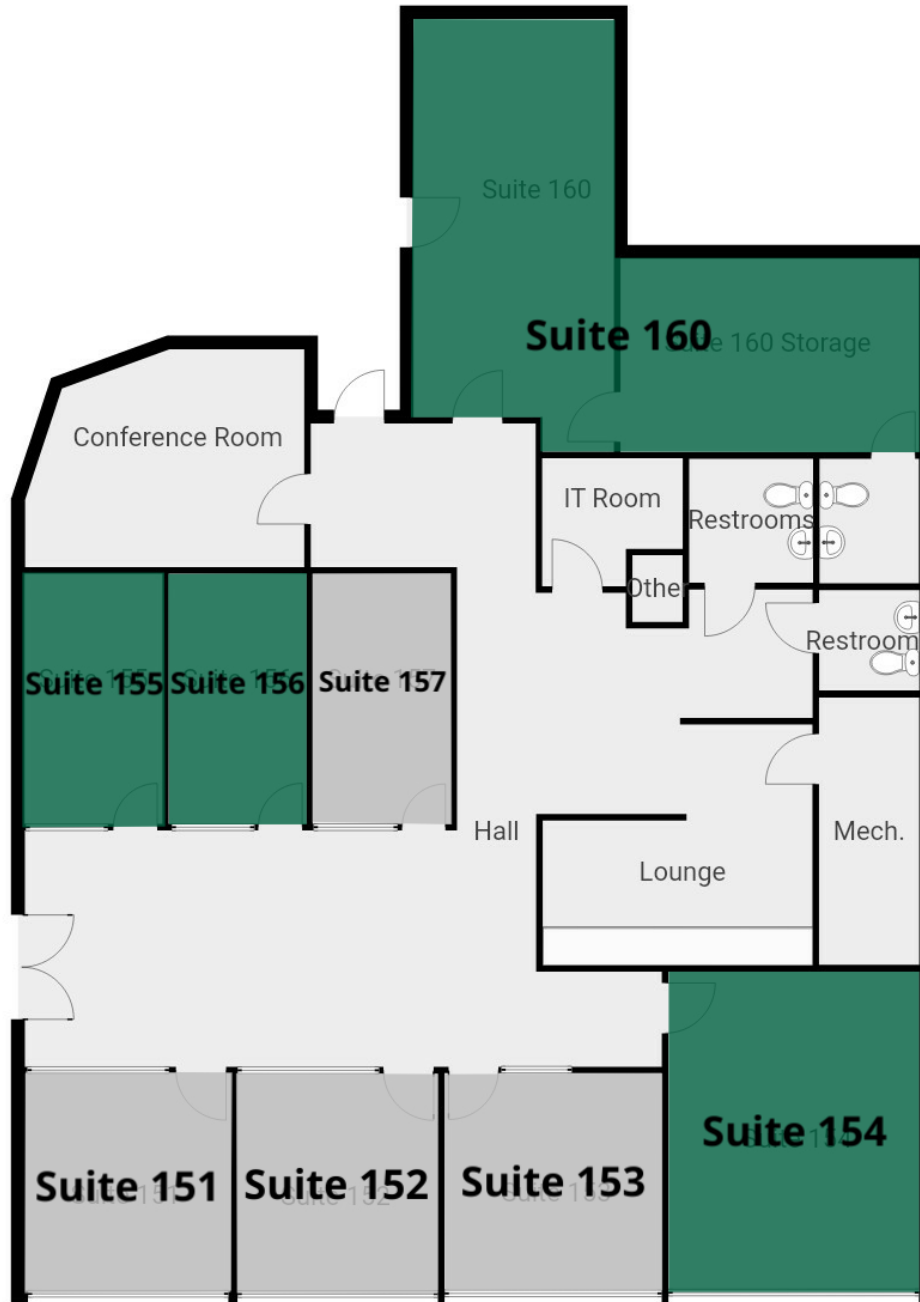
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**LEGEND**

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Unavailable

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Dimensions are approximate

### LEGEND

Available

Unavailable

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### EXECUTIVE SUITE - 180 TO 187

- Executive suites located in the back of the building
- Total of 7 executive suites
- Shared conference room, break-room and one restroom
- Space can be accessed 24/7
- Rates includes utilities and internet
- 12-month service agreement
- Furnished or unfurnished offices, additional furniture available for \$150/month
- First month and deposit to move-in
- Parking available on site
- Directory available by the suites entrance
- Remodeled in 2018



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### EXECUTIVE SUITES 151-160

- Executive suites located in the front of the building
- Total of 8 executive suites
- 151-153 are lakefront view suites
- Suite 160 has a private restroom, storage and separate access
- Shared conference room, break-room and 2 restrooms
- Space can be accessed 24/7
- Rates includes utilities and internet
- 12-month service agreement
- Furnished or unfurnished offices, additional furniture available for \$150/month
- First month and deposit to move-in
- Parking available on site
- Remodeled in 2023



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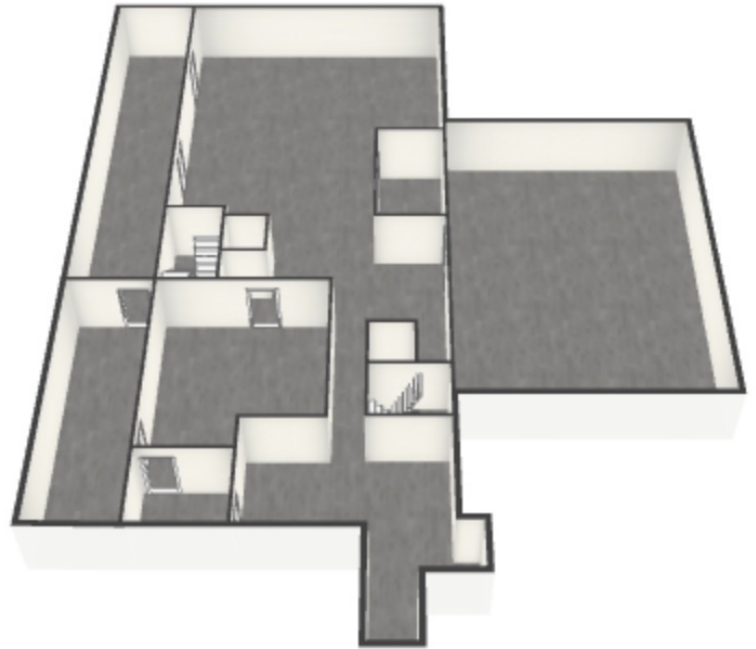
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Suite 50 - Basement Floor Plan



Suite 50 - Basement Conceptual Floor Plan



Rooftop Conceptual



8,500 SF Rooftop - Restaurant/Bar

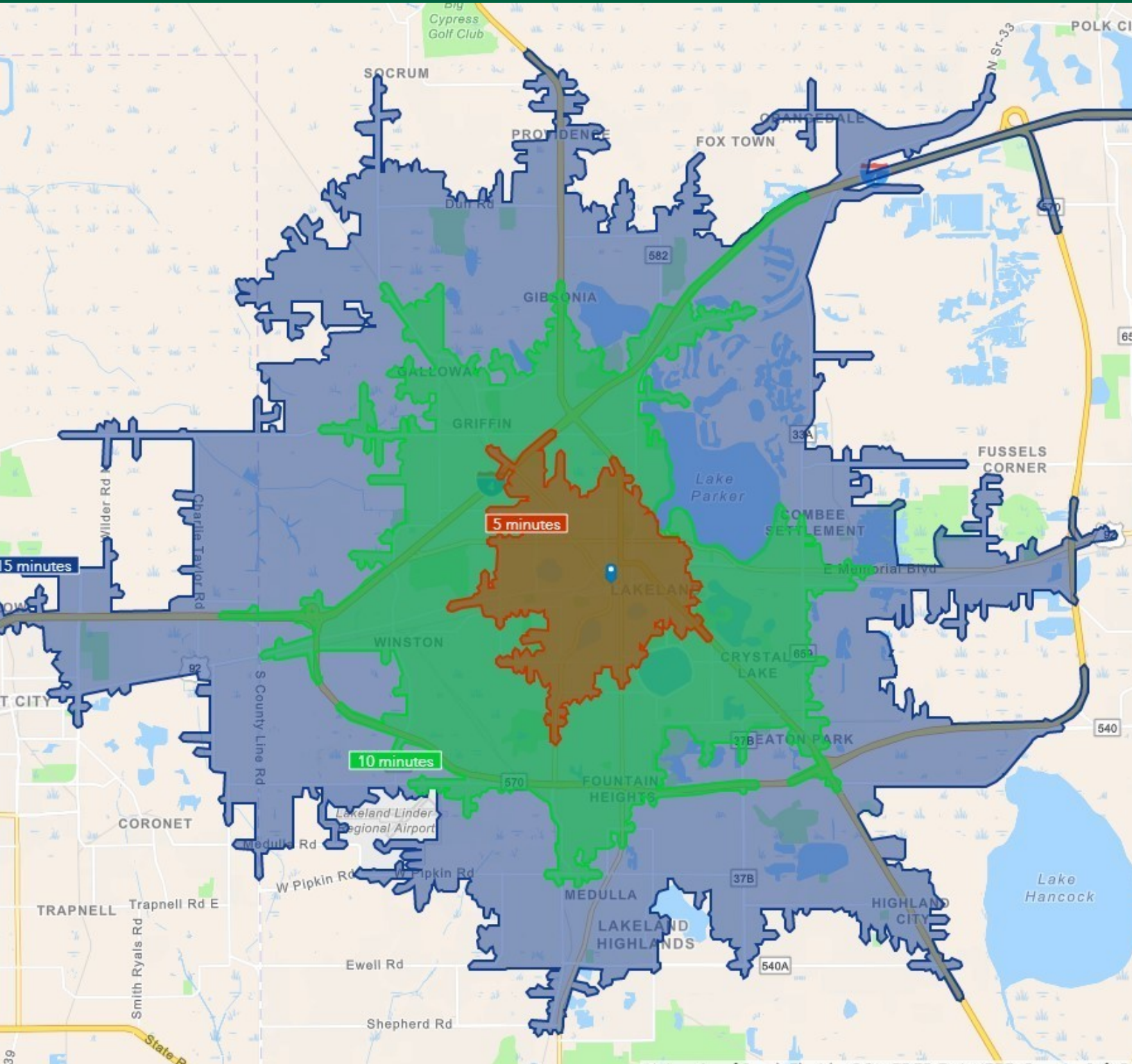
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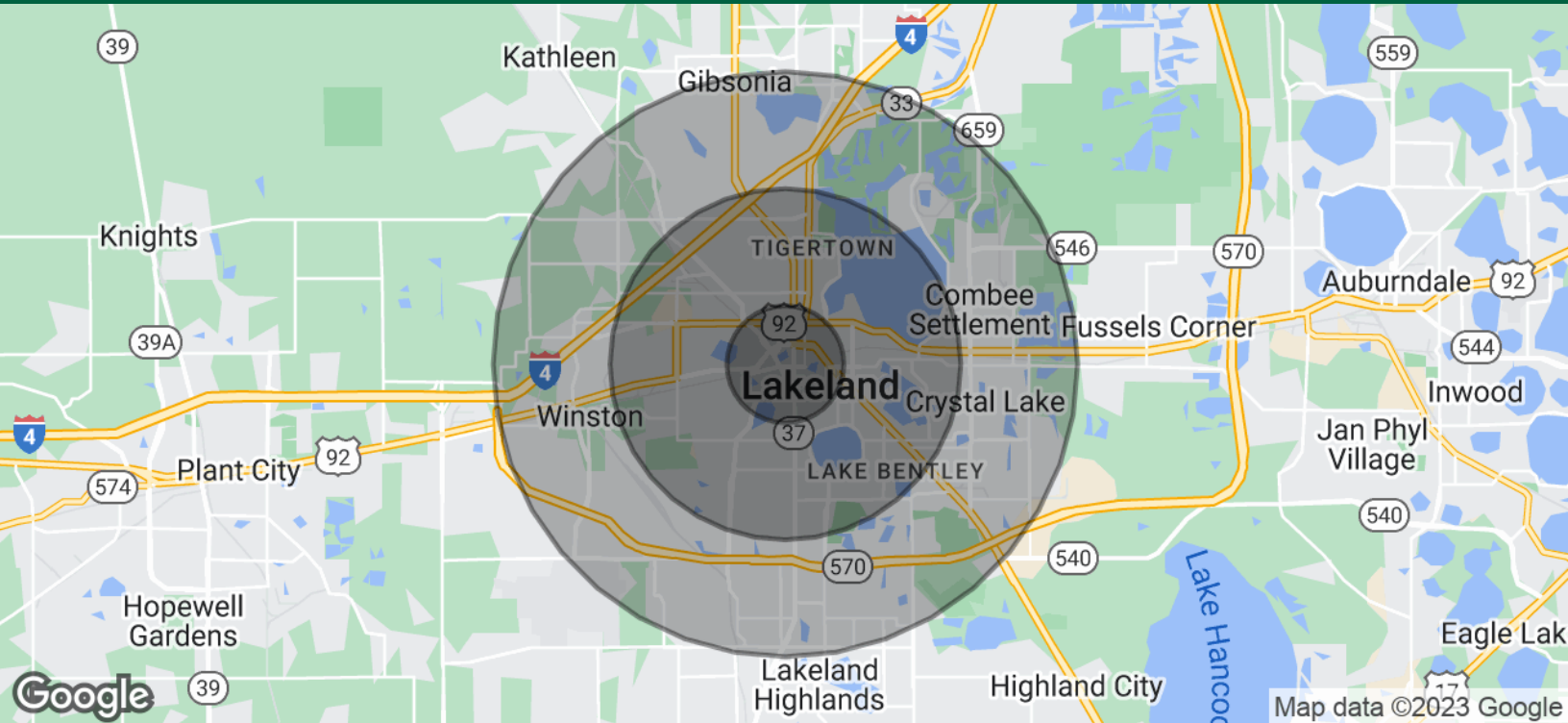




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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,483	66,286	135,712
Average Age	34.6	37.7	38.4
Average Age (Male)	31.4	35.0	36.2
Average Age (Female)	36.6	39.4	40.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,071	26,663	53,843
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$37,407	\$49,711	\$54,823
Average House Value	\$140,313	\$157,354	\$171,469

### TRAFFIC COUNTS

Sikes Blvd	27,500/day
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\* Demographic data derived from 2020 ACS - US Census

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### ALEX DELANNOY, MICP

Vice President of Brokerage

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### PROFESSIONAL BACKGROUND

Alex Delannoy was born and raised in Toulouse, France, with a strong drive and burning desire to discover new experiences and knowledge. His travels through Europe and throughout the world have created a great passion for the diversity and culture he experienced.

Alex became a professional paintball player and came to the United States in 2010 when he joined one of the top teams in the league in the Tampa, FL area. After spending a few years with the team, his entrepreneurial spirit drove him to start his own business in Winter Haven, FL called Action Paintball & Laser Tag. The facility included a retail pro-shop, more than 30 trained employees, room for five different onsite activities, and became a thriving business with more than 35,000 players over the years. The business was purchased by an investor in early 2017.

He joined The Ruthvens in 2022 and leads the charge on our brokerage properties and services. He made a successful name for himself as a senior advisor at KW Commercial, where he built a book of commercial real estate business and managed brokerage assets in the Central Florida area for five years. Alex is known for providing results by creating opportunities through analyzing a problem and finding a durable solution by using all resources available. Alex is always looking at new ways to add value and skills, and his experience in his craft and in the community is a big reason he's a trusted resource to head up the brokerage properties division at The Ruthvens.

### EDUCATION

FGCAR Commercial Real Estate University Courses  
Lipsev School of Real Estate - Commercial MICP Designation

### MEMBERSHIPS

Certified Commercial Investment Member Institute (CCIM), Candidate  
Society of Industrial and Office REALTORS (SIOR), Member Associate  
Manufacturing & Supply Chain of Mid Florida  
NAIOP Member of Central Florida  
National Realtor Association  
Lakeland Realtor Association

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