

GRAY ROBINSON OFFICE BUILDING

ONE LAKE MORTON DRIVE, LAKELAND FL 33802



For more information:

Jim Steinbauer
863-670-2561
jim@steinbauer.com

J. Kyle Vreeland
863-608-1231
jkvreeland@gmail.com

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863-647-1661

OFFERING SUMMARY

LOCATION: ONE LAKE MORTON DR, LAKELAND FL 33803

SALES PRICE: \$6,500,000

PRICE/SQFT: \$178/SQFT

CAP RATE: 7.0

GROSS RENT: \$714,136

N.O.I. \$454,558

PARCEL ID: 242819236000002070

LOT SIZE: 1.75 ACRES

OFFICE/LIVING SQFT	FLOORPLAN	SQUARE FOOTAGE
	BASEMENT	6,141 SF
	FIRST FLOOR	5,688 SF
	SECOND FLOOR	16,122 SF
	THIRD FLOOR	8,641 SF
	TOTAL	36,592 SF

TAXES: \$74,946

LAND USE/ZONING: C-6 (Downtown Commercial District)

SUBMARKET MSA: WINTER HAVEN- LAKELAND



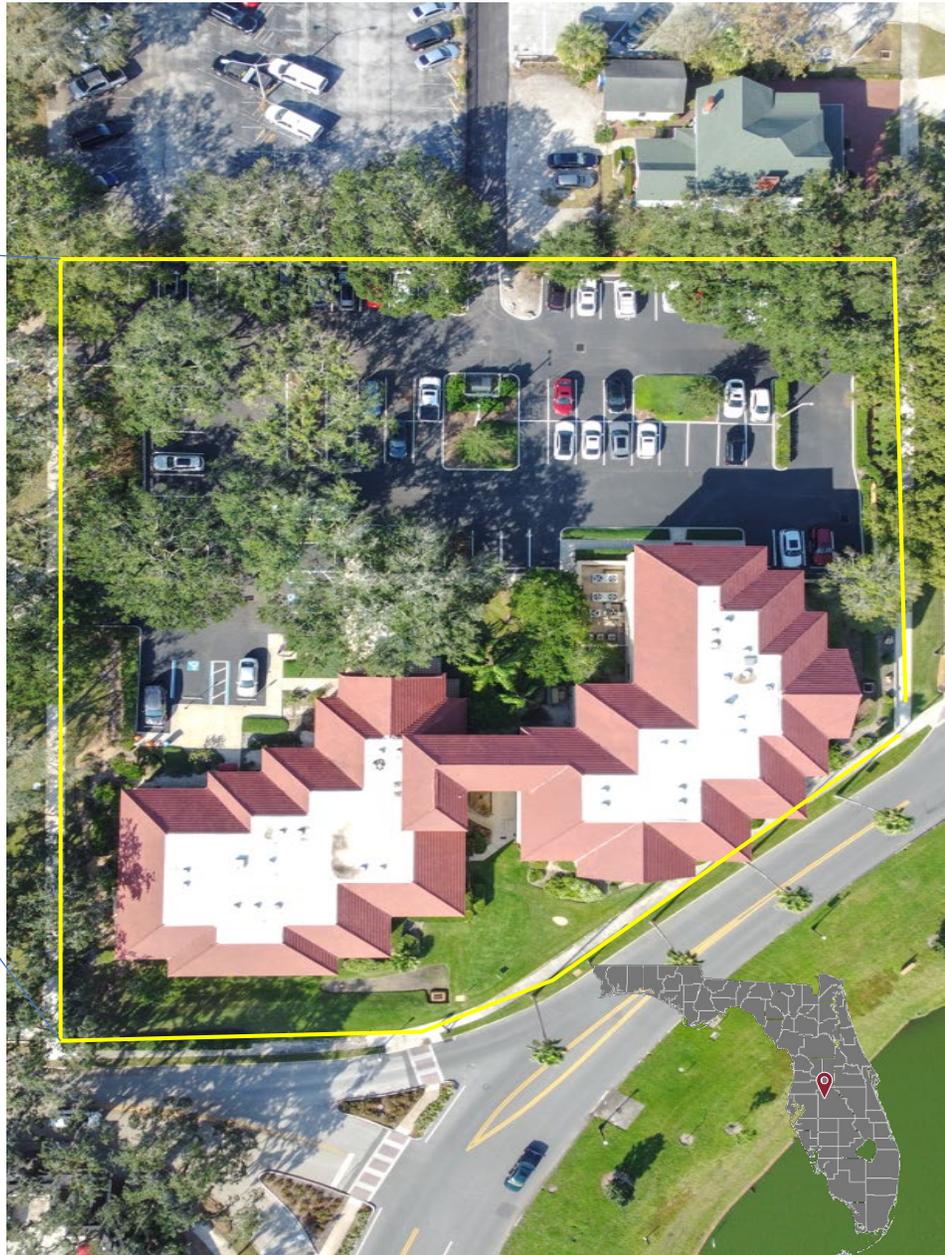
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Owner and Property Description	
Owner Name:	LT PARTNERSHIP
Mailing Address:	PO BOX 3 LAKELAND FL 33802
Site Address:	1 LAKE MORTON DR LAKELAND FL 33803
Subdivision:	FLOOD AND CASONS ADDITION
County:	POLK
Land Use Code:	1942
Land Use Desc:	Professional Bldgs
Land Use FDOR Code:	19
Land Use FDOR Desc:	Professional Building
Zoning:	
Acres:	1.75
PIN:	242819236000002070
PIN2:	
ALTKEY:	
Last Data Update:	06/09/2023



Legal Description (not official)	
13 & CLOSED ALLEY LYING BETWEEN SAID LOTS LESS N 49 FT THEREOF OF SAID ALLEY	
Building Summary	
Actual Year Built:	1994
Effect. Year Built:	
Living SqFt:	34944
Total SqFt:	39560
Adjusted SqFt:	
Beds:	
Baths:	
Stories:	2
2022 Certified Values	
Land:	\$876,392
Land Agricultural:	\$0
Building:	\$2,699,943
Misc:	\$0
Just Value:	\$3,735,976
Assessed Value:	\$3,735,976

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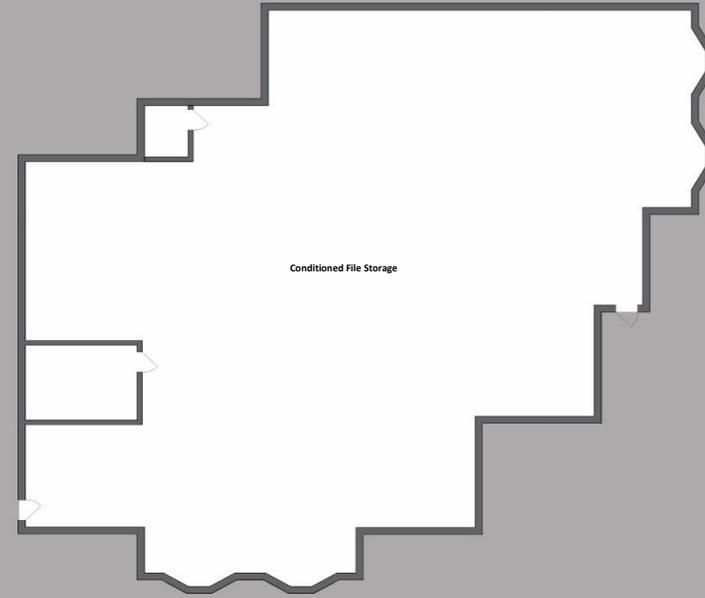


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FIRST FLOOR – GROUND 5,688 SF



BASEMENT – CONDITIONED FILE STORAGE 6,141 SF



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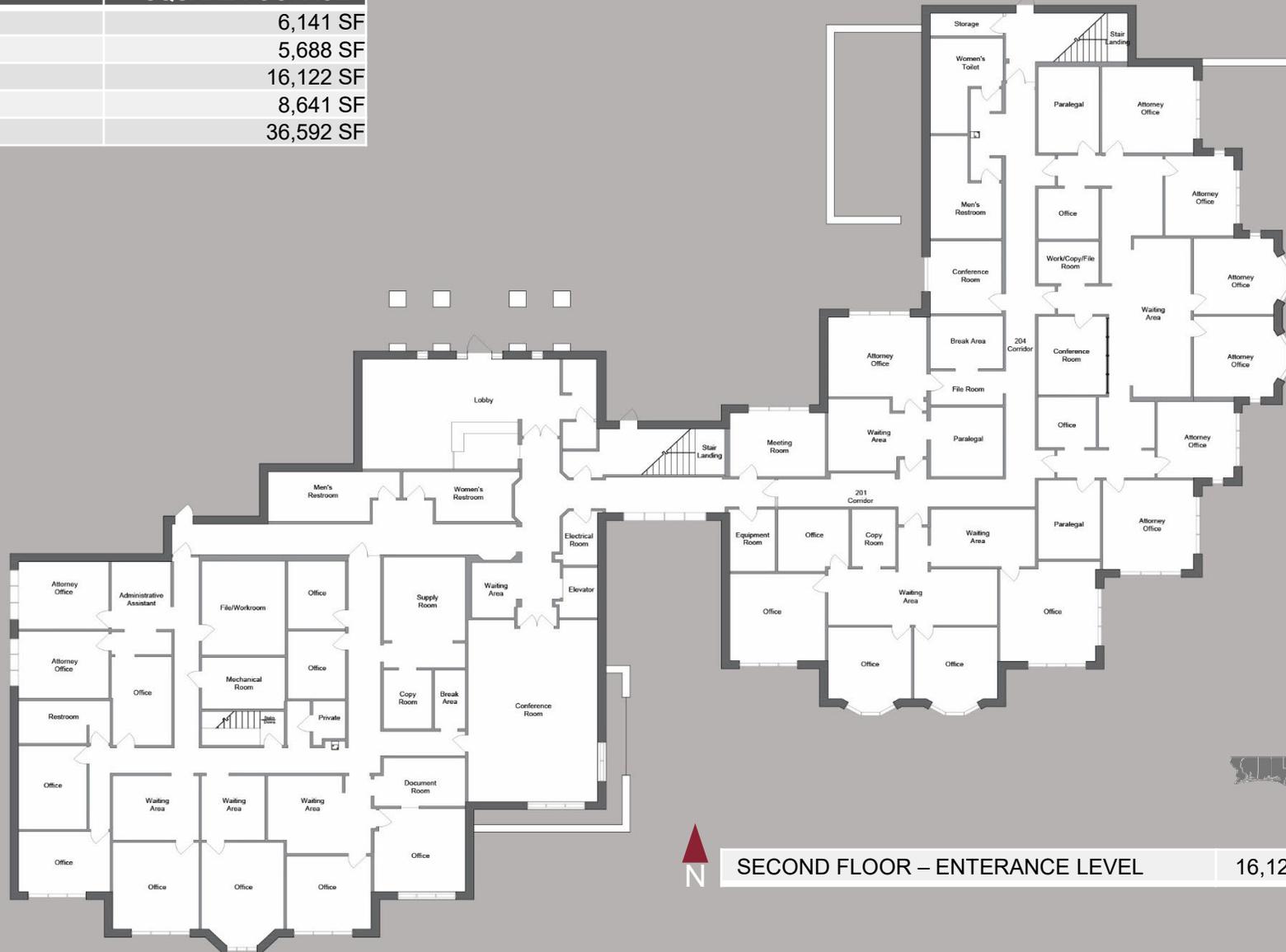
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SECOND FLOOR – ENTERANCE LEVEL 16,122 SF



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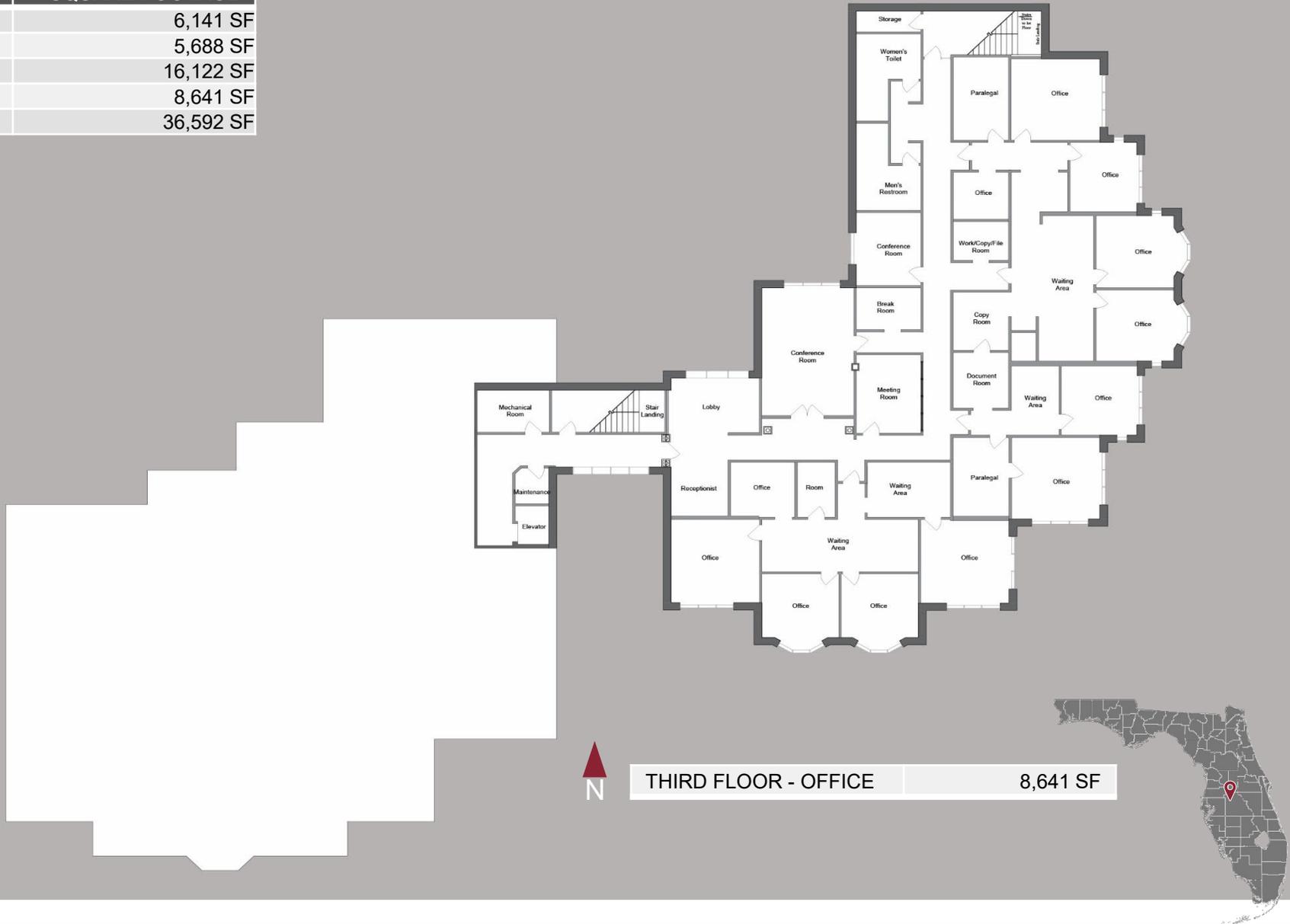
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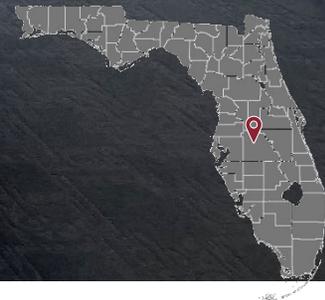
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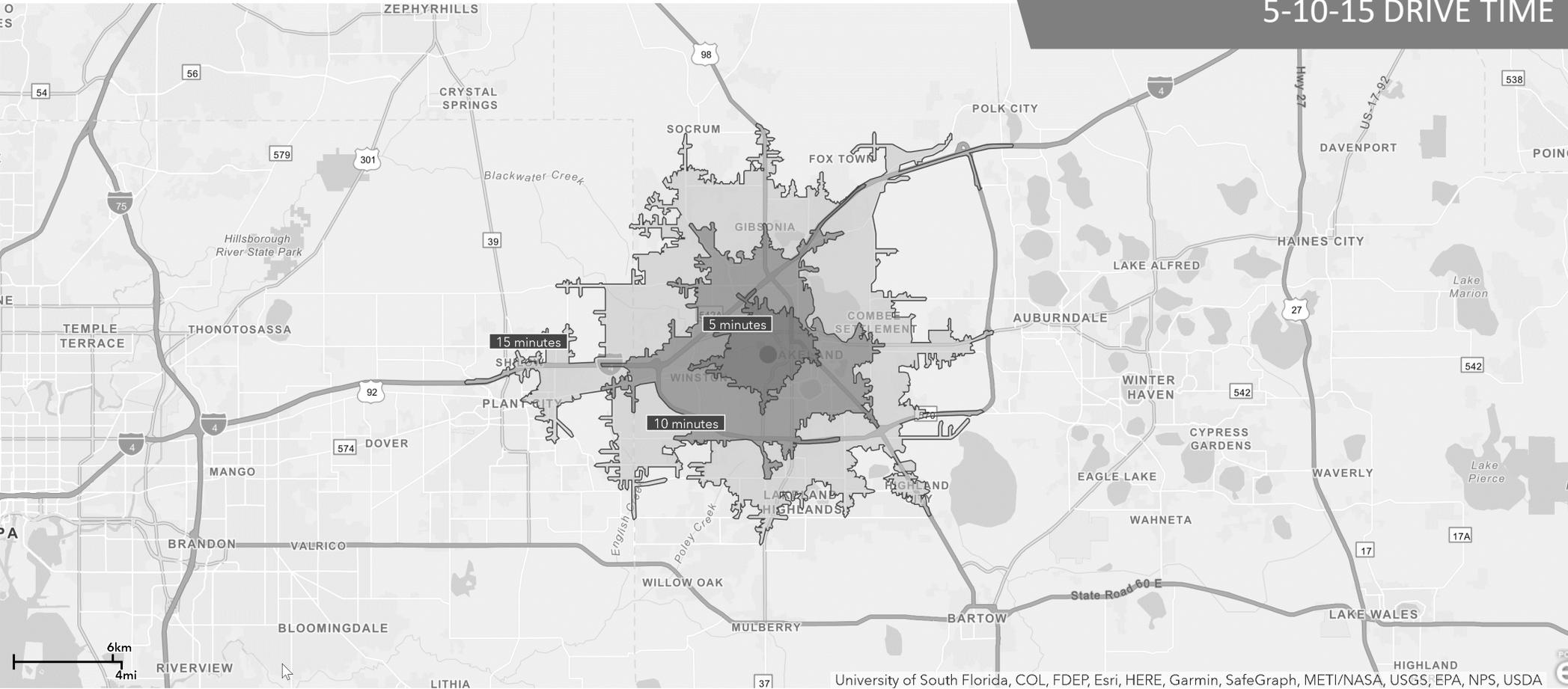
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5-10-15 DRIVE TIME



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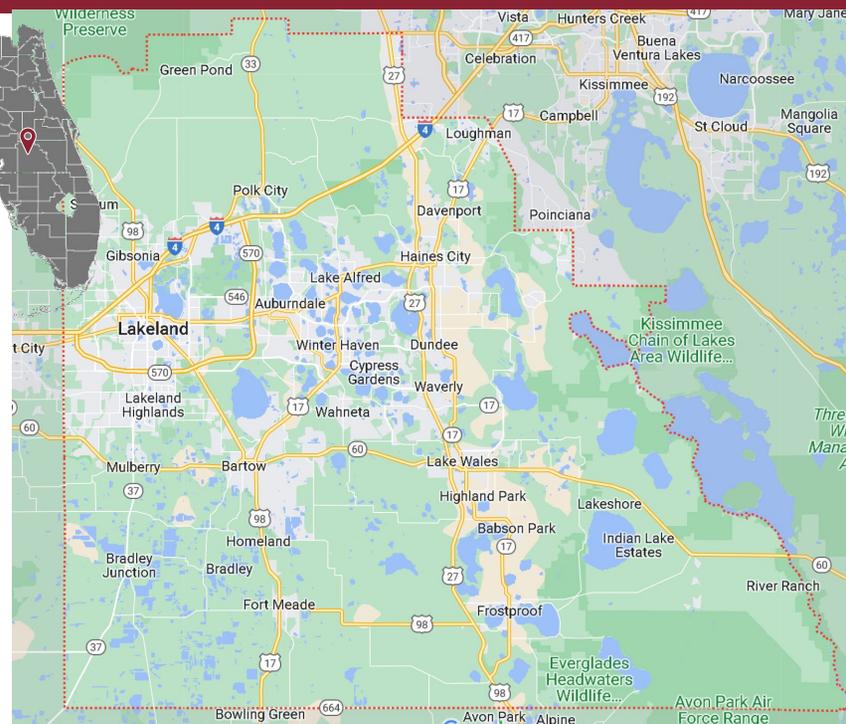
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- Situated centrally in the heart of the Sunshine State, Lakeland, Florida, is a compelling destination that marries the charm of a small town with the vibrant energy of a growing city. Surrounded by numerous freshwater lakes and splendid natural beauty, Lakeland is a picturesque locale attracting individuals and businesses alike with its unique blend of offerings.
- Geographically, Lakeland enjoys a strategic location on Florida's peninsula, serving as a midpoint between the bustling cities of Tampa and Orlando. This prime location provides businesses with easy access to two major markets, enabling them to tap into a larger consumer base without sacrificing the benefits of a smaller city living.
- Lakeland's economic landscape is as diverse as it is robust. The city hosts an array of industries, including healthcare, education, logistics, and advanced manufacturing, creating a resilient economy less prone to sector-specific downturns. With several established corporations and small enterprises thriving here, Lakeland is a fertile ground for business growth and innovation.
- Lakeland has an intricate infrastructure network that supports its status as a logistic hub. It houses the largest Publix distribution center and a colossal Amazon fulfillment center. Its well-connected roads, proximity to international airports, and access to ports make it a logistical paradise for businesses seeking streamlined distribution and supply chain processes.
- Yet, Lakeland isn't all about work. The city provides an excellent quality of life, offering a cost of living significantly lower than the national average, making it an attractive location for workforce retention and recruitment. The city is home to Florida Southern College, which features the world's largest collection of Frank Lloyd Wright architecture, adding a unique cultural flavor to the city.
- The city takes pride in its recreational offerings with lakes that are ideal for boating and fishing, beautiful parks, walking trails, and award-winning golf courses. The thriving downtown area, sprinkled with art installations, locally owned boutiques, and eclectic restaurants, inspires a sense of community and livability that residents relish.
- Moreover, Lakeland has maintained its reputation for safety, fostering a family-friendly environment. Its healthcare facilities are top-notch, including the Lakeland Regional Health Medical Center, which is among the state's best.
- Investing in Lakeland also means investing in its future. The city is committed to sustainable development, with initiatives aimed at preserving its environmental richness. It's encouraging clean energy use and working on infrastructure improvements to ensure continued prosperity.
- Finally, Lakeland is a city that welcomes with open arms. It supports new and relocating businesses with various resources, including the Lakeland Economic Development Council, which actively works to provide assistance and foster a business-friendly environment.
- From a marketing perspective, Lakeland, Florida, presents a compelling case as a business location. The city's strategic location, robust economy, vibrant lifestyle, commitment to sustainability, and pro-business environment make it a standout choice. Coupled with the city's charm and natural beauty, these features position Lakeland as not just a place to do business, but a place to build a future.



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What the SIOR Professional Can Do For You

As members of The Society of Industrial and Office Realtors James J. Steinbauer, John R. Steinbauer and J.R. Steinbauer, Jr. hold the designation of Specialist in Industrial and Office Real Estate (SIOR). This is an organization which specializes in handling and coordinating all phases of Industrial and Commercial real estate activity. With more than 3,000 members in virtually every State, Canada, Puerto Rico, Europe, Asia and South Africa, members of the Society have the unique capability of providing local, national, and international cooperative transactions.

SIOR members work effectively with over 1,000 cooperating offices in more than 580 cities worldwide. What does this mean to you? It means that the SIOR member with whom you work in your local area can locate a facility or site to meet your precise specifications in your home area or anywhere in North America and abroad. While you attend to other responsibilities at home, your SIOR contact assembles a list of properties meeting your requirements.



- Hello and welcome to Steinbauer CRE, your go-to source for commercial real estate in Florida!
- We are excited to help you find, sell or lease commercial property for your business needs, whether you're looking for an office space, a retail location, or an industrial property.
- Our team of experienced and knowledgeable real estate professionals is here to guide you through every step of the process, from searching for the right property to negotiating the best deal.
- Marketing your property for sale brings forward our extensive network, through out the state and nation, lead by our state of art marketing team.
- Florida is a thriving business hub, with a diverse economy and a growing population. Our state offers endless opportunities for businesses of all sizes, and we're proud to help our clients find the perfect property in the Sunshine State.
- At Steinbauer CRE, we believe in providing personalized service to each and every one of our clients. We understand that each business is unique, and we work hard to understand your specific needs and goals. Our goal is to help you find the perfect property that meets your business needs and fits within your budget.
- We invite you to explore our website and learn more about our available properties and services. You can also contact us directly to speak with one of our experienced real estate professionals. We look forward to working with you and helping you achieve your business goals in Florida.
- Thank you for choosing Steinbauer CRE as your commercial real estate partner. We look forward to serving you!

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Jim Steinbauer

Vice President - Broker

Jim Steinbauer, SIOR has been engaged full time in Commercial, Industrial & Development Land Real Estate Brokerage Business since 1984. Jim is a member of the Society of Industrial & Office Realtors (SIOR) where he holds the prestigious designation of Specialist, Industrial and Office Real Estate. Out of the millions of real estate sales people worldwide only about 3,400 have qualified for this designation. For over 37 years, Jim has been one of the top producing commercial real estate salespeople in Florida. His expertise includes the areas of Asset Sales and Acquisitions, Lease Negotiations, Investment Sales, Site Selection, Asset Property Management, Buyer/Tenant Representation, Consultation and Expert Witness services.

Jim is a member of the Society of Industrial & Office Realtors where he served as the Florida Chapter President in 2012 and on the Board of Directors from 2009-2013. He is a Realtor member of the Lakeland Realtors and served as President in 2016 and on their BOD from 2011 to 2017. Jim was also instrumental in assisting and coordinating the sale of the associations former Headquarters and the purchase and development of their new headquarters across from Hollis Gardens in Downtown Lakeland. He has been a member of the National Association of Realtors and the Florida Realtors since 1984. He is a member of the Rotary Club of Lakeland South, Florida Farm Bureau and Historic Lake Morton Neighborhood Association where he served as President in 2009, 2010 and 2011.

Jim earned a BBA in Marketing from Florida International University in Miami. He played NCAA Division 1 baseball at Jacksonville University, Jacksonville Florida.

Jim and his wife, Jill reside in the Historic Lake Morton area of Downtown Lakeland. They have three adult children, Joe, Jay, and Jamie and a grandson.



J. Kyle Vreeland

Associate - Broker

J. Kyle Vreeland is a highly skilled and successful real estate professional, with a diverse background and expertise in all facets of commercial property acquisition and development. He is a licensed commercial Realtor, developer consultant, grad. architect/designer, general contracting manager, and licensed commercial insurance agent. Kyle's focus is on commercial development, construction, and sales. His experience spans over \$150M in transaction, design, and management.

In 1994-1996, Kyle received his Bachelor of Science in Architecture from Florida Agricultural & Mechanical University, followed by post-graduate studies in Masters in Architect at the University of South Florida from 2000-2002. He also holds an AA in Architecture from Hillsborough Community College and attended Georgia Southern University in 1990-1992.

As a commercial Realtor, Kyle has been recognized for his accomplishments. In 2011, he was named National Emerging Broker Rookie of the Year for Coldwell Banker Commercial Real Estate. He has also received multiple awards for his outstanding sales performance, including Top Sales Producer Awards in 2011, 2013, 2016, and 2018. In 2014, Kyle was honored with the Lakeland Realtors Presidential Distinction Award, and the following year, he was named Lakeland Realtors Realtor of the Year.

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