

Professional Office Park

FOR LEASE



4175 S. Pipkin Road Suite 210 , Lakeland, Florida 33811

Property Highlights

- 11,705 SF Office
- Modern, Open Design
- Professional Office Park
- Ample On-Site Parking
- Close to Lakeland Linder



Virtual Walk Through [Link](#)

Jack Strollo, CCIM, CPM Vice President, Broker 863-683-3425 jstrollo@resbroadway.com
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Property: Discover modern elegance and functionality in this premier class A office space, offering a sprawling 11,705 sq. ft. of space. Enjoy a plethora of upgrades throughout the space, enhancing comfort, productivity, and ambiance for occupants and visitors alike. The office provides ample room for various layouts and configurations to accommodate the unique needs of your business. Standard functionality of the space boasts (14) private, glass-walled offices; glass-walled conference room to seat 10; waiting and reception area, with custom built desk; full, open break area; and grouped cubicles seating up to 30 staff. The ambiance of the space has an open ceiling, industrial feel with polished concrete floors; exposed HVAC ducting; glass walls everywhere to let tons of natural light in; custom LED lighting package throughout; and even a cool breakout room made from a storage container. This office presents an outstanding opportunity for businesses seeking a distinguished presence in a prime location. (furniture negotiable).

Lease Price: Negotiable



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Location: This property is located in the Parkway Corporate Center in SW Lakeland. Conveniently located just minutes away from the Lakeland Linder Regional Airport and the Polk Parkway, it ensures seamless connectivity to major transportation hubs and thoroughfares. Parkway Corporate Center is home to Marcobay Construction, Northwestern Mutual Life, Curry Controls, the Veteran's Administration, and IOA Insurance. Nearby Lakeside Village offers a host of dining options for employees and guests, and the city hub is just 6 miles away, a quick 15-minute drive to city offices, parks, dining and the finance center of Lakeland.

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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Floor Plan



4175 S. Pipkin Road Suite 210, Lakeland, Florida 33811
Photos



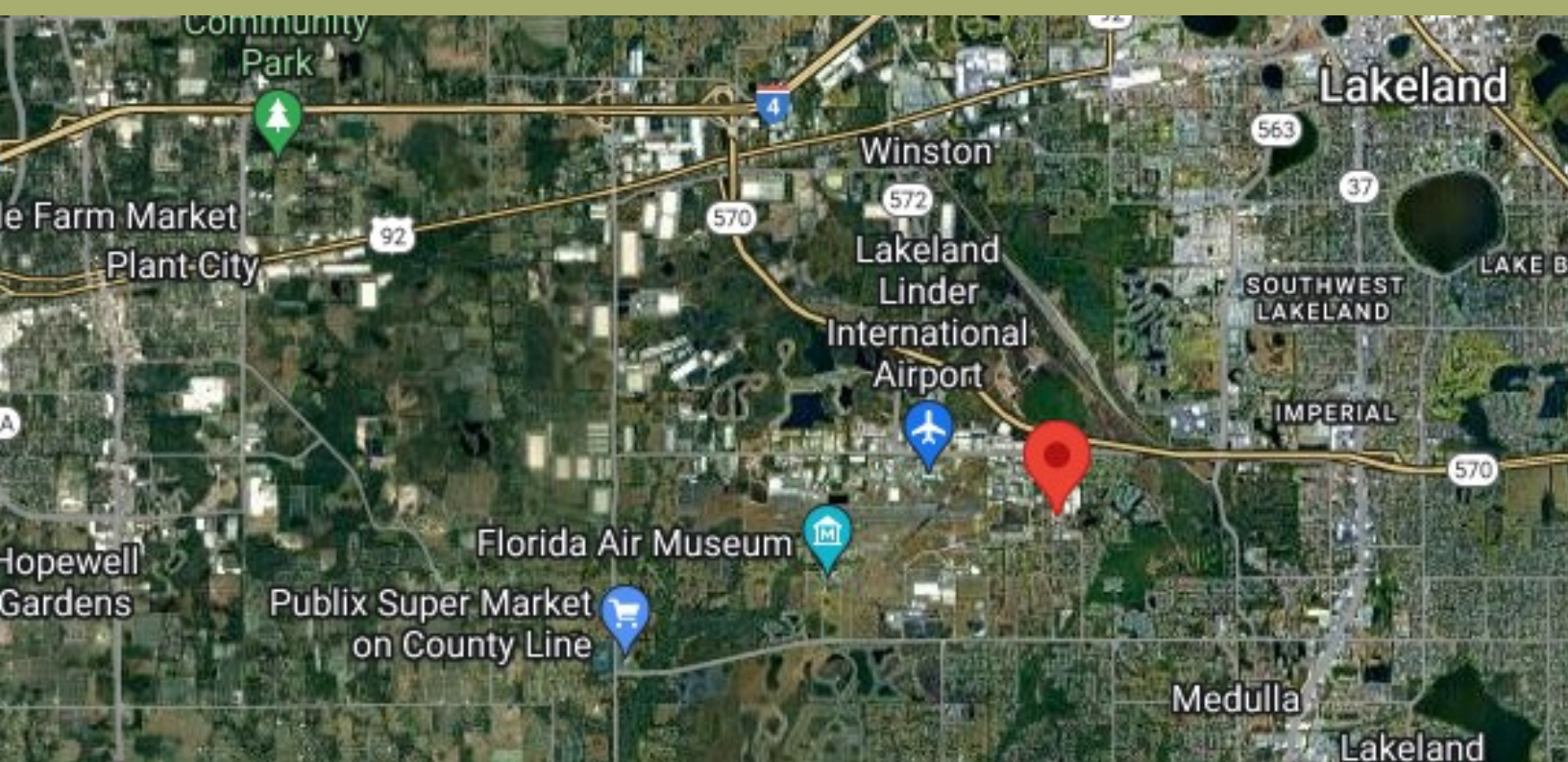
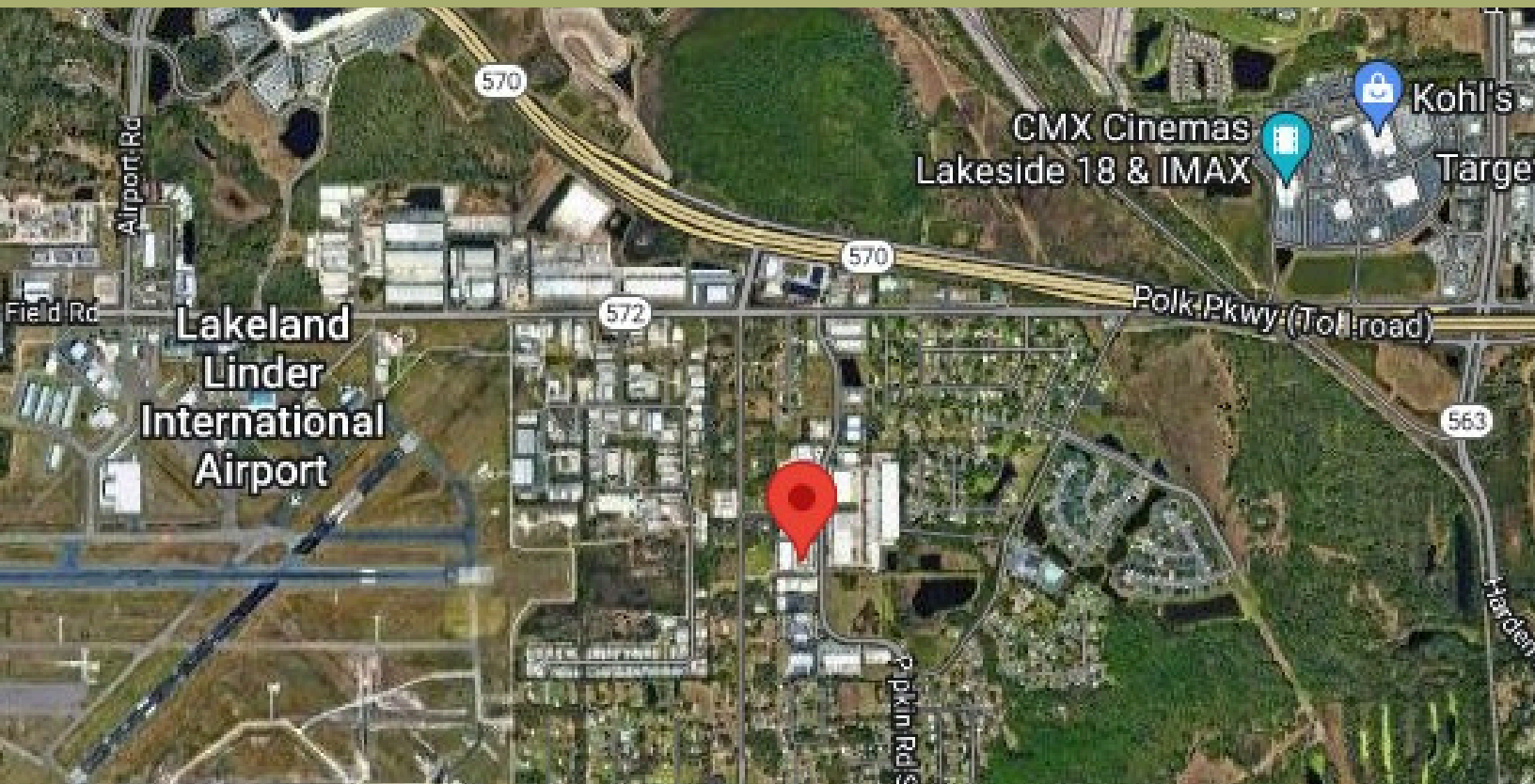
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LOCATION MAP



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Area Information



Area Information: Lakeland, Florida is a strategically located city in the heart of the Sunshine State, offering a host of compelling reasons for businesses to consider it as their base of operations. The area surrounding Lakeland boasts a combination of attributes that make it an attractive destination for businesses of all sizes and industries. Lakeland is situated in the heart of Central Florida, making it an ideal hub for businesses looking to serve both the local and statewide markets. It's conveniently located between major metropolitan areas like Tampa and Orlando, providing easy access to these economic centers. The city is also home to the Central Florida Intermodal Logistics Center, facilitating the efficient movement of goods by rail and road. Lakeland is within a few hours' drive of major Florida ports, including Port Tampa Bay and Port Canaveral. This makes it an excellent location for businesses involved in import/export and distribution. Nearby educational institutions, such as Florida Southern College and Polk State College, provide a pool of talent for various industries. Florida, in general, is known for its business-friendly policies, including no state income tax and various incentives for businesses. With access to beautiful lakes, parks, cultural attractions, and a relatively low cost of living compared to many other parts of Florida. The area surrounding Lakeland offers a range of affordable industrial and commercial real estate options. Whether you need office space, manufacturing facilities, or warehousing, you can find suitable properties to meet your needs. The city and its surrounding area have invested in infrastructure improvements, including utilities and technology, to support business growth and innovation. a wonderful lifestyle for employees with its pleasant climate, cultural amenities, and recreational opportunities, making it an attractive place to live and work.

