



**PRIME SOUTH FLORIDA AVENUE/POLK PARKWAY  
THREE FURNISHED EXECUTIVE OFFICES – FOR LEASE**

Property Address: 3825 S. Florida Avenue, Lakeland, FL 33813-1103

Property Location: SW corner of South Florida Avenue behind Popeye’s Chicken restaurant, at the off ramp of SR 570 (Polk Parkway) exit 7.

Type Property: 2-story – 4,550 SF – CB construction, professional building – contemporary design – no elevator – some bay windows – two RR – 25 parking spaces.

Available Space: 2<sup>nd</sup> floor furnished offices with window view unto Southbound S. Florida Avenue.

Zoning/Land Use: C-1 City of Lakeland

SUITE	SUITE SIZE	COMMENTS
1	LEASED	Avenue Hair Salon and Spa
2A	LEASED	Lashed by Arias
2B	VACANT	SW corner shared reception/waiting room.
3	LEASED	Event Room
4A	LEASED	Next Level Consulting
4B	VACANT	SE corner contiguous to Suite 4C
4C	VACANT	SE corner with shared sitting area
5	LEASED	The Mahoney Group, Inc.

Comments: Immediate access to Polk Parkway (SR 570) and S. Florida Avenue (Lakeland’s main North/South thoroughfare, in the hub of commercial activity.

Lease Rate: \$700.00/month includes utilities, Wifi, weekly janitorial, microwave and furnishings, parking.

Signage: Landlord provides interior signage. Exterior large pylon signage at Tenant’s cost. Great visibility.

Contact: Maria Mahoney, 863 640-0445, FL Broker/Owner

*DISCLAIMER: Information contained herein is from sources deemed reliable but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers or tenants are encouraged to verify, independently all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland is the agent of and represents the Owner who is also Broker/Owner.*