

BOWYER BUILDING

FOR LEASE



231 N. Kentucky Avenue, Lakeland, Florida 33801

Property Highlights

- 2ND FLOOR, 2,100 RSF OFFICE
- ELEVATOR ACCESS
- COMMON AREA MAINTENANCE
- CBD LOCATION
- FOUR PRIVATE OFFICES, RECEPTION, BREAKROOM AND LARGE OPEN WORKSPACE



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



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Property: The Herring Bowyer building is a signature 30,000 sf property situated at the NE corner of Kentucky and Pine Street. It is home to some of Lakeland's most established and iconic downtown retail merchants on the first floor, including Mitchell's Coffee Shop, Amelia Paige Boutique, and 12/six.one Salon.

This offering is for a second floor office which features four private offices, large open work space, breakroom, and reception/waiting area. Parking is included with the lease, as well as lobby signage.

Lease Rate: \$4,000 per month plus sales tax, modified gross.



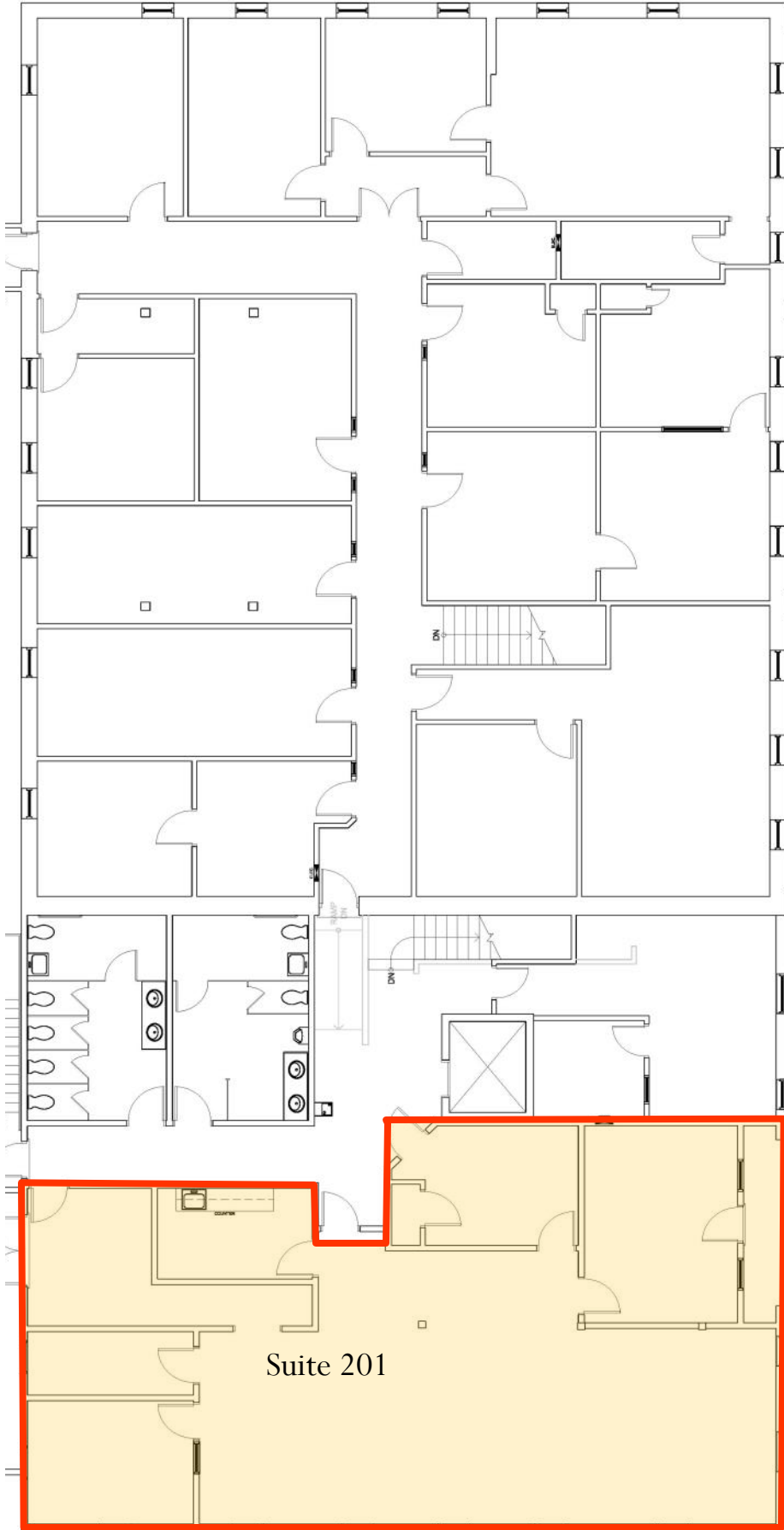
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Location: Excellent downtown location, truly in the heart of the retail/commercial district. Excellent location with Munn Park, restaurants, banks retail, city offices and other amenities within easy walking distance. Building is in the downtown CRA and historic districts. Very easy access to I-4 or Polk Parkway, both are 3+/- miles away.

Historical Information: The Bowyer building was constructed in 1902 and is the oldest commercial building still standing in Lakeland. Colonel Napoleon Bonaparte Bowyer commanded the 10th Virginia Cavalry, Army Northern Virginia in the Civil War. He moved with his family to Lakeland, Florida in 1885. He was the city's third mayor and built the first brick and masonry commercial building, built in 1902 on the corner of E. Pine St. and N. Kentucky Ave., which bears his name to this day.

Bowyer Building—Second Floor



Kentucky Avenue



Available Suite

Suite 201 - \$4,000 per mo.,
modified gross.

Includes: Common area
maintenance, elevator access,
parking



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 FASTEST GROWING CITY IN US**
(Bloomberg)
- **#2 TOP METRO HIGHEST IN MIGRATION**
(CoreLogic, Inc.)
- **#3 TOP BOOMTOWNS IN AMERICA**
(Lendingtree)
- **#4 IN FASTEST-GROWING PLACES**
(Usnews.com)
- **#5 SAFEST PLACE TO LIVE**
(Usnews.com)
- **#12 BEST PLACES TO LIVE IN FLORIDA**
(Usnews.com)
- **BEST PLACE TO START A BUSINESS**
(Inc.com)

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**
- **Lakeland Linder International Airport for jet use and Amazon Prime Air**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 120,280**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**