

# Office Suites at West Woods Complex

6810 New Tampa Hwy, Lakeland, Florida 33815

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**Publix**  
HV / LV WAREHOUSE

**Baker**  
Distributing Co.

**ACE**  
Hardware  
DISTRIBUTION

**amazon**  
fulfillment

**IKEA**  
DISTRIBUTION

**Plastipak**  
DISTRIBUTION

**Save**  
*a lot*  
DISTRIBUTION

COUNTY LINE  
COMMERCE CENTER

**DHL**  
SUPPLY CHAIN

**Bldg 6850**

**Bldg 6830**

**Bldg 6810**

**Bldg 6790**

**Entrance**

10,900  
Cars/Day

**Entrance**

**New Tampa Hwy**

**Advance**  
**Auto Parts**  
DISTRIBUTION





## PROPERTY SUMMARY



### Offering Summary

<b>Lease Rate:</b>	<b>Negotiable</b>
<b>Estimated NNN:</b>	<b>\$4.00/SF</b>
<b>Office Complex Size:</b>	84,200 SF
<b>Available SF:</b>	2,688 - 4,740 SF
<b>Lot Size:</b>	8.31± AC
<b>Year Built:</b>	6810-50: 1999 6790: 2007
<b>Parking:</b>	379 ± Spaces
<b>Traffic Count:</b>	10,900 Cars per Day
<b>PIN:</b>	232819000000023070, 232819000000023040

### Property Overview

Office suites are available for lease within a well-maintained office complex nestled among large oak trees and comprised of four buildings. The property is easily accessible and has high visibility. With ample parking and quiet surroundings, it is a perfect place to work. Each suite in buildings 6810 and 6830 have their own entrance. Buildings 6850 and 6790 have common area lobbies with restrooms.

### Location Overview

Conveniently located on the I-4 corridor between Tampa and Orlando, West Woods is the premier place to conduct business in the Central Florida area. Since Polk County is centrally located it has become one of the fastest-growing areas in the nation. At the Lakeland Airport, Amazon has planned to double its space and commercial flights are soon to follow. In addition, the trade area includes major national brands such as Publix, Ikea, and Advance Auto Parts. The local demographics allow for a wide range of potential employees to pull from for new hires.

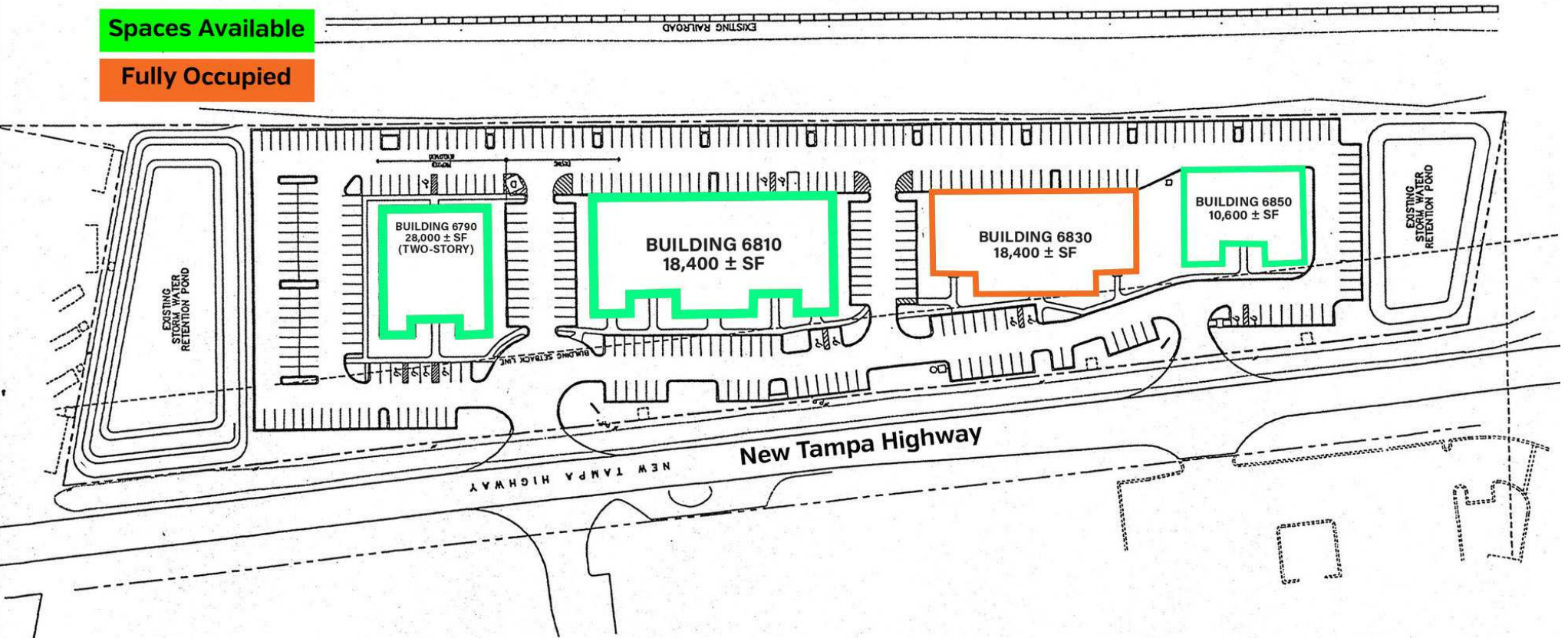
# WEST WOODS SITE PLAN

## ARCHITECTURAL SITE PLAN



Spaces Available

Fully Occupied





## LEASE SPACES

### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,733 - 4,740 ± SF	Lease Rate:	Negotiable

### Available Spaces

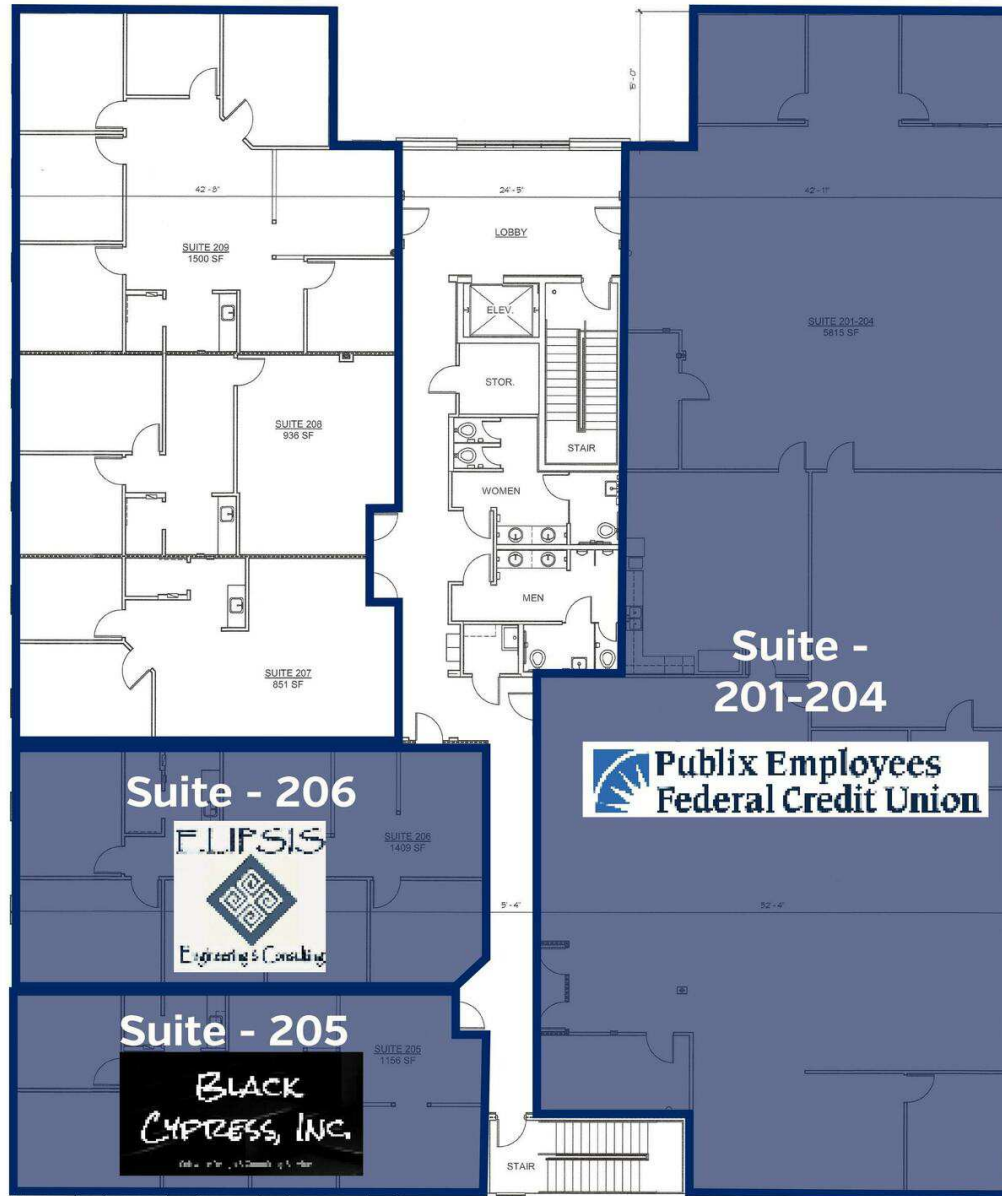
Suite	Tenant	Size (SF)	Matterport
Bldg 6810 - Suite 100 New Tampa Hwy	Available	4,740 SF	<a href="#">View Here</a>
Bldg 6790 - Suite 207 New Tampa Hwy	Available	3,733 SF	<a href="#">View Here</a>
Bldg 6850 - Suite 100	Available	2,688 SF	<a href="#">View Here</a>





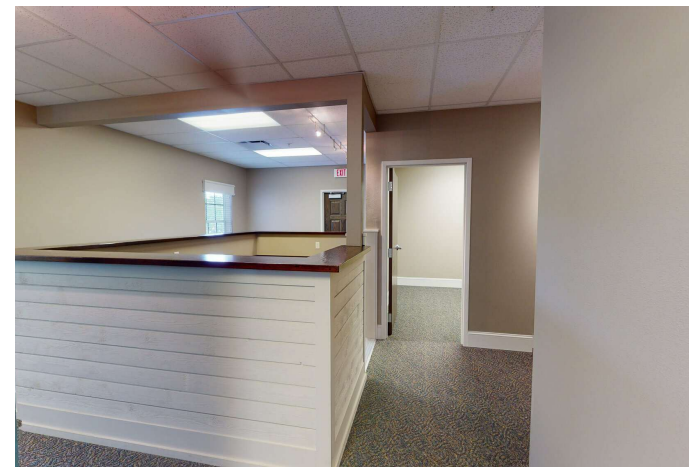
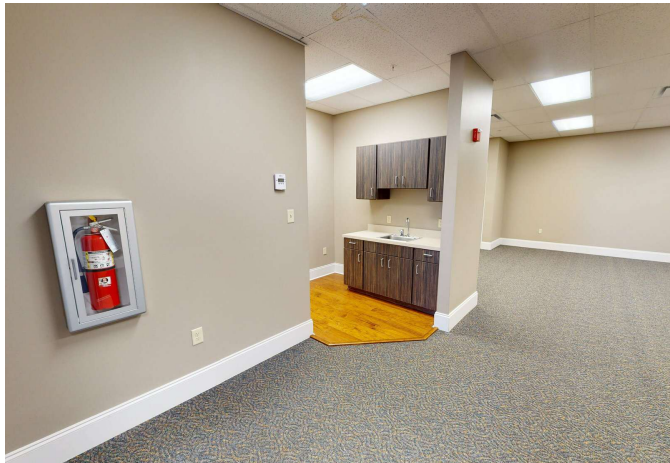
**BLDG. 6790 - AVAILABLE SPACES**

**Suite -  
207-209  
3,733 ± SF**





**BLDG 6790 - SUITE 207-209**





## BLDG. 6810 - AVAILABLE SPACES

**Suite 100**  
4,740 ± SF



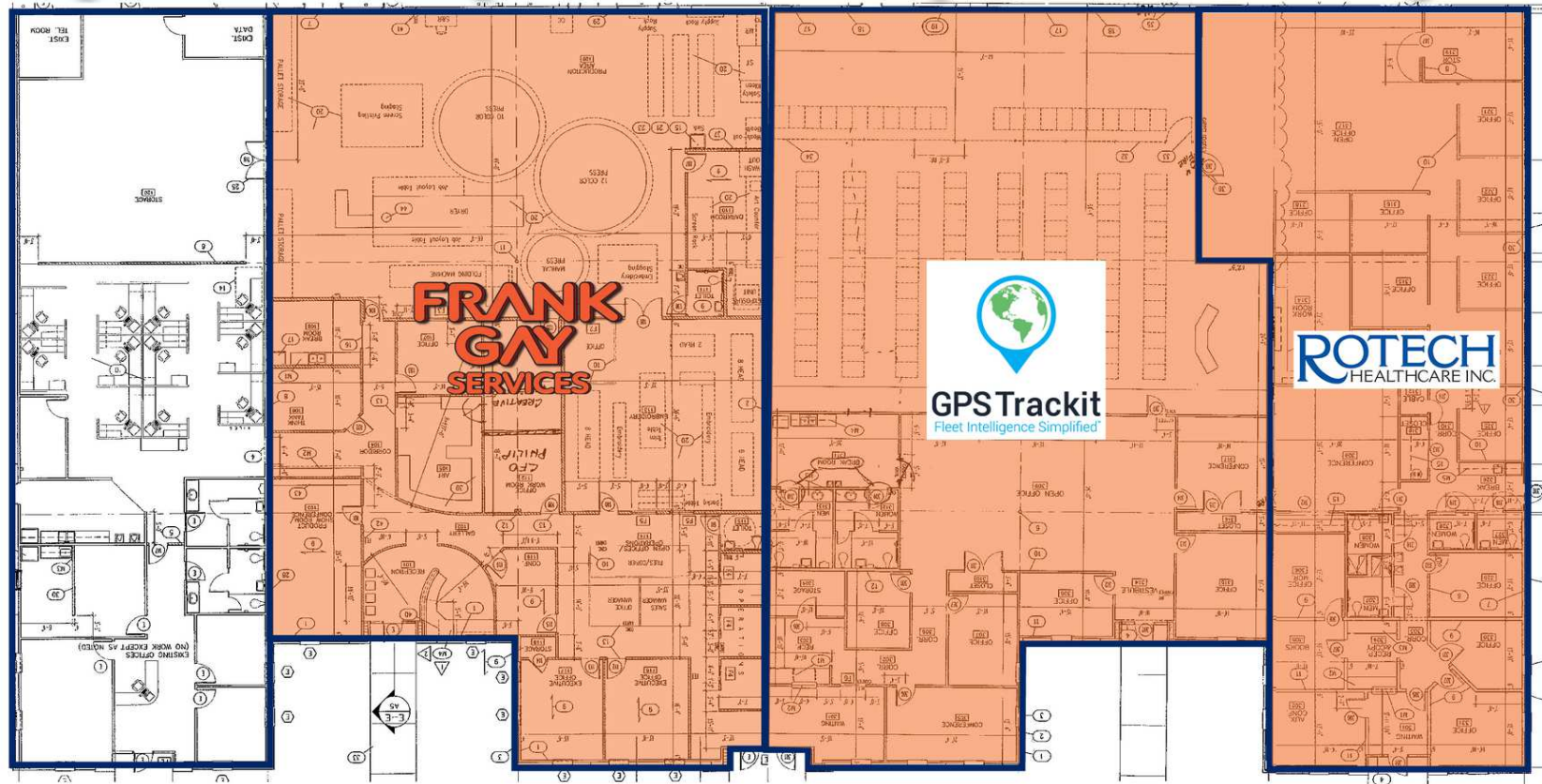
**Suite 200 - 300**



**Suite 400 - 500**  
8,323 ± SF

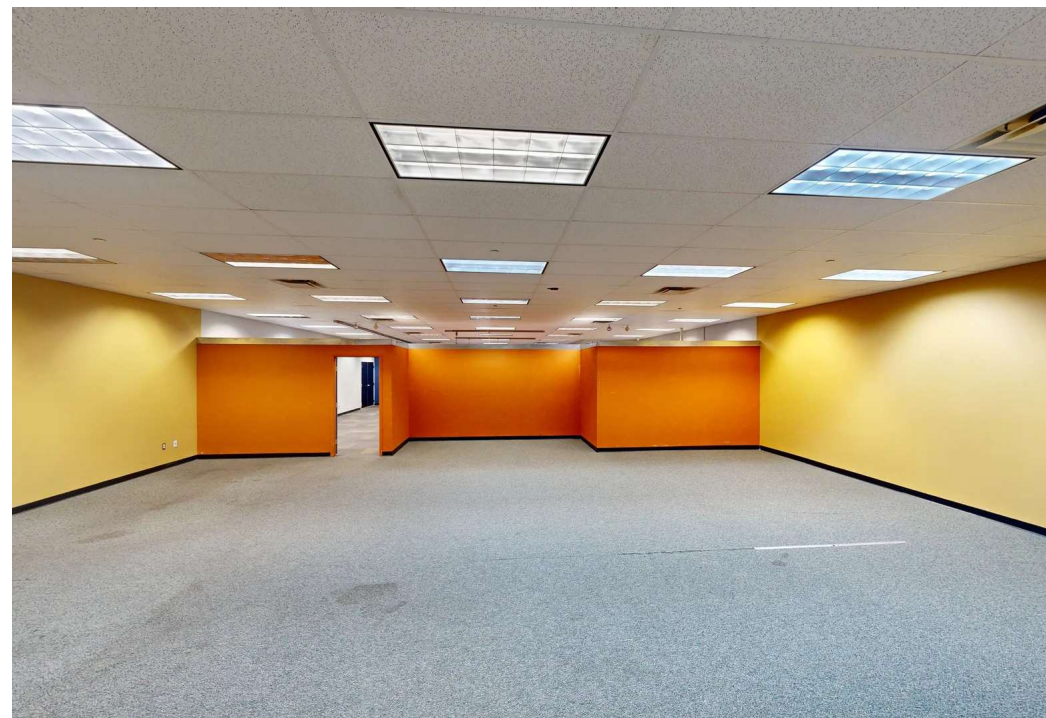
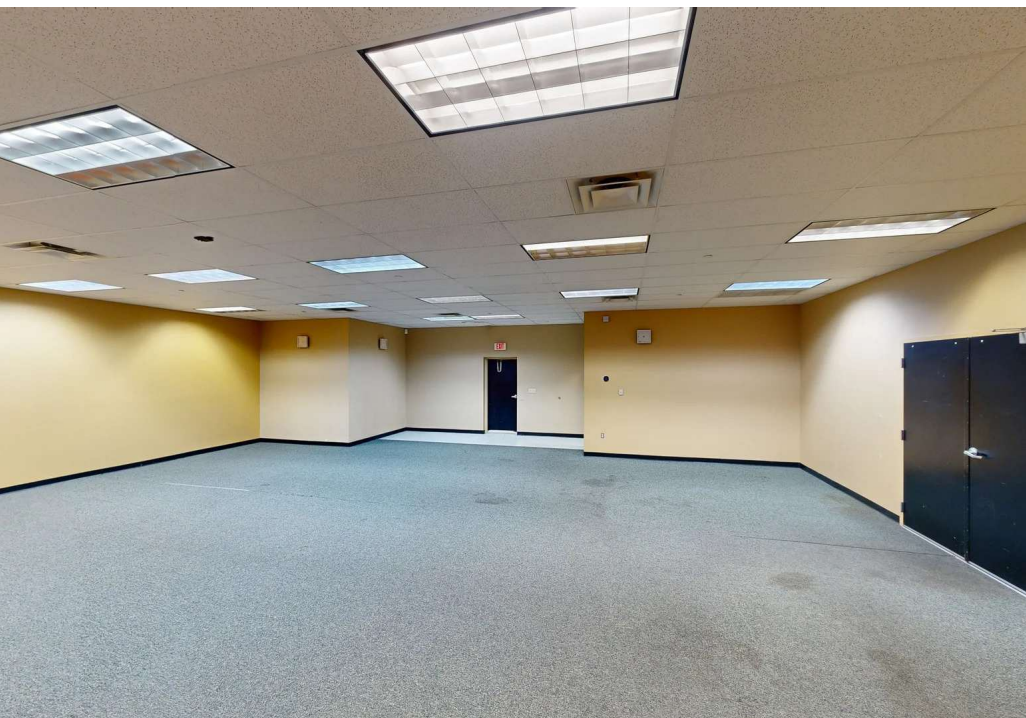


**Suite 600**  
5,277 ± SF





BLDG. 6810 - SUITE 100





BLDG. 6810 - SUITE 100

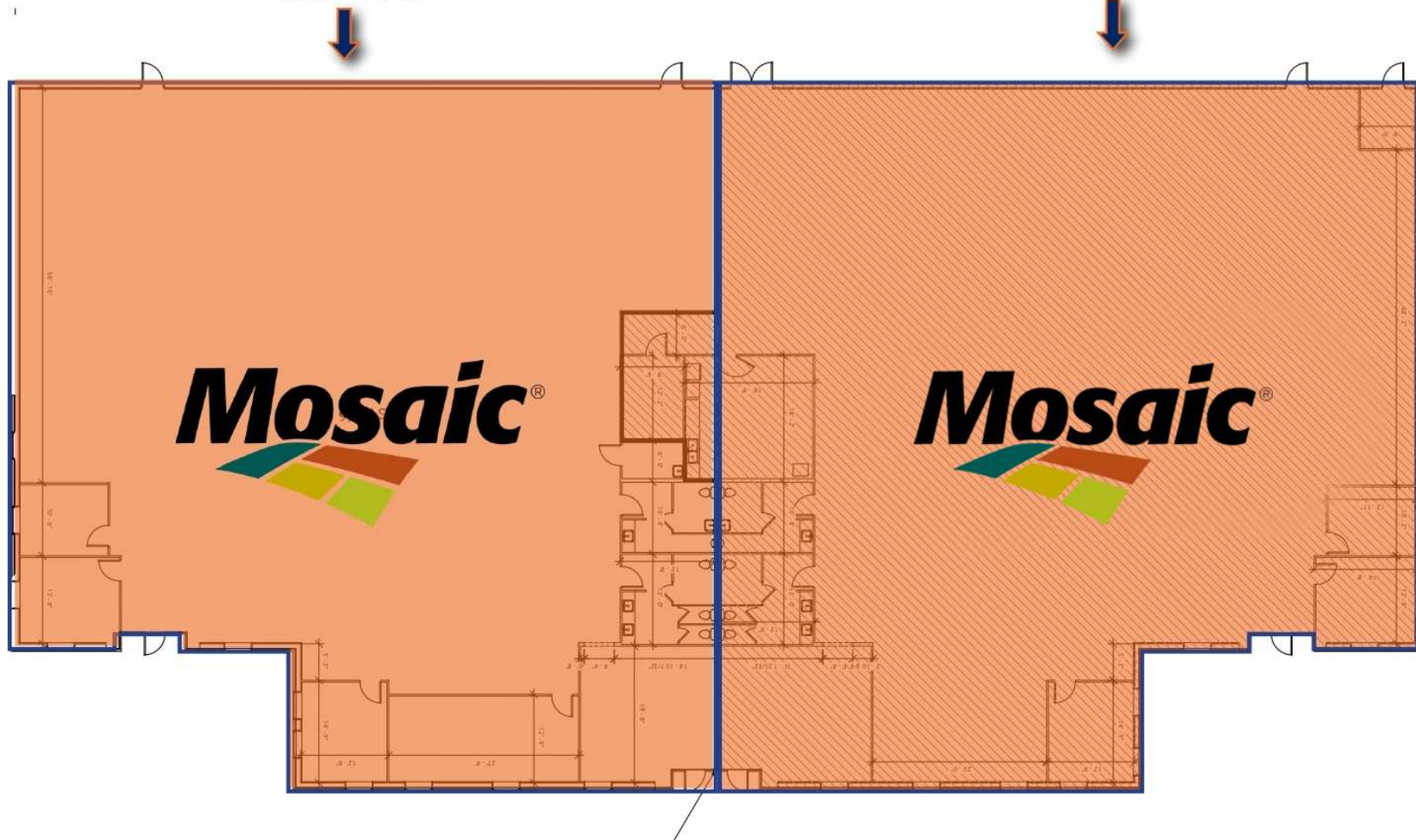




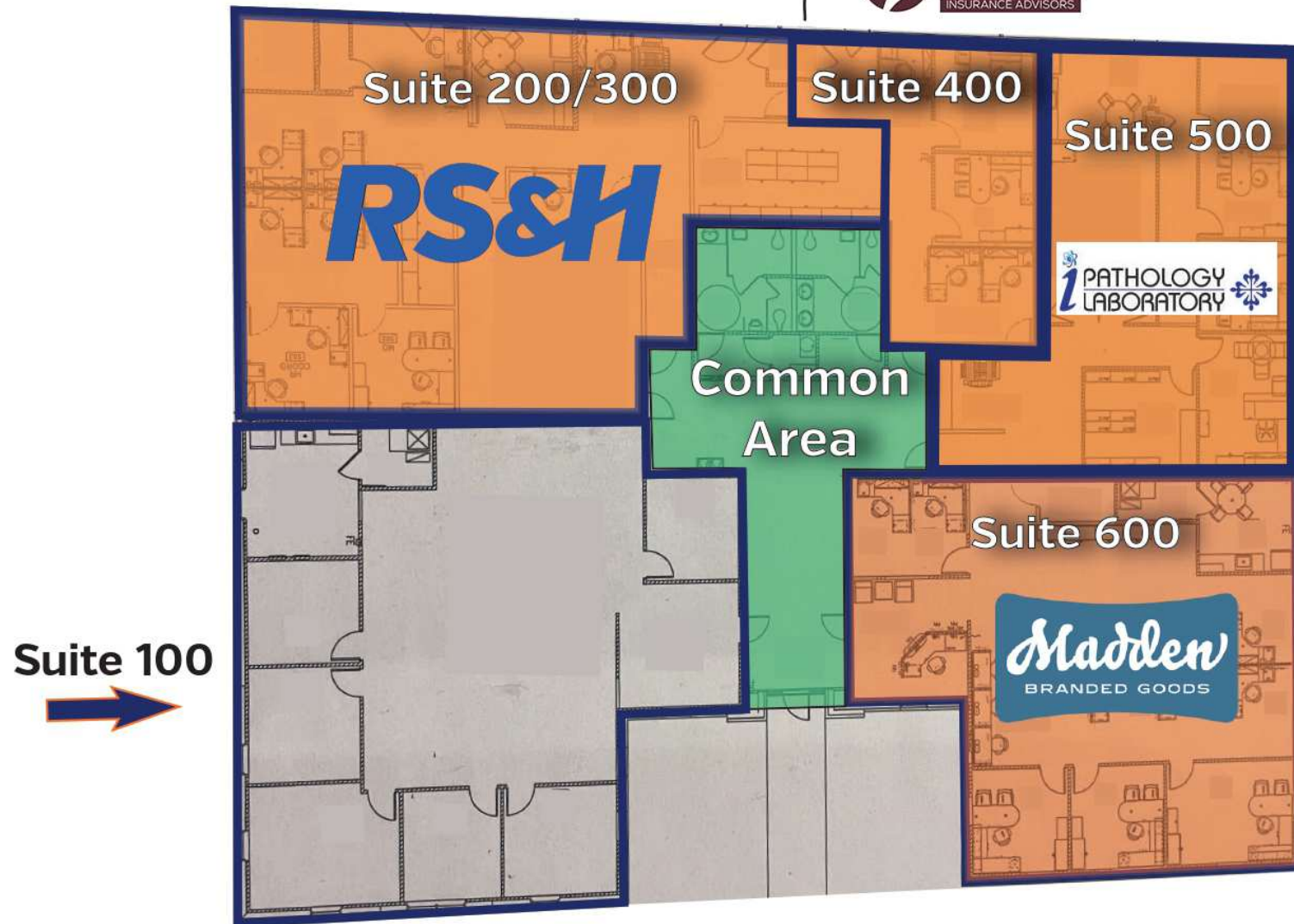
BLDG. 6830 - AVAILABLE SPACES

Suite 100/200  
9,130 ± SF

Suite 300/400  
9,690 ± SF

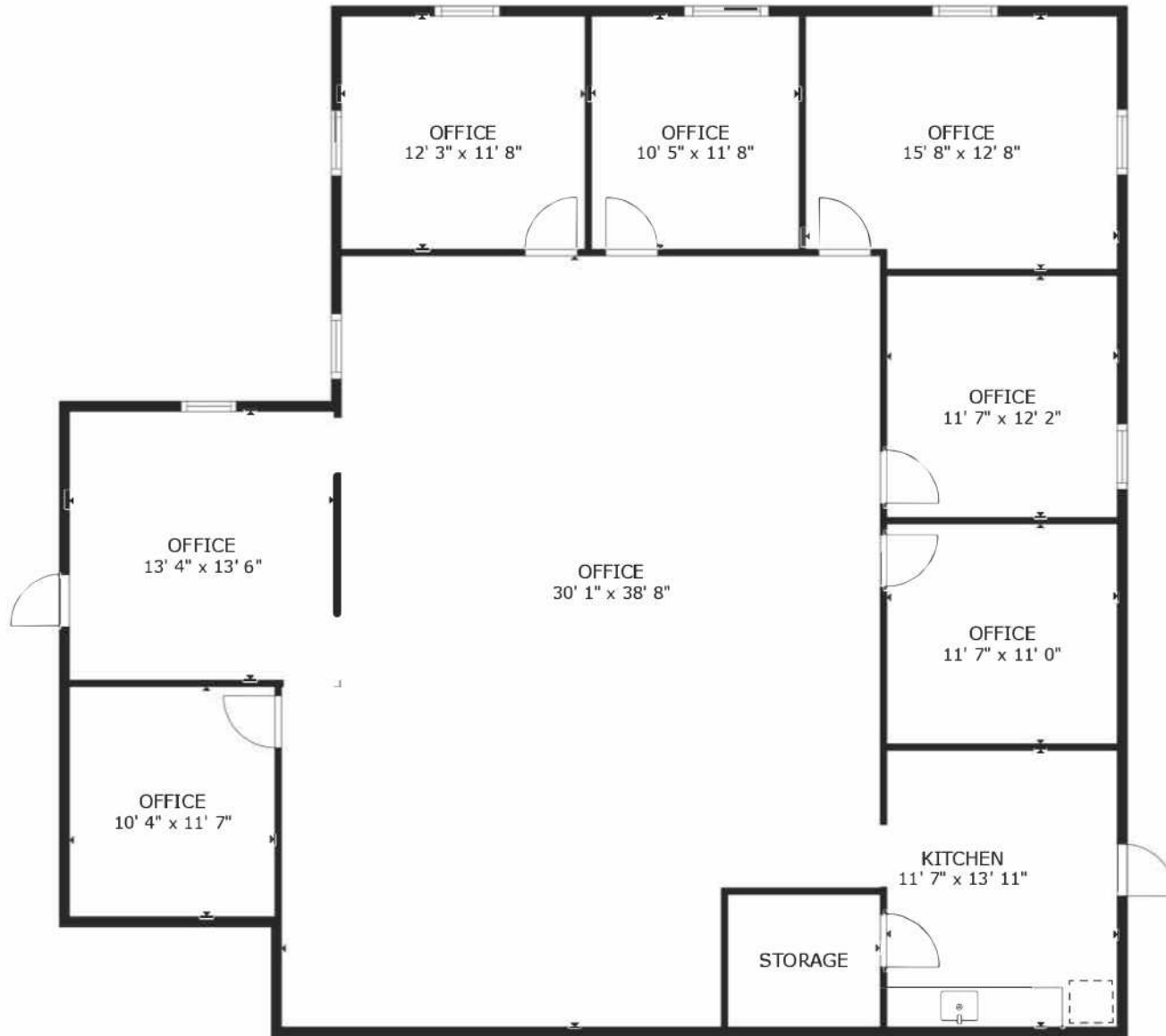


BLDG. 6850 - AVAILABLE SPACES





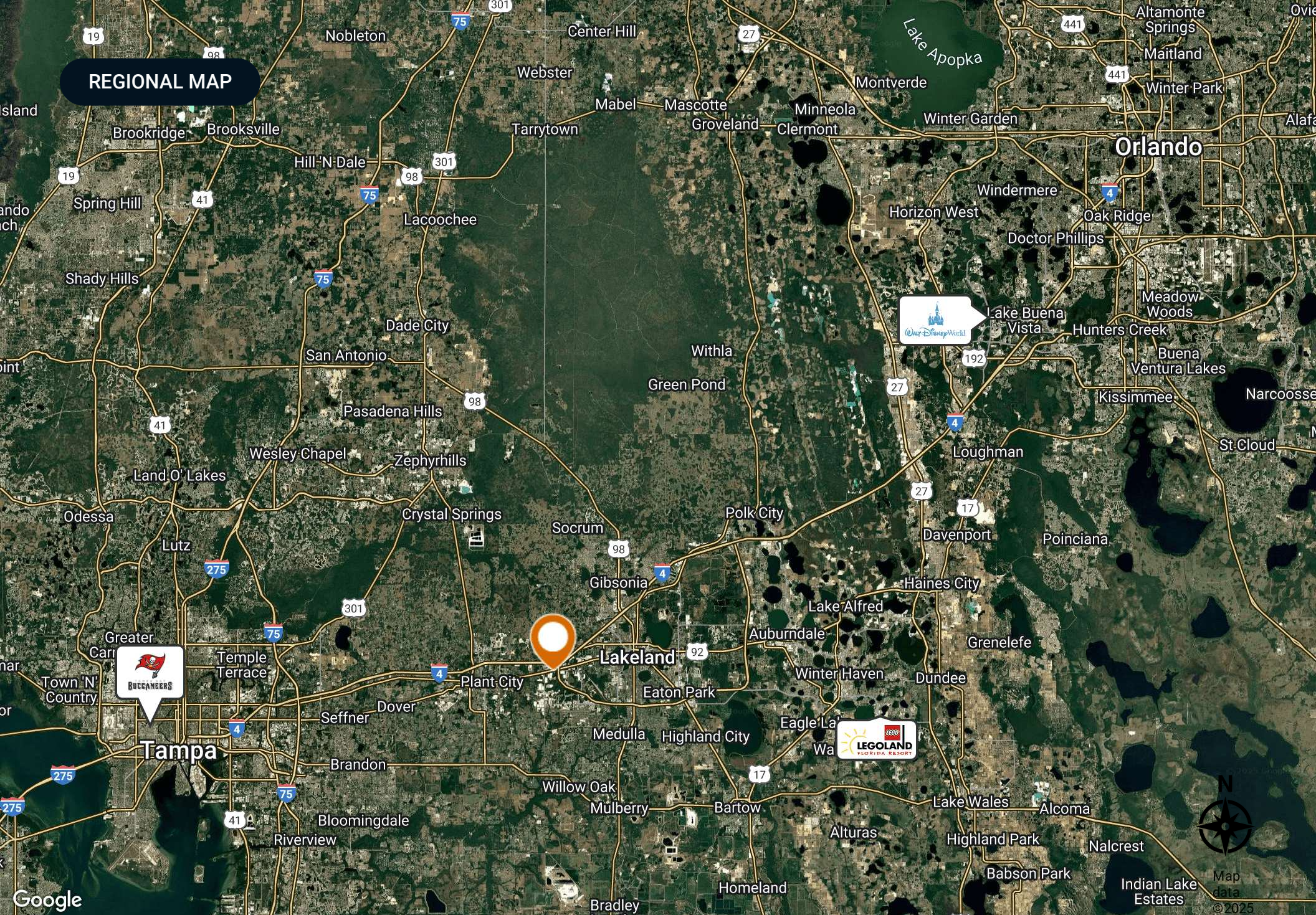
## BLDG. 6850 - SUITE 100 FLOOR PLAN



FLOOR PLAN



# REGIONAL MAP



Orlando

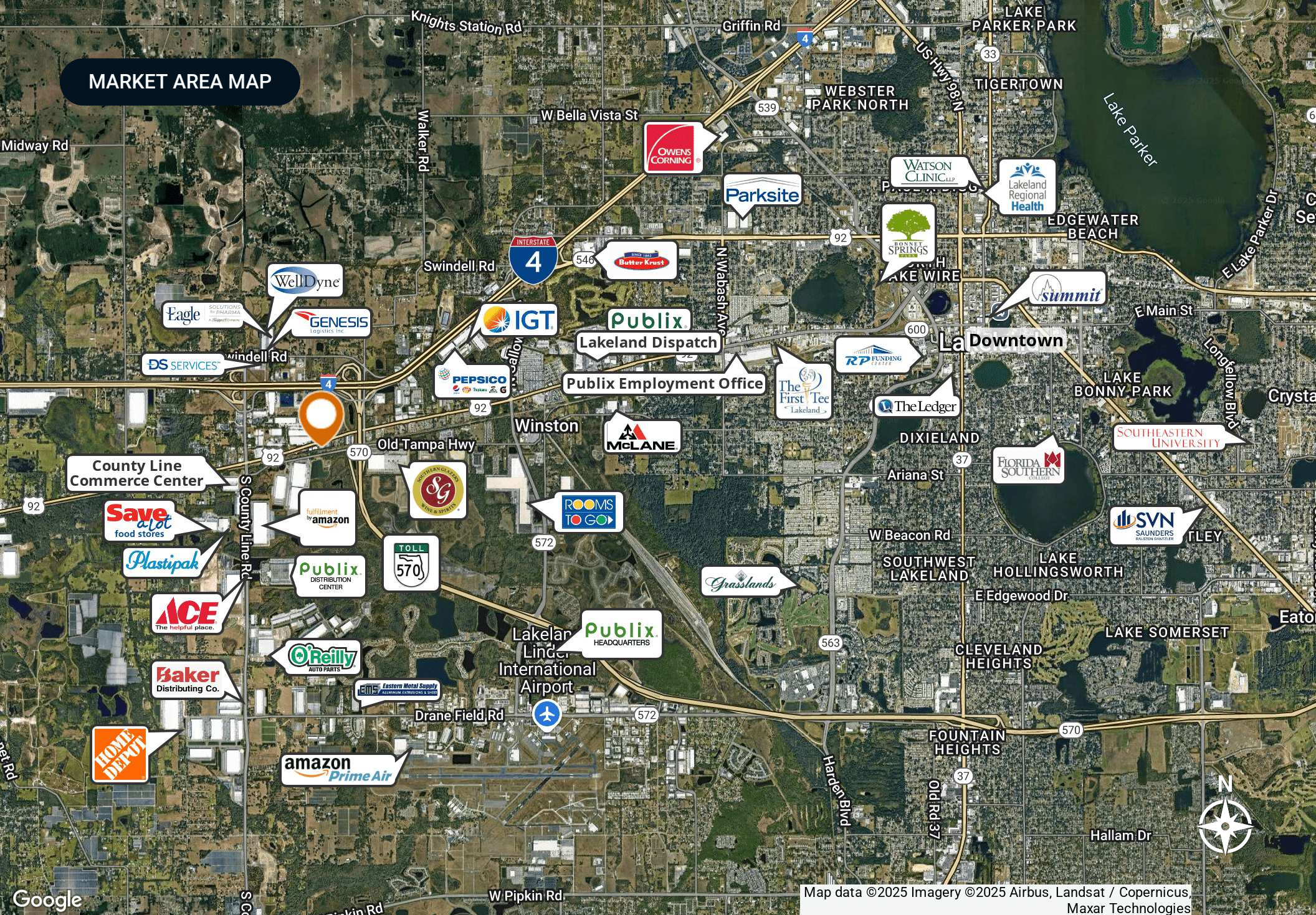


Map data © 2025

Google



## MARKET AREA MAP



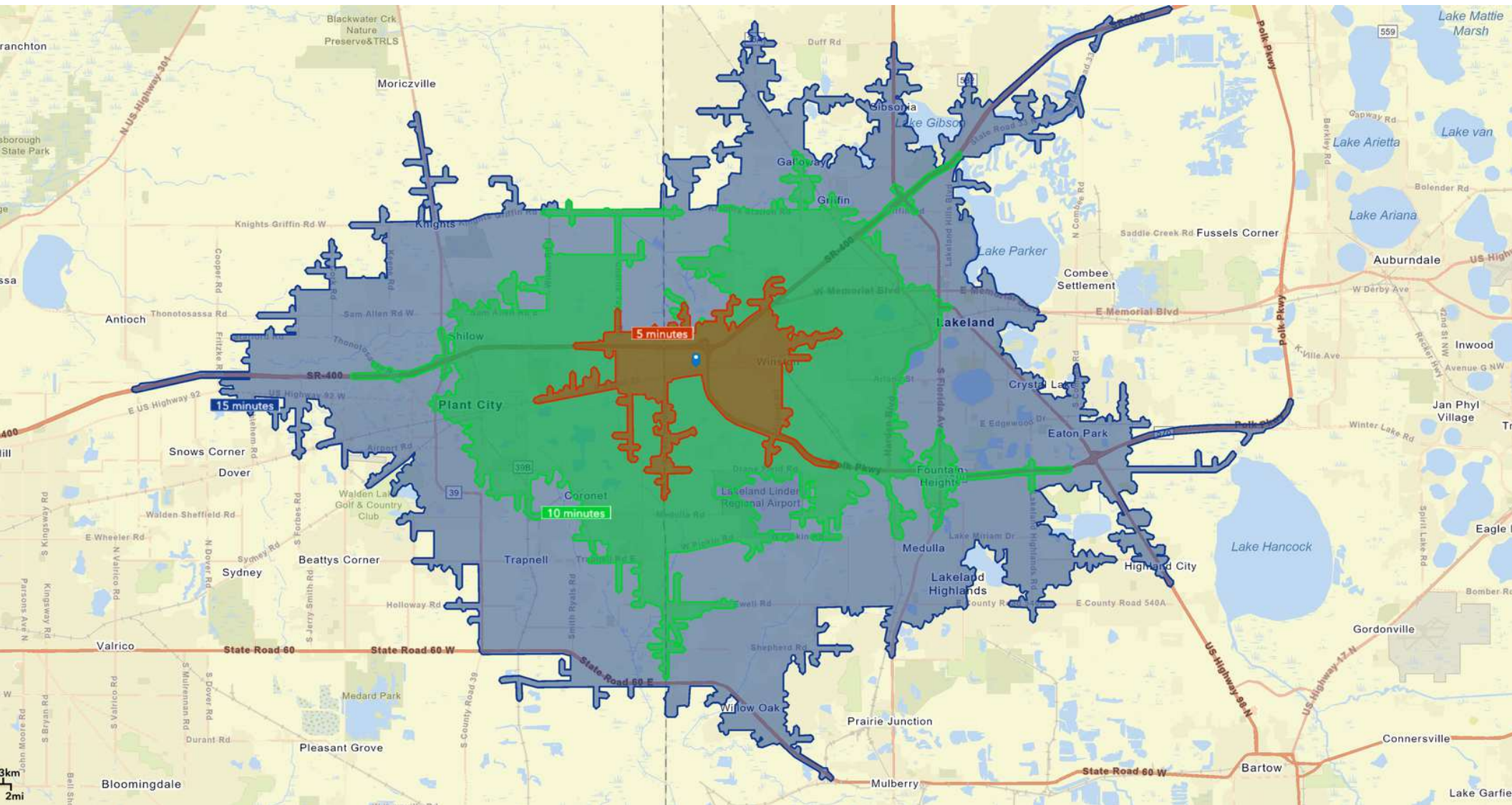


# TRADE AREA MAP





## 5,10,15 MINUTE DRIVE TIMES



## RANKINGS



**#1 TOP CITIES TO BUY A HOME**

[Businessinsider.com](https://www.businessinsider.com)



**BEST PLACE TO START A BUSINESS**

[Thelakelander.com](https://www.thelakelander.com)



**#80 IN BEST PLACES TO LIVE**

[Usnews.com](https://www.usnews.com)



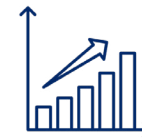
**#7 BEST PLACE TO MOVE IN THE US**

[Usnews.com](https://www.usnews.com)



**#14 IN SAFEST PLACES TO LIVE**

[Usnews.com](https://www.usnews.com)



**#5 IN FASTEST-GROWING PLACES IN THE U.S.**

[Usnews.com](https://www.usnews.com)

Lakeland is a vibrant community conveniently located along I-4 between Tampa and Orlando. With a population of just over 100,000, the city limits cover 74.4 square miles. Lakeland has many lakes that are community focal points, providing scenic areas for recreation. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found in the community.

The City embraces its past, and that is evident strolling the tree-lined brick streets in the historic neighborhoods found throughout Lakeland. The area is home to Southeastern University, Florida Polytechnic University, Polk State College's Lakeland campus, and Florida Southern College, which hosts Frank Lloyd Wright architecture's most extensive on-site collection.



SITE AERIAL

LaSalle Bristol

Plastipak

Advance  
Auto Parts

Distribution

10,900  
Cars/Day

ACCESS

New Tampa Hwy

ACCESS

600

SellEthics  
Marketing Group Inc.

ARTISTIC  
GENERAL CONTRACTING

Back Cypress Inc.

Publix Credit Union  
(Employee Federal)

FRANK  
GAY  
SERVICES

ROTECH  
HEALTHCARE INC.

VITAS  
Healthcare

VERITREAD

Old Tampa Hwy

Allen K Breed Hwy

Map data ©2025 Imagery ©2025 Airbus,  
Maxar Technologies



AERIAL FACING EAST





EXTERIOR PHOTOS





AERIAL FACING WEST

TAMPA  
28.3 ± MILES





## ADVISOR BIOGRAPHY



### Lauren Ralston Smith, CCIM, CPM

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## Professional Background

Lauren Ralston Smith, CCIM, CPM is the Property Management Director and is a Senior Advisor at Saunders Real Estate.

Lauren brings over 20 years of experience in the real estate industry, specializing in helping clients build and protect their legacies through strategic real estate investment portfolios. As a Licensed Real Estate Broker, she takes a client-focused approach, meticulously evaluating each property's strengths and weaknesses to maximize efficiency, profitability, and long-term value.

Throughout her career, Lauren has excelled in key areas such as sales, leasing, property management, and development. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM) and a member of the International Council of Shopping Centers (ICSC). In 2021, she further distinguished herself by earning the prestigious Certified Commercial Investment Member (CCIM) designation, a hallmark of expertise in commercial real estate.

Lauren's professional background extends beyond real estate, with significant experience in business development. She has successfully guided small businesses in accounting, marketing, human resources, and operations. Her academic foundation includes a Bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

With a focus on delivering exceptional results, Lauren is committed to empowering clients to grow and safeguard their wealth through real estate investments. Using her expertise in sales, leasing, property management, and development, she is able to tailor strategies to achieve both immediate goals and enduring financial success.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development





For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

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