



Office Building

FOR LEASE

231 N. Kentucky Avenue, Lakeland, Florida 33801

**Contact us
863-683-3425**



**Jack Strollo, CCIM, CPM
Vice President, Broker
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**100 S. Kentucky Avenue Suite 290
Lakeland, Fl 33801**

231 N. Kentucky Avenue, Lakeland, Florida 33801

PROPERTY HIGHLIGHTS

- **2ND FLOOR EXECUTIVE SUITES**
- **ELEVATOR ACCESS**
- **COMMON AREA MAINTENANCE**
- **UTILITIES, CONFERENCE ROOM,
INTERNET & PARKING INCLUDED**



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Property: This signature 30,000 sf property situated at the NE corner of Kentucky and Pine Street is home to some of Lakeland's most established and iconic downtown retail merchants, including Mitchell's Coffee Shop, The Embroidery Mill & Boutique & K&M Beadworks. Second floor offers three executive suites currently Suite 214 has 400 SF 7 Suite 220 with 352 SF. Executive Suites include utilities, internet, common area maintenance, conference room, elevator access and parking.



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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.



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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.



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Floor Plan



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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 Cities to buy a home (Business Insider)**
- **#1 Fastest growing city (Bloomberg)**
- **#1 most philanthropic city (Philanthropy)**
- **#6 safest places to live**
- **#6 mid-sized metro job growth (Business facilities)**
- **#17 best cities for new graduates (Good Call)**
- **#7 Best Places to move (US News & World Report)**

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**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 107,552**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**