

Office Building

FOR LEASE

1021 S. Florida Avenue, Lakeland, Florida 33803

**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**

1021 S. Florida Avenue, Lakeland, Florida 33803

PROPERTY HIGHLIGHTS

- High-end office building with 4,210 SF of space
- Located in the heart of Lakeland's Dixieland Historic District
- Seven private offices
- Inviting reception and waiting area
- Conference room
- Kitchen - Tenant lounge
- Covered front and back porches for flexible indoor/outdoor workspace
- On-site private parking
- Walkable location surrounded by retail, restaurants



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Property: This 4,210 square foot standalone office building offers premium finishes and a full suite of amenities designed for modern businesses. This space features: On-site private parking, reception and waiting area, kitchen, breakroom, conference room, comfortable lounge, seven private offices with high-end finishes. Whether you're meeting clients in the impressive conference room, enjoying a break in the lounge, or working from the inviting front or back porch, this space is designed to enhance productivity and comfort. It's more than just an office—it's a place to thrive.

Lease Price: \$7,980 per month



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Location: Ideally situated at 1021 South Florida Avenue, this property lies in the heart of Lakeland's vibrant Dixieland Historic District. The area is known for its walkability, charm, and strong mix of boutique retail, restaurants, and professional services. Just minutes from downtown Lakeland and major thoroughfares, this location offers both convenience and character.



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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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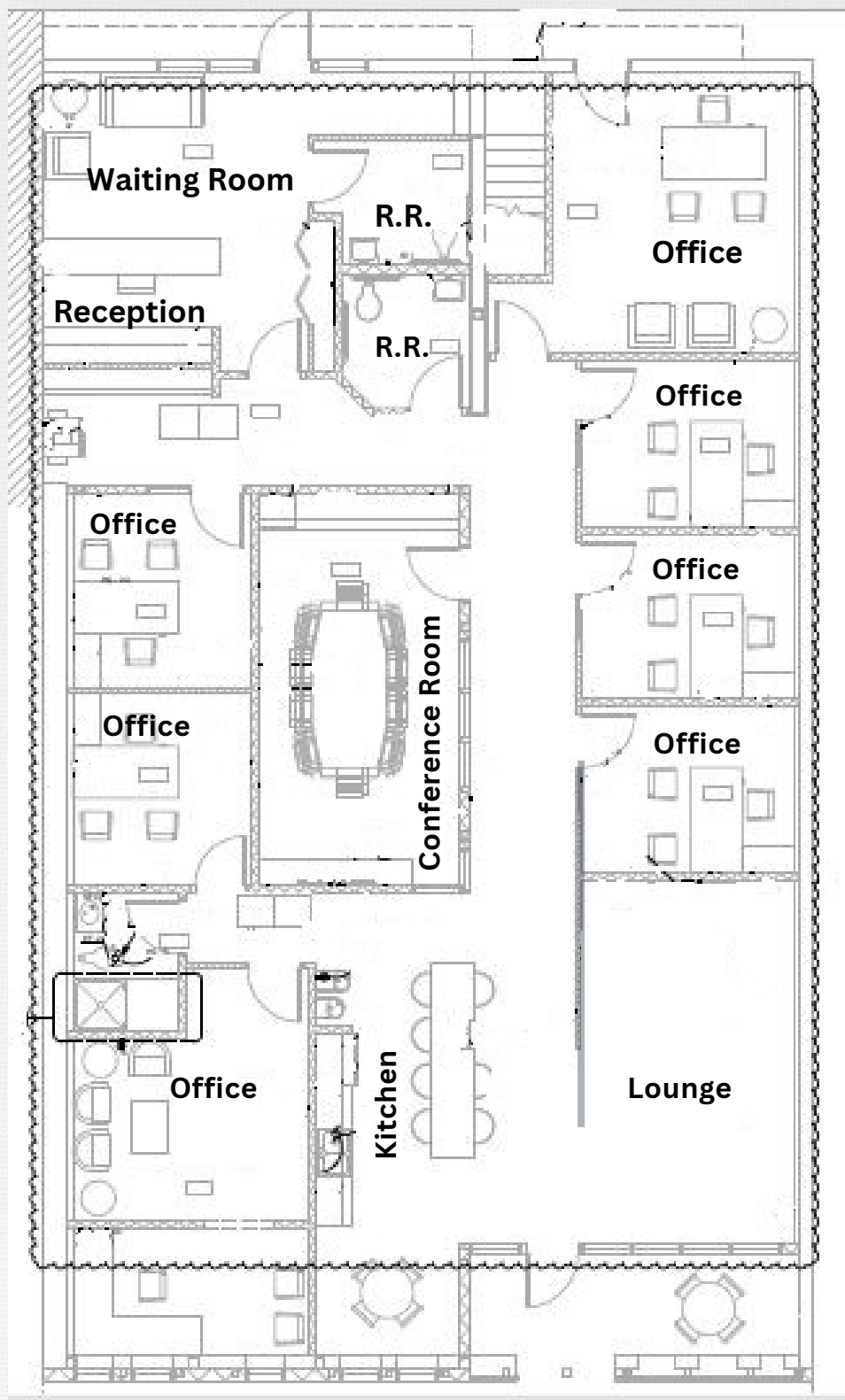
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1021 S. Florida Avenue, Lakeland, Florida 33803 Floor Plan



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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