

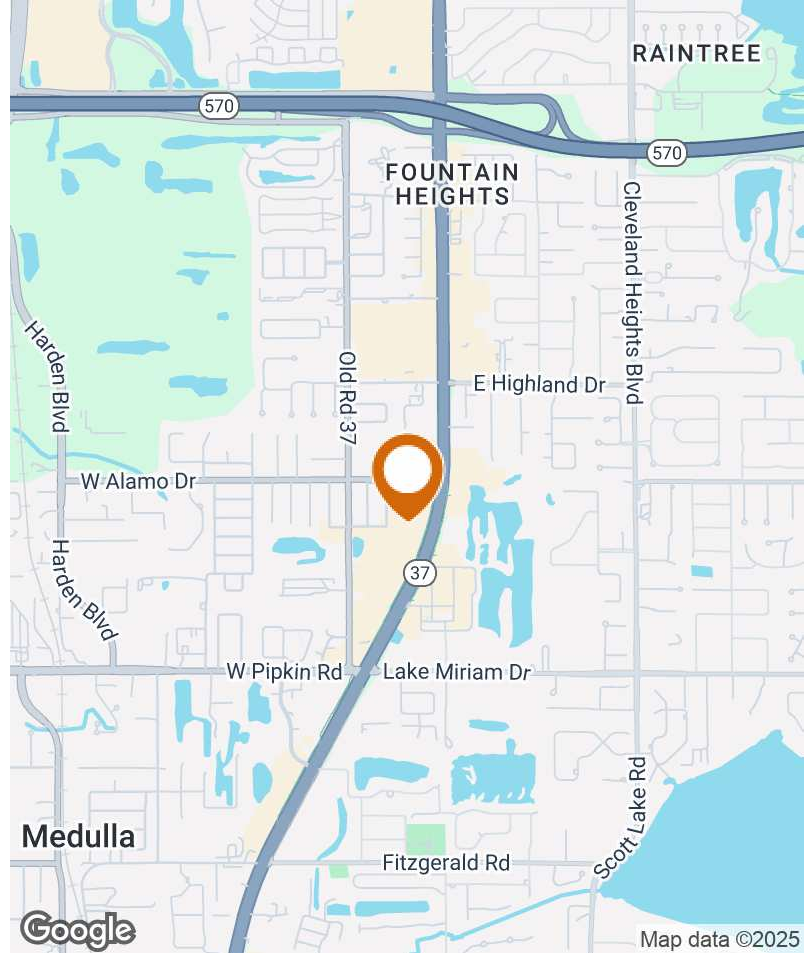
Office Space for lease at The ICONIC CLAUSSEN COMPLEX

4715 Florida Avenue South, Lakeland, Florida 33813

Craig Morby
Senior Advisor
863-581-0059
craig@saundersrealestate.com

Eric Ammon, CCIM
Senior Advisor
863-602-1001
eric@saundersrealestate.com

PROPERTY SUMMARY



Offering Summary

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Available Spaces	4-5
Space Sizes - First Floor	10,000 ± SF 6,700 ± SF
Space Sizes - Second Floor	8,400 ± SF 5,000 ± SF
Year Built:	1993
Zoning:	LCC, Unincorporated Polk County
Parking:	Abundant in Rear of Building

Property Overview

The iconic Claussen's furniture building on South Florida Avenue in Lakeland. In business for over 50 years, the Claussen family have become synonymous with the furniture business in Polk County, with two large furniture operations in both Lakeland and Winter Haven.

This property is a one of a kind in Lakeland, comprising almost 140,000 SF on 8.4 magnificent acres stretching from South Florida Ave, west to Old Hwy 37. With over 500 feet of frontage on S. Florida Ave, this property epitomizes familiarity, visibility and exposure.

We are pleased to present a total of 30,000 SF of office space on the first and second floors, in the south side sections of the complex. We have approx. 16,700 SF of office for lease on the first floor and approx. 13,400 SF on the second floor. The spaces consist mostly of open spaces and offices ranging in sizes.

The spaces are accessible from the rear entrance of the store with a common lobby shared by NUC (National University College) aka Florida Technical College. There is an elevator to the second floor space.

Located on one of the busiest thoroughfares in Lakeland, averaging 42,000 cars per day, this location is tough to beat. Within minutes of the Polk Parkway and surrounded by retail, restaurant and big box retail.



Property Highlights

- .Approx. 30,000 SF of office space for rent at the iconic Claussen's Furniture Complex in Lakeland FL. These are first and second floor spaces.
- Zoned LCC, Unincorporated Polk County. This zoning use allows for a wide variety of retail and office uses. Office is the highest and best use here.
- Space 1 - first floor - combination of 2 areas comprising approx. 10,000 SF
- Space 2 - first floor - multiple offices with opportunity to re-invent - approx. 6,700 SF
- Space 3 - second floor - combines open space with office space - approx, 5,000 SF
- Space 4 - second floor - combines some space being vacated by the current tenant with office space - approx. 8,400 SF
- Space 5 - first floor - 1,460 SF. Currently unavailable due to construction.
- All spaces would likely need renovation - Landlord is open to a free rent scenario to allow for Tenant improvement.
- Property is public water and sewer. City of Lakeland for electric and water, Polk County Utilities for sewer.
- Currently, NUC (Florida Technical College) is expanding their footprint, part of which includes a new elevator on the south side of property.
- Parking is abundant on the west side of the property.
- Triple nets for 2025 are \$2.76 and include property taxes, insurance and property maintenance.

LEASE SPACES



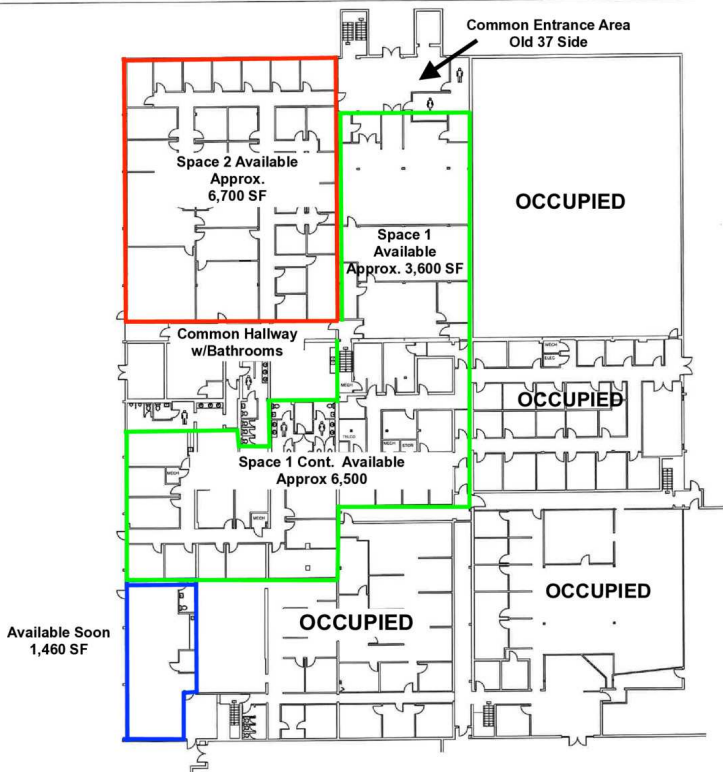
Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,000 - 10,000 SF	Lease Rate:	\$18.00 SF/yr (NNN)

Available Spaces

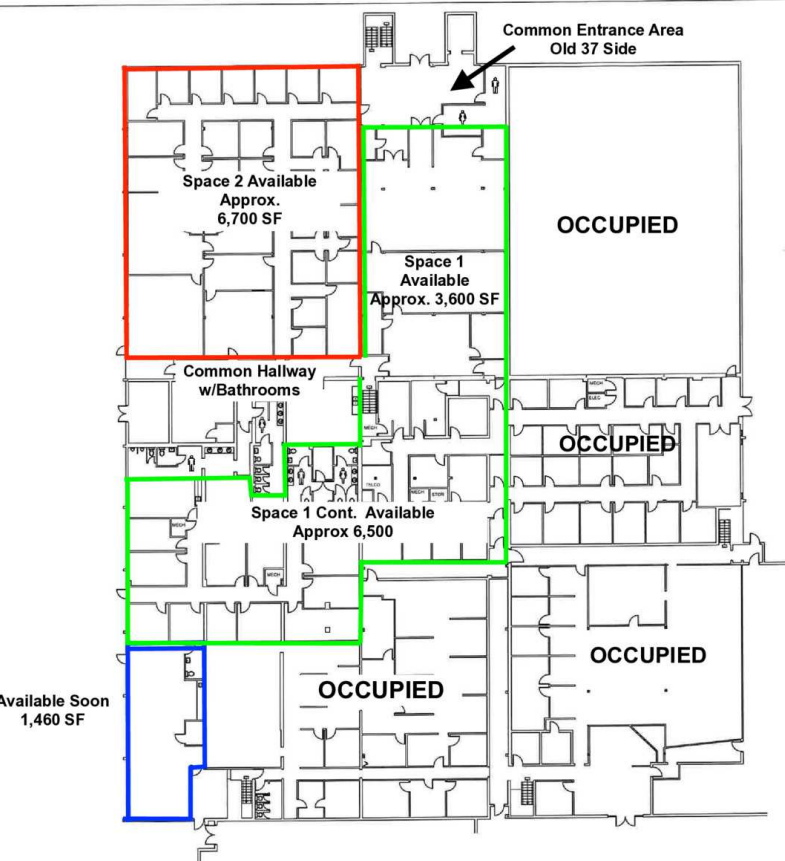
Suite	Tenant	Size (SF)
First Floor Office Space	Available	10,000 SF
First Floor Office Space	Available	6,700 SF
Second Floor Office Space	Available	5,000 SF
Second Floor Office Space	Available	8,400 SF

FIRST FLOOR SPACES



Suite 1 (First Floor - 10,000 SF)

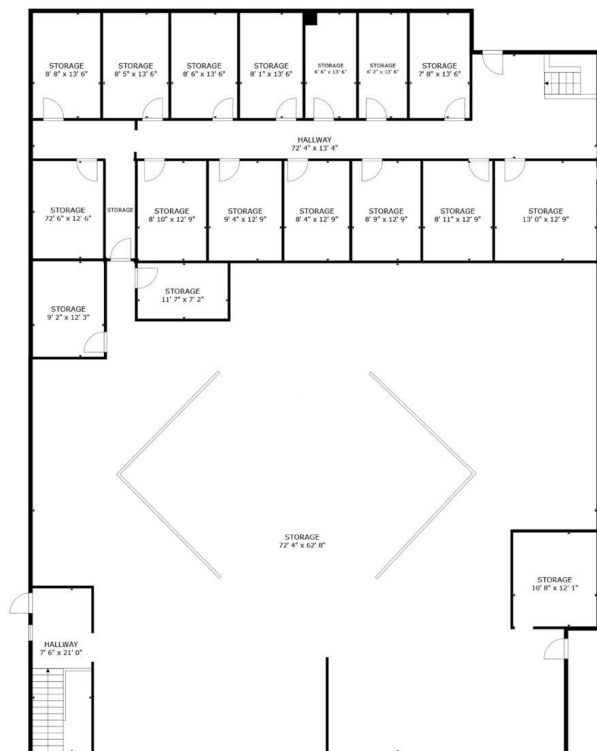
Outlined in green, this space comprises two areas on the first floor. The space is accessed through the rear entrance off of Old Hwy 37. A common area lobby precedes the space. The first part of the space is generally open area currently used for furniture storage. The accompanying space comprises offices of various sizes, and a common hallway with bathrooms.



Suite 2 (First Floor - 6,700 SF)

Outlined in red, this space comprises 6,700 SF, and is also accessible from the common lobby space at the rear of the building. The space is comprised a several offices of various sizes, and a common area hallway with bathrooms.

SECOND FLOOR SPACES



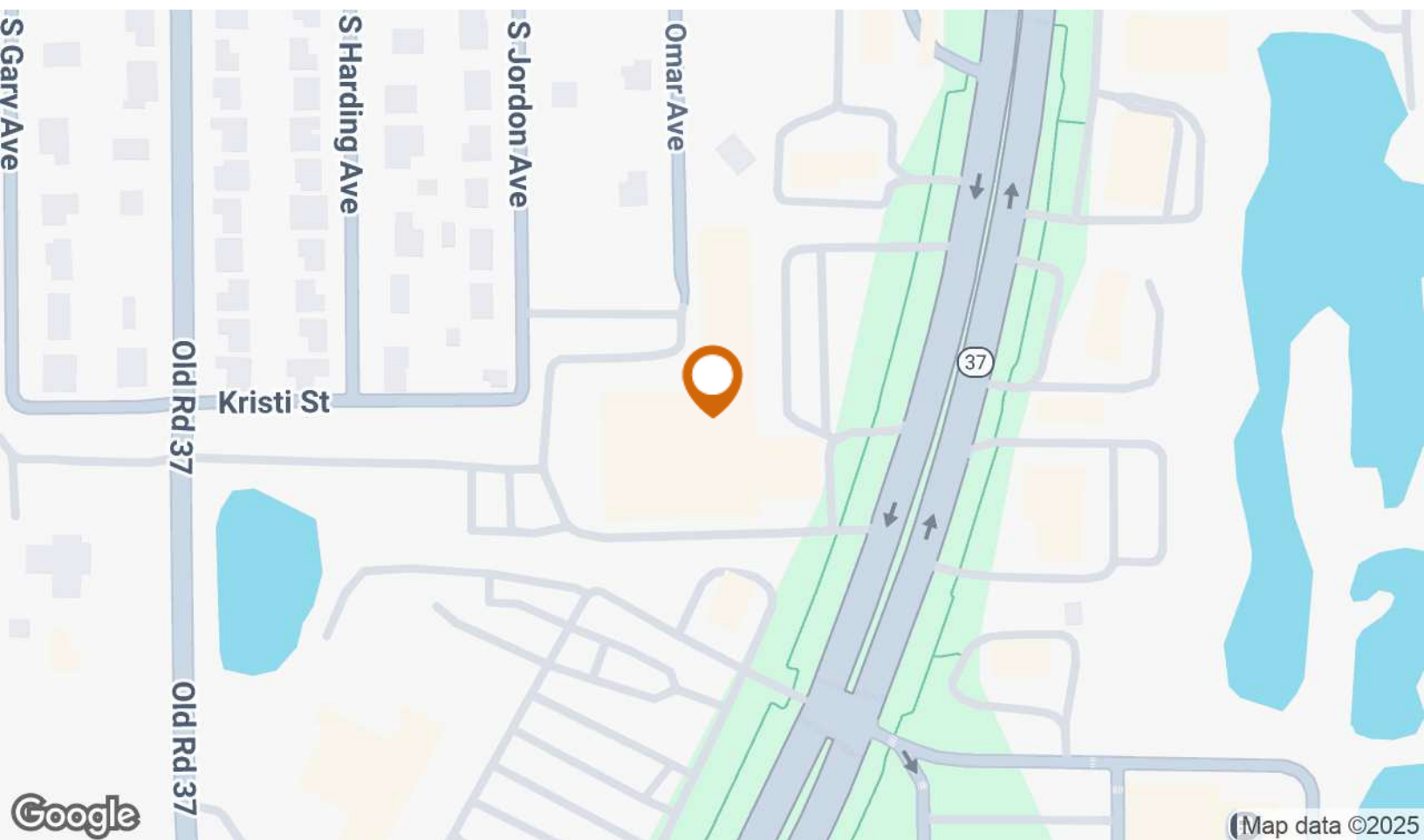
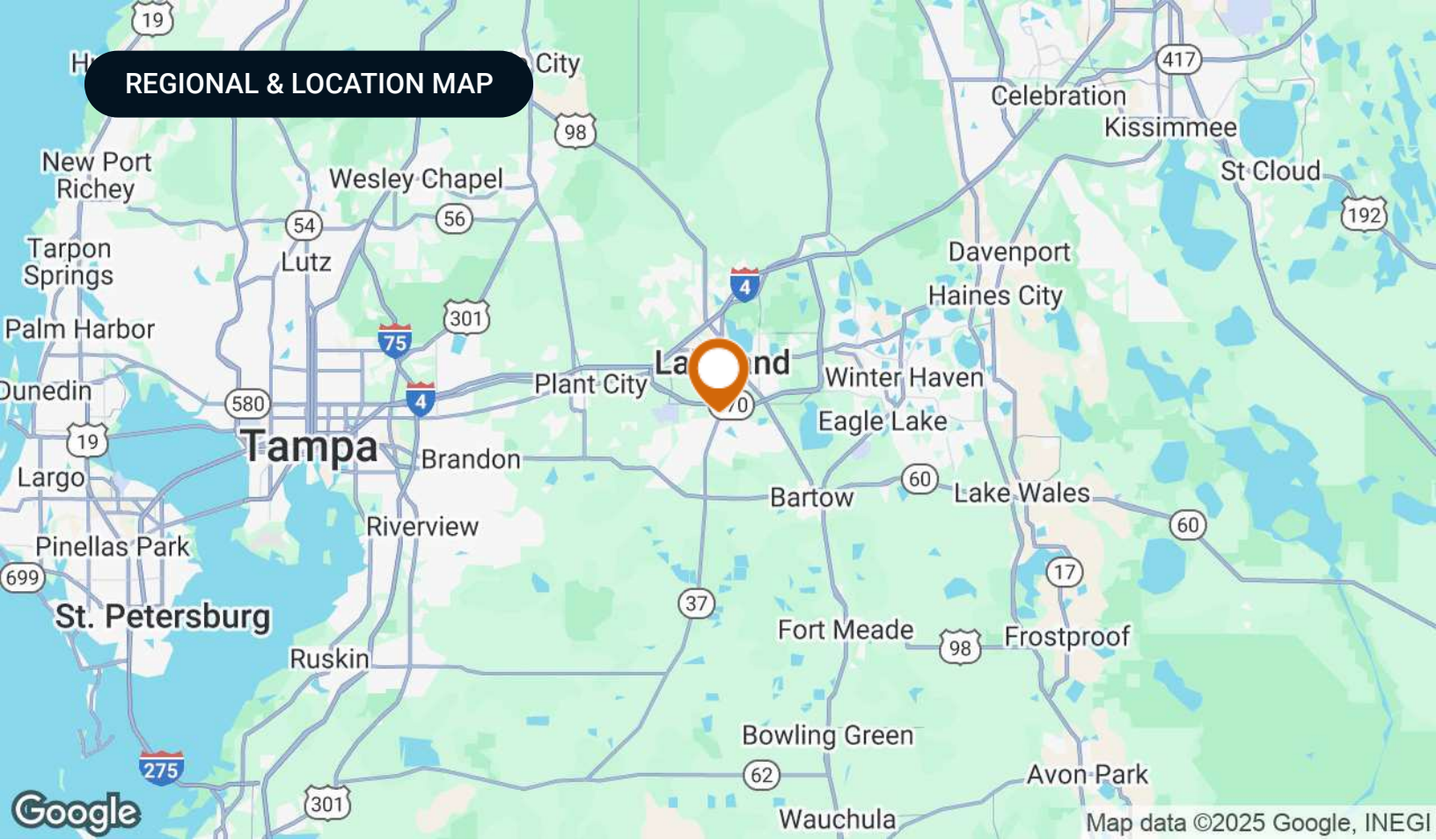
Suite 3 (2nd Floor - 5,000 SF)

Located on the second floor, this space is a combination of open area (currently used for an overflow showroom) and several offices. Offices would need renovation, but the setup is super functional. An elevator to the space is currently being considered, with the common foyer on the first floor being the main access point.

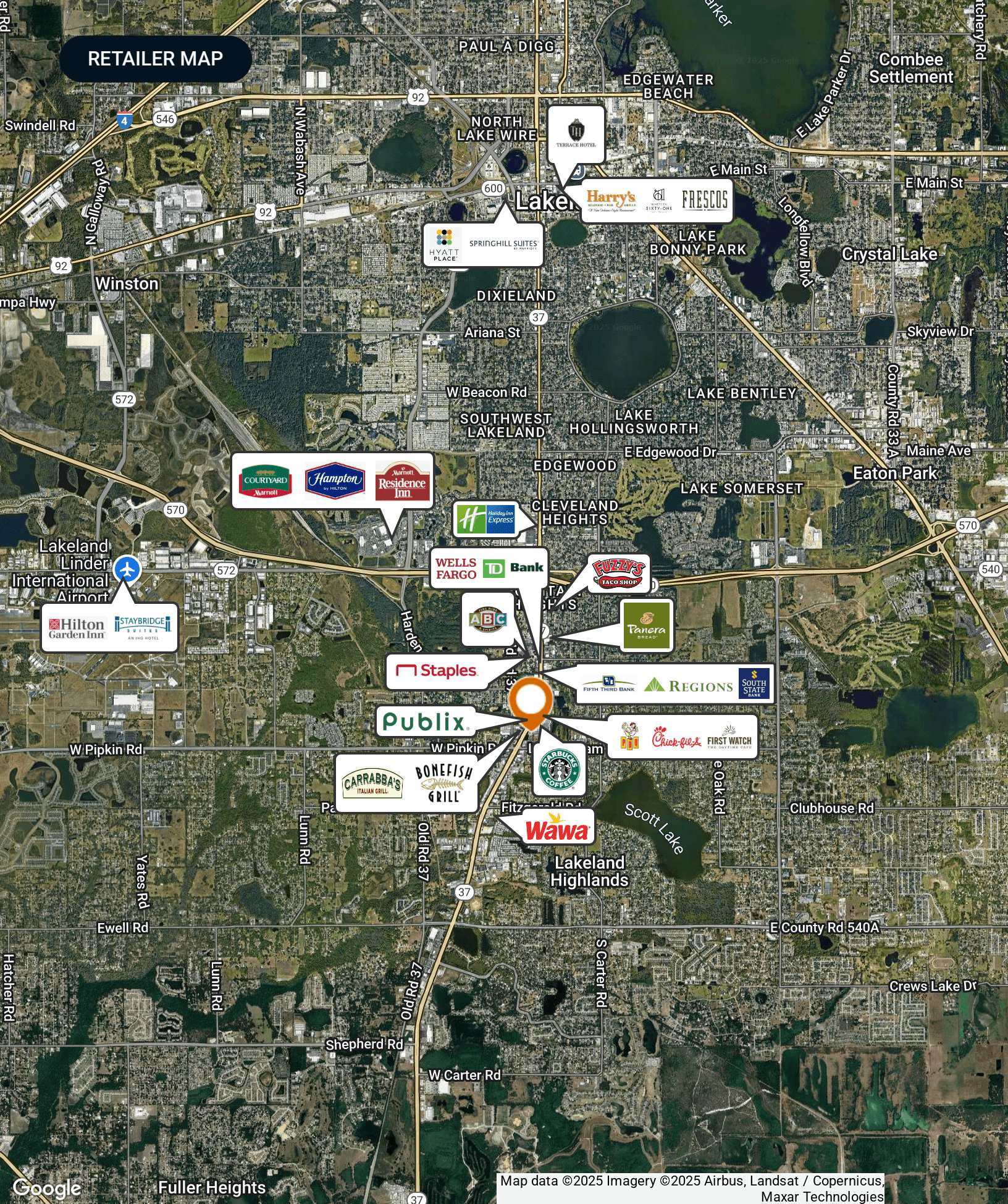


Suite 4 (Second Floor - 8,400 SF)

As NUC (Florida Tech) expands into another area of the second floor - space includes some former FTC space, plus a series of other offices. The older space would need some renovation, but otherwise is functional. This space is also accessed through the common lobby on the second floor with elevator availability.



RETAILER MAP

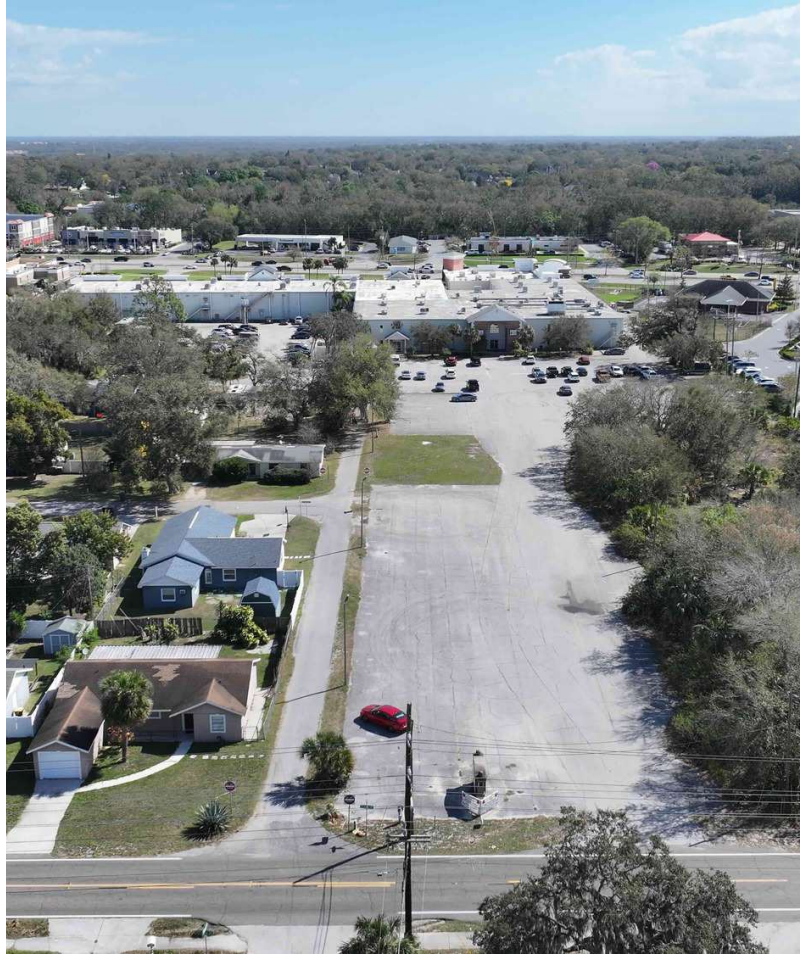


Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

AERIAL PHOTOS



ADDITIONAL PHOTOS





Lakeland

POLK COUNTY

Founded	1885
Population	117,606 (2023)
Area	74.4 sq mi
Website	lakelandgov.net

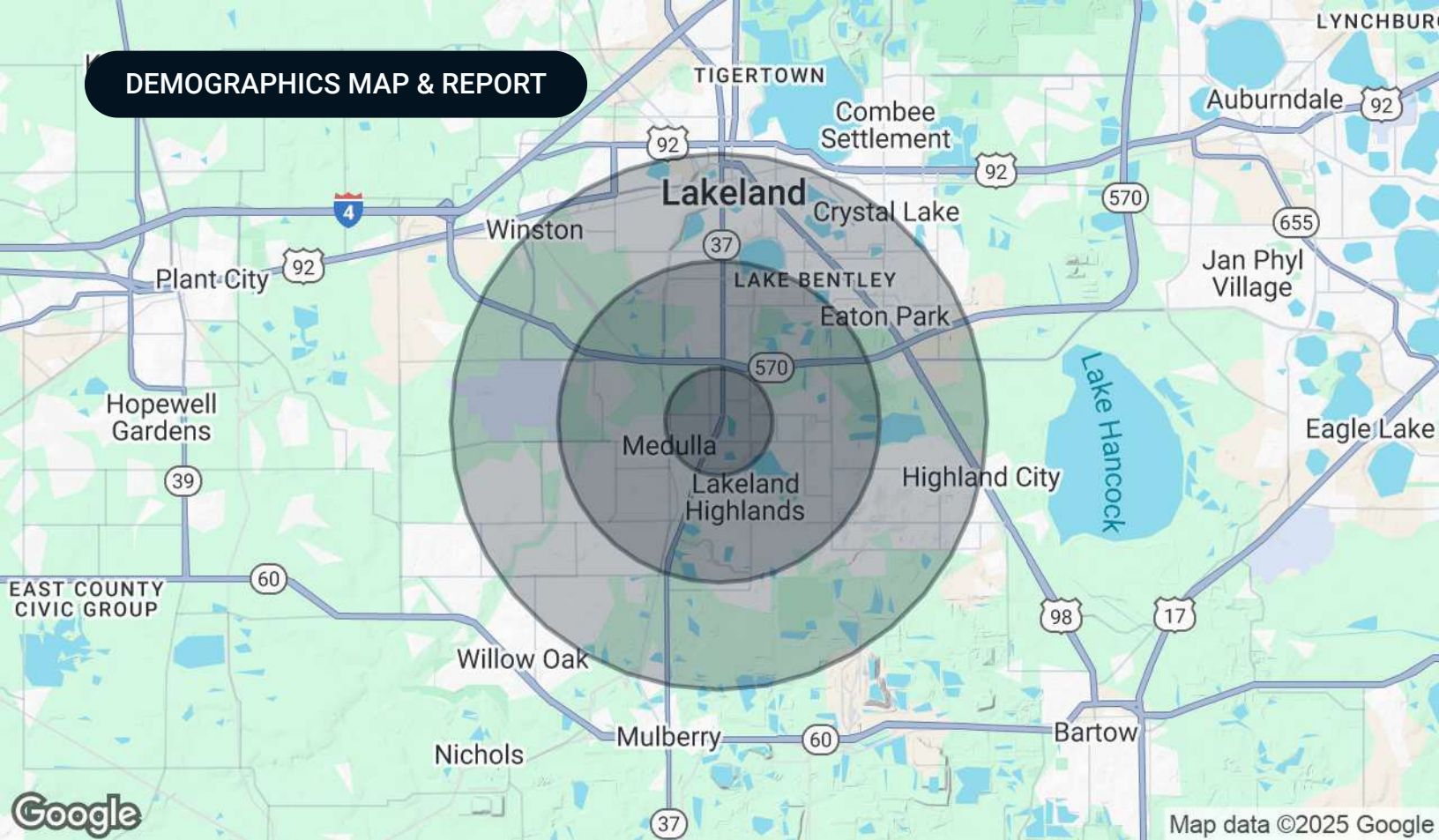
Major Employers	Publix Supermarkets Saddle Creek Logistics Geico Insurance Amazon Rooms to Go Welldyne Advance Auto Parts
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Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just over 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found within the city.

Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed "Lakeland's living room", Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.

DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	7,777	65,256	155,904
Average Age	42	43	41
Average Age (Male)	40	42	40
Average Age (Female)	44	44	42

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,994	26,416	59,704
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$100,967	\$107,891	\$96,062
Average House Value	\$329,078	\$351,134	\$309,567

Demographics data derived from AlphaMap



Craig Morby

Senior Advisor

craig@saundersrealestate.com

Direct: **877-518-5263 x442** | Cell: **863-581-0059**

Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 15 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

Memberships

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board



Eric Ammon, CCIM

Senior Advisor

eric@saundersrealestate.com

Direct: **877-518-5263 x353** | Cell: **863-602-1001**

Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

Memberships

Certified Commercial Investment Member



Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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