

Executive Suites

FOR LEASE

500 S. Florida 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**



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PROPERTY HIGHLIGHTS

- **Wired Internet to each office**
- **Tenant Lounge**
- **Conference Room overlooking Lake Morton**
- **24 Hour Access**



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Property: This picturesque property is Lakeland's most prestigious office address! With rich lobby finishes, its signature water fountain in the front along S. Florida avenue to its breathtaking views over Lake Morton, Century Plaza is truly an office gem in our CBD. NOW AVAILABLE Broadway is pleased to announce our new Executive Offices at Century Plaza. We have 15 well appointed offices on the 4th floor, in a variety of configurations, and sizes to fit almost any need.



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The floor plan illustrates the layout of the second floor, featuring a central corridor and several distinct areas:

- Executive Suites:** Suite 401, Suite 402, Suite 403, Suite 404, and Suite 405 are located on the left side of the plan.
- Common Areas:** A central corridor provides access to a Kitchen/Break-Mail area, a Reception area, and a Conference Room.
- Individual Suites:** Suite 406 through Suite 412 are arranged along the bottom of the plan.
- Other Features:** The plan also shows a Storage area and a Janitor area.

Executive suites include:

- Wired internet to each office
- Wireless internet throughout suite area
- Tenant lounge complete with refrigerator, microwave, ice maker, and dishwasher
- In suite janitorial
- Private mailboxes
- Open seating area
- Glass enclosed conference room overlooking Lake Morton, complete with SmartTV and digital access
- On-site parking
- 24-hour access



BROADWAY
REAL ESTATE SERVICES

500 S. Florida Avenue, Lakeland, Florida 33801

Photos



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Location: Easy access off Florida Ave. and on Lake Morton, one of downtown's most beautiful lakes. Just over 3 miles to I-4 or the Polk Parkway. Ideally situated directly between Tampa and Orlando.



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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 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.

The area surrounding Lakeland offers a range of affordable industrial and commercial real estate options. Whether you need office space, manufacturing facilities, or warehousing, you can find suitable properties to meet your needs. The city and its surrounding area have invested in infrastructure improvements, including utilities and technology, to support business growth and innovation.

A wonderful lifestyle for employees with its pleasant climate, cultural amenities, and recreational opportunities, making it an attractive place to live and work.



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Maps



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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**