



# FOR LEASE

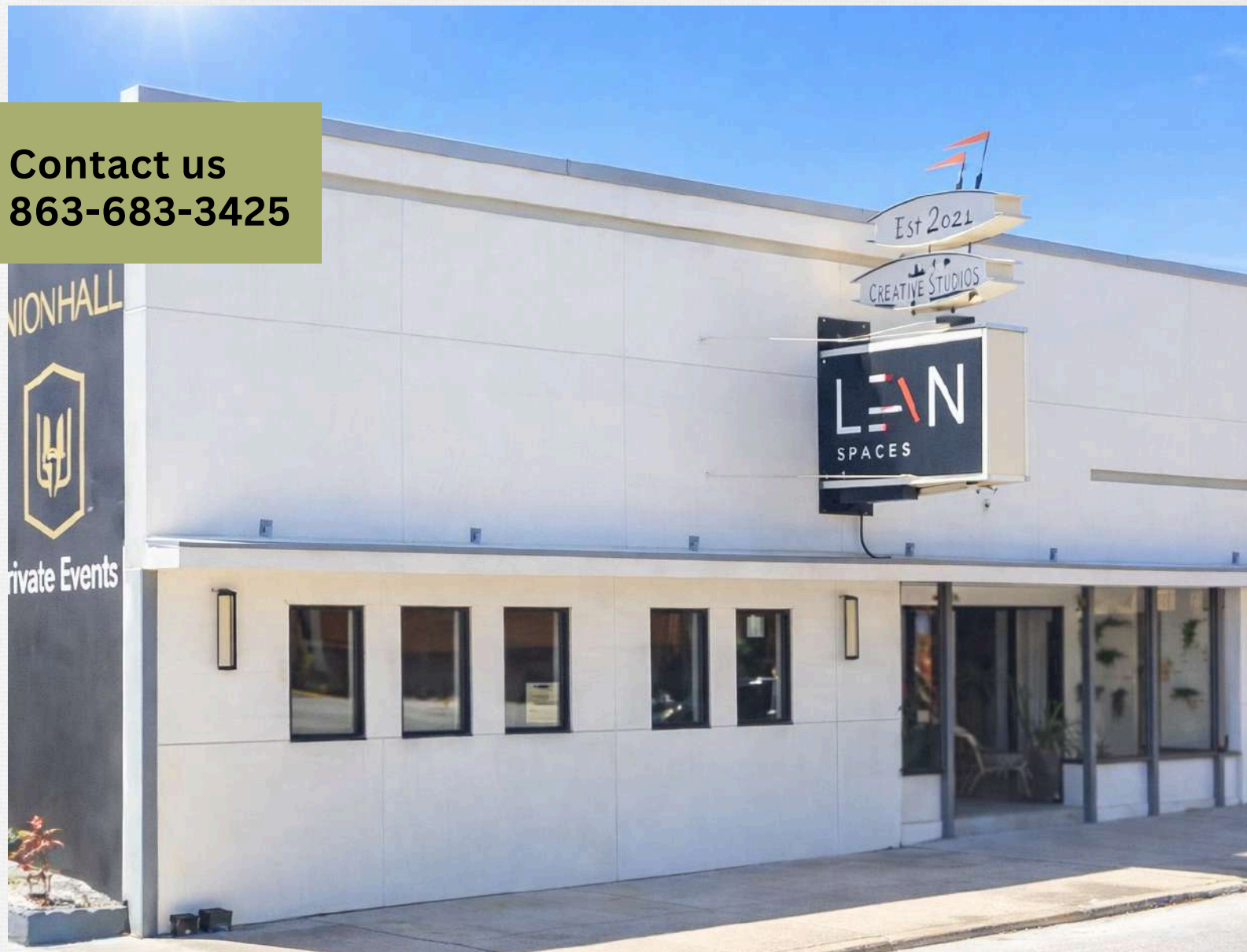


## Executive Suites

1021 S. Florida Avenue, Lakeland, Florida 33803

### 3D Floor Plan

Contact us  
863-683-3425



Jack Strollo, CCIM, CPM Vice President, Broker  
863-683-3425 office 863-640-8238 cell  
jstrollo@resbroadway.com  
100 S. Kentucky Avenue Suite 290 Lakeland, FL 33801

**1021 S. Florida Avenue, Lakeland, Florida 33803**

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## **PROPERTY HIGHLIGHTS**

- **HIGH END EXECUTIVE OFFICE SUITES**
- **TENANT LOUNGE**
- **WI FI AND WIRED INTERNET**
- **SHARED CONFERENCE**
- **ALL UTILITIES INCLUDED**
- **PARKING INCLUDED**



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# 1021 S. Florida Avenue, Lakeland, Florida 33803

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**Property:** Position your business in one of Lakeland's most vibrant corridors at 1021 S. Florida Avenue. This beautifully renovated building in the heart of the Dixieland CRA offers upscale executive office suites with a modern, creative flair.

The property features shared amenities including a fully equipped conference room with smart TV, a stylish tenant lounge with complimentary coffee and beverages, multiple seating areas, and high-speed Wi-Fi throughout. All utilities and parking are included in the lease, making it a convenient and cost-effective solution for professionals, freelancers, and small businesses seeking a high-profile address. With 29,000 cars passing daily and surrounded by popular local shops, restaurants, and entertainment venues, this is a highly desirable location to grow your business.

**Executive Suites Starting At: \$1,100**



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# 1021 S. Florida Avenue, Lakeland, Florida 33803



- **MODERN EXECUTIVE SUITES AVAILABLE**
- **LOCATED DIRECTLY ON S. FLORIDA AVENUE IN DIXIELAND CRA**
- **SHARED CONFERENCE ROOM WITH SMART TV**
- **HIGH-SPEED WI-FI AND WIRED INTERNET**
- **STYLISH TENANT LOUNGE WITH COFFEE & BEVERAGES**
- **ALL UTILITIES INCLUDED IN LEASE**
- **ON-SITE PARKING INCLUDED**
- **29,000± DAILY TRAFFIC COUNT FOR MAXIMUM VISIBILITY**
- **SURROUNDED BY BOUTIQUES, EATERIES, AND ENTERTAINMENT**



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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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# 1021 S. Florida Avenue, Lakeland, Florida 33803

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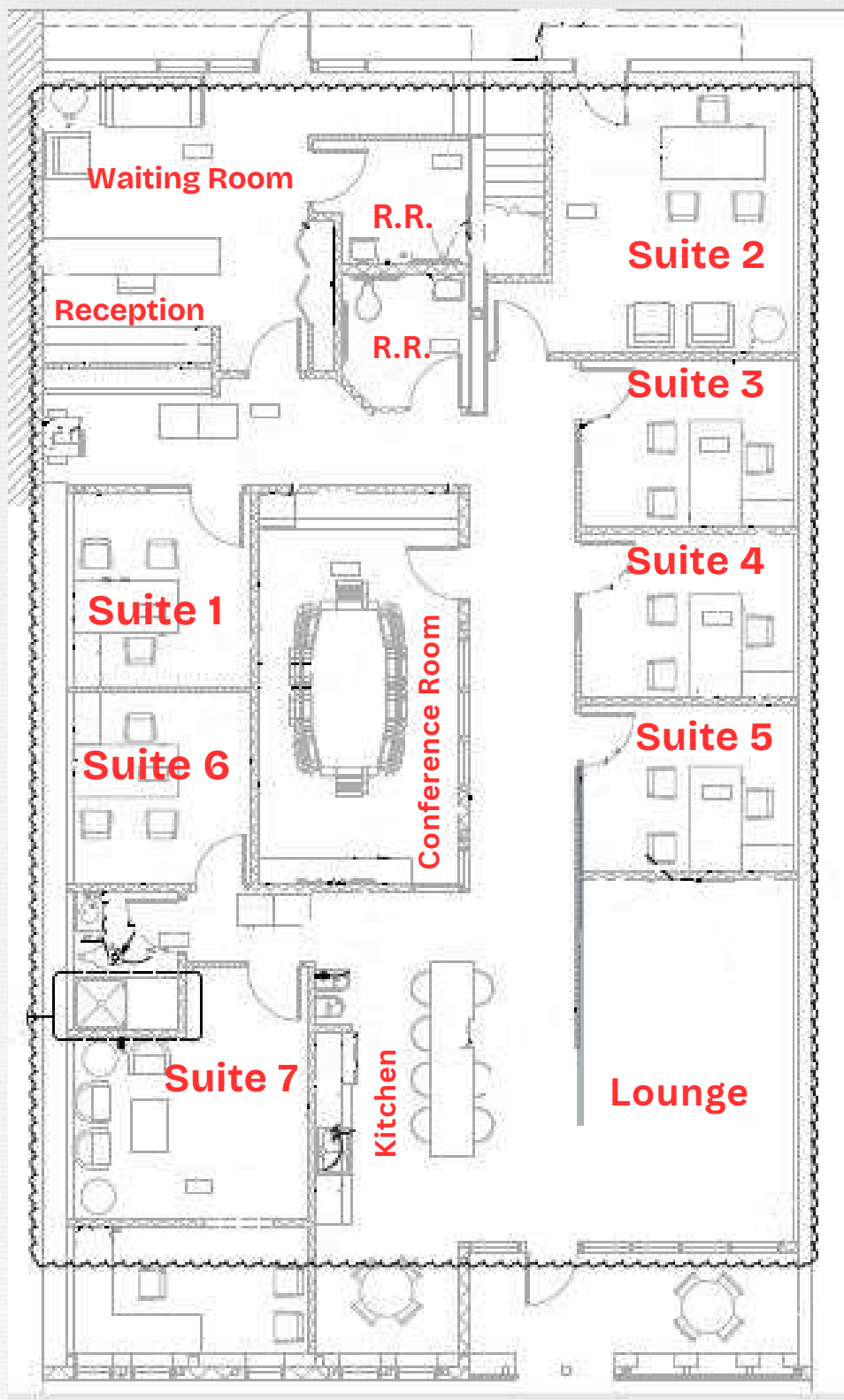
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# 1021 S. Florida Avenue, Lakeland, Florida 33803 Floor Plan

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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