

**Office Building**

**FOR LEASE**

**500 S. Florida Avenue, Lakeland, Florida 33801**

**Contact us  
863-683-3425**



**Jack Strollo, CCIM, CPM  
Vice President, Broker  
863-683-3425 Office  
863-640-8238 Cell**

**[jstrollo@resbroadway.com](mailto:jstrollo@resbroadway.com)**

**100 S. Kentucky Avenue Suite 290  
Lakeland, Fl 33801**





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## **PROPERTY HIGHLIGHTS**

- **80,000 SF Class “A” office building**
- **Corner of South Florida Avenue & Walnut Street**
- **Attached parking garage**
- **Outstanding views of Lake Morton & Downtown Lakeland**
- **Iconic Building In the Heart of Downtown**
- **782 SF to 3,079 Sf Available**



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**Lakeland, Fl 33801**

# 500 S. Florida Avenue, Lakeland, Florida 33801



**Property:** This 80,000 SF Class “A” office building on corner of South Florida Avenue & Walnut Street with attached parking garage. Outstanding views of Lake Morton and downtown Lakeland. Offices are elegantly appointed, and lobbies feature marble and tile finishes. Garden like setting with mature landscaping, and a masterpiece one-of-a-kind fountain as the grounds focal point. This is an ideal location for professional offices and offers easy access to all the amenities, services, and dining downtown Lakeland has to offer.

**Lease Rate: Negotiable**

**Suite 300** - 3,079 SF

**Suite 310** - 2,567 SF

**Suite 515** - 782 SF



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## **3rd Floor Plan**



**Suite 300 - Sf 3,079**

**Suite 310 - Sf 2,567**

**3<sup>rd</sup> Floor Video Tour**

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## **5th Floor Plan**



**Suite 515 - Sf 782**

**5th Floor Video Tour**

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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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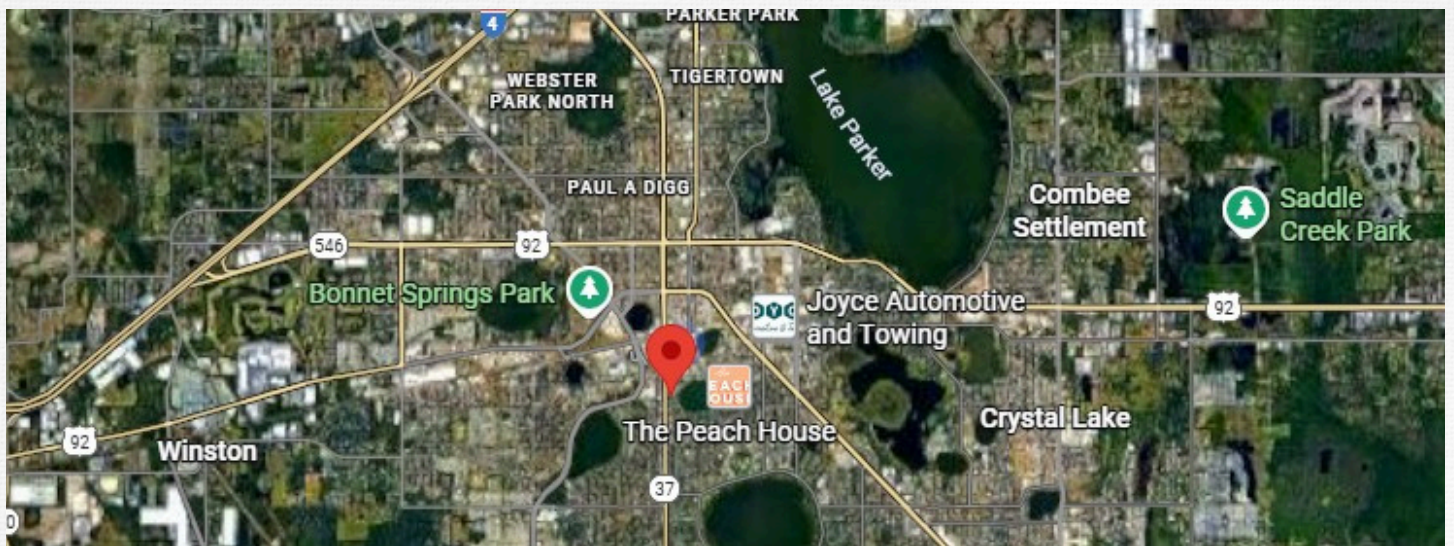
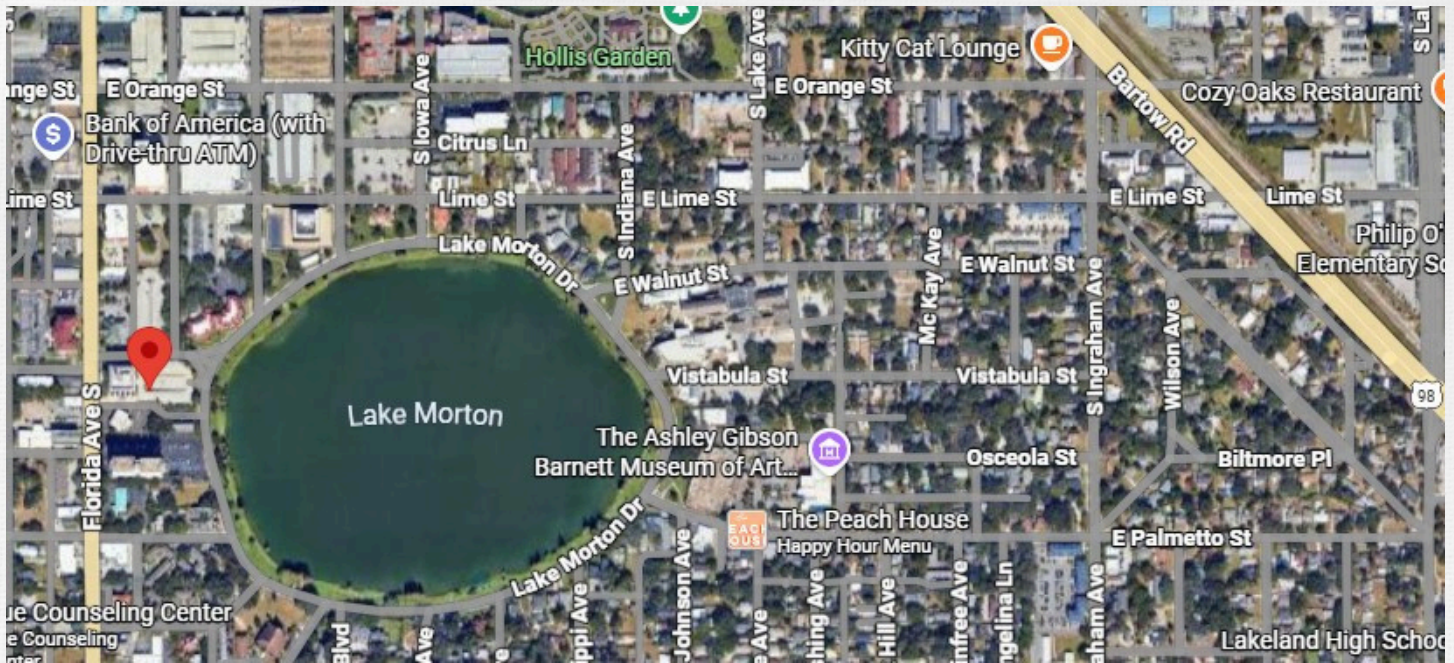
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## Maps

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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**