



Office Building

FOR LEASE

100 S. Kentucky Avenue, Lakeland, Florida 33801

**Contact us
863-683-3425**



**Jack Strollo, CCIM, CPM
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**100 S. Kentucky Avenue Suite 290
Lakeland, FL 33801**



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PROPERTY HIGHLIGHTS

- **COMPLETELY REMODELED**
- **CENTRAL CBD LOCATION**
- **ON MUNN PARK**
- **CLASS A**
- **DOWNTOWN OFFICE SPACE**



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Property: The McKay Building 30,000 sf, two story historic office building. Exterior and interior lobby area has been fully remodeled. Interior common areas are elegant and well maintained with beautiful lobby area featuring soaring 20' ceilings, and custom commissioned artwork by renowned artist Tom Monaco. Property is one of Downtown Lakeland's most notable office buildings. Co-tenants include, Merrill Lynch, Broadway Real Estate, StoreRight, and more!

Lease Rate: Suite 250- 984 sq. ft. - \$28.00 SF MOD GROSS

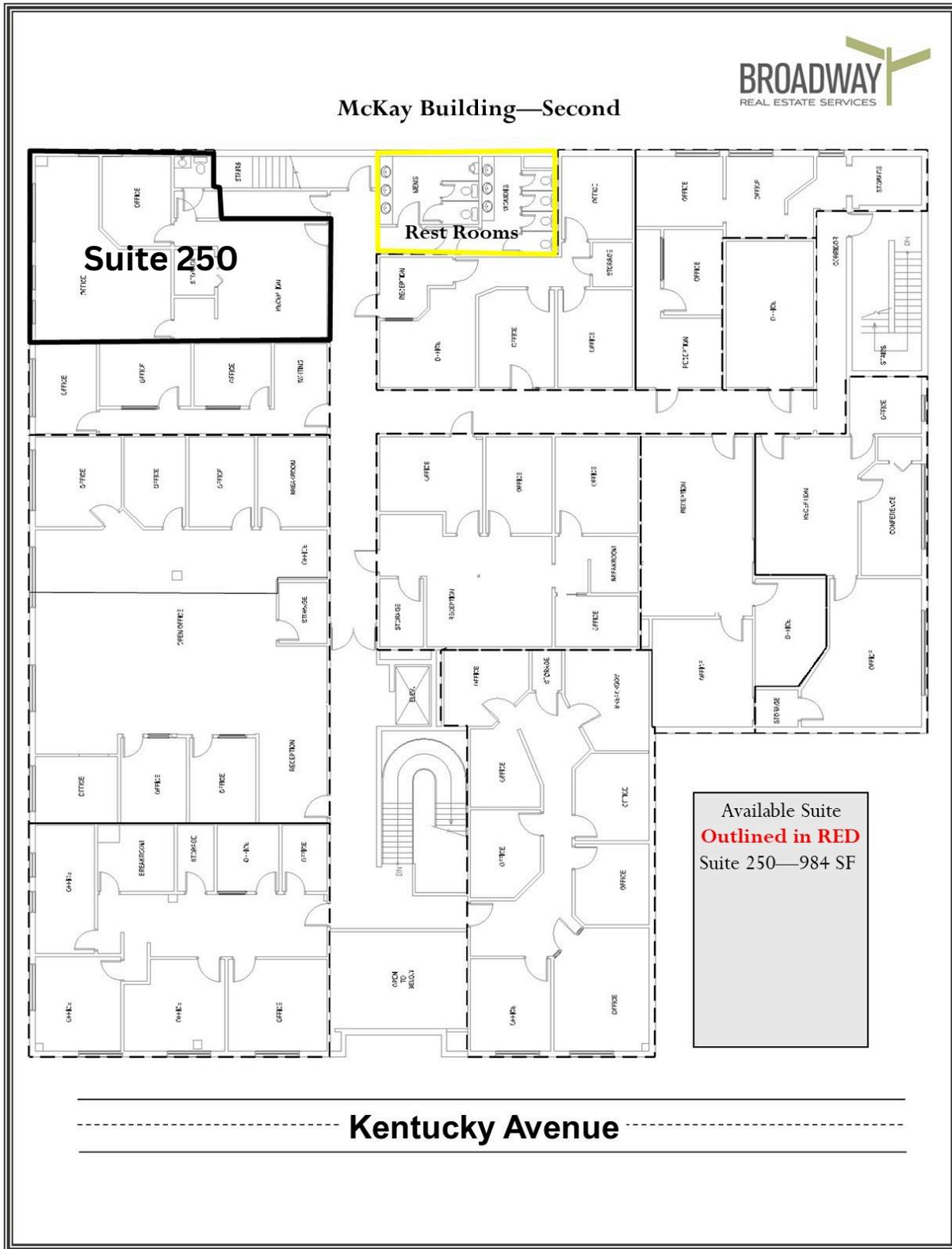


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Floor Plan

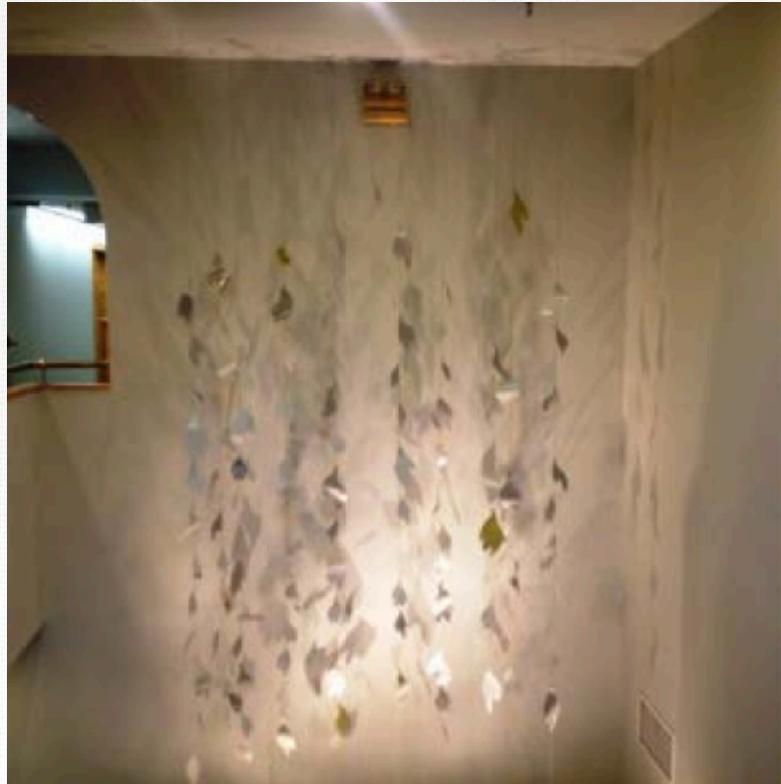


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Location: The site is located in the heart of the CBD, directly across from Munn Park on Main St. It is steps away from area retailers, banking, city parks and offices, restaurants and parks. The tree lined streets surrounding Munn Park are highly sought after retail locations. Downtown has valet parking along with two hour free parking surrounding this area.



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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.

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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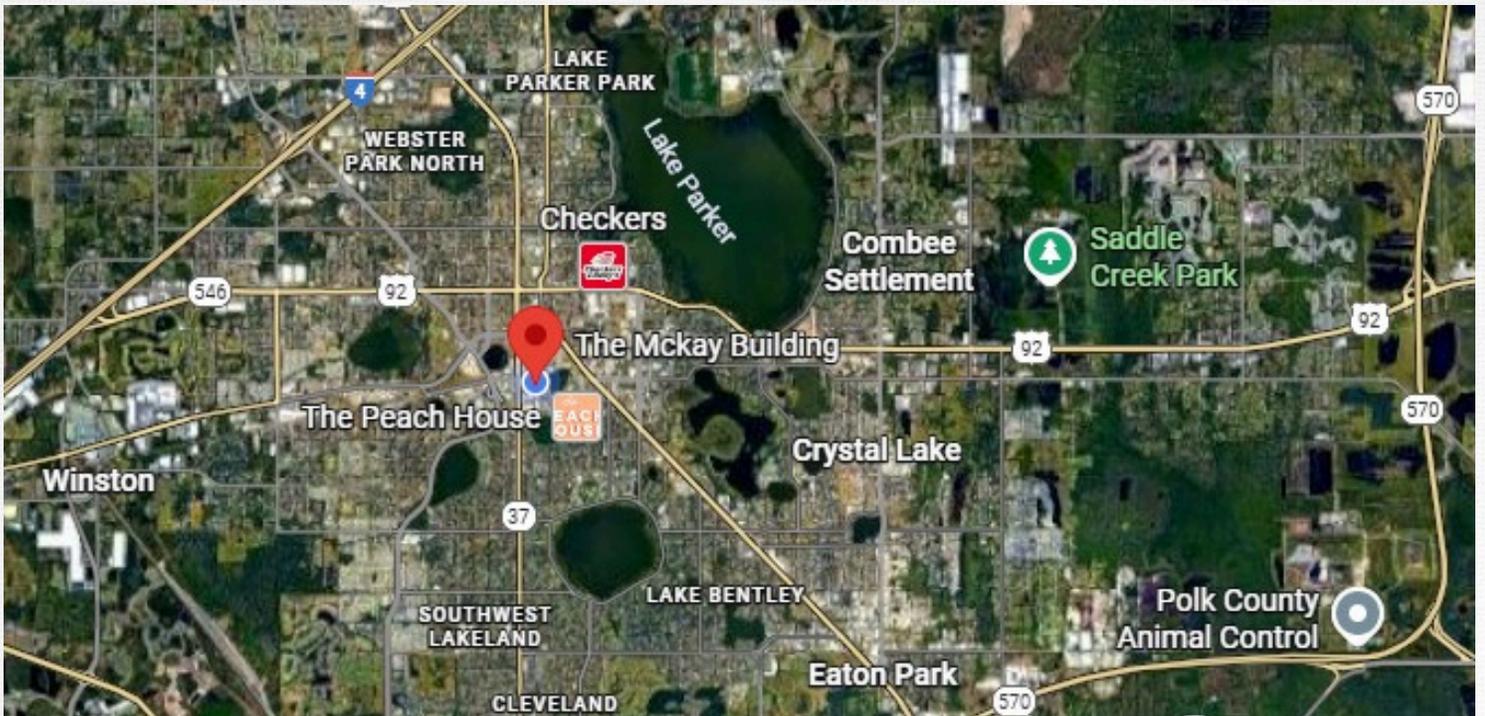
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Maps



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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