



**FOR LEASE  
OFFICE SPACE  
\$24.00 NNN**

13,000+ SF FLEXIBLE OFFICE SPACE FOR LEASE  
DOWNTOWN WINTER HAVEN

**220 5TH STREET SOUTHWEST, WINTER HAVEN, FL 33880**



**LORENA@CROSBYDIRT.COM  
LORENA ALVAREZ CORDERO  
863.412.9288**



**CROSBYDIRT.COM  
CORPORATE OFFICE  
141 5TH ST. NW SUITE 202  
WINTER HAVEN, FL 33881**



### PROPERTY DESCRIPTION

Coming Fall of 2026- Position your business in the heart of Winter Haven with flexible space designed to support a wide range of professional office and service-based users. This offering provides 13,000 SF.

The space is well suited for professional offices, administrative headquarters, counseling/therapy practices, wellness concepts, training/education users, and similar commercial service uses.

While the property may accommodate select, light medical/wellness users, prospective tenants should anticipate that buildout may be required depending on the use, layout, and desired customer/patient flow. Landlord is willing to work with qualified tenants to accommodate buildout needs, subject to lease terms and an approved scope of work.

### LOCATION DESCRIPTION

220 5th Street Southwest is located in an established area of Winter Haven, providing convenient access to Downtown amenities, nearby neighborhoods, and key commercial corridors throughout the Lakeland, Winter Haven market. The area is supported by a strong mix of residential rooftops and surrounding businesses, creating steady local demand for professional, service, and small-business uses.

With its central positioning, the property offers efficient connectivity to major routes serving greater Polk County, including access toward Lakeland, Tampa, and Orlando. Nearby retail, dining, public services, and everyday conveniences enhance the site's usability for both customers and employees, making 220 5th Street Southwest a strategic Winter Haven address for a wide range of commercial users.

ID#: 1613982



### OFFERING SUMMARY

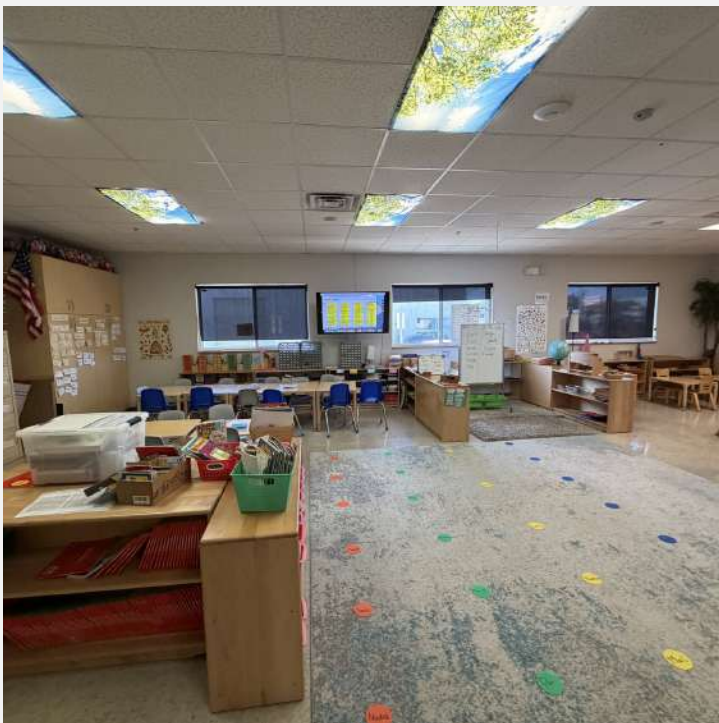
|                      |                         |
|----------------------|-------------------------|
| <b>Listing Price</b> | \$24.00 NNN             |
| <b>Acres</b>         | 13000 SF                |
| <b>County</b>        | Polk                    |
| <b>Utilities</b>     | City of Winter Haven    |
| <b>Coordinates</b>   | 28.0199293, -81.7319476 |
| <b>Sewer</b>         | City Of Winter Haven    |

### PROPERTY HIGHLIGHTS

- Flexible leasing structure: single user or demisable for multiple tenants
- Central Winter Haven location with convenient access to Downtown and major corridors
- Strong fit for: primary care, specialty clinic, ortho, PT/OT, behavioral health, med spa, imaging/diagnostics, professional services

ID#: 1613982

Additional Photos



ID#: 1613982

Lorena Alvarez Cordero  
Broker  
lorena@crosbydirt.com  
863.412.9288



**crosbydirt.com**  
Corporate Office  
141 5th St. NW Suite 202  
Winter Haven, FL 33881

**PROJECT INFORMATION**

PROJECT NAME: WINTER HAVEN MONTESSORI  
 PROJECT LOCATION: 201 SW AVENUE B WINTER HAVEN, FL 33880  
 ARCHITECT'S PROJECT NUMBER: 1536.01

**PROJECT DESCRIPTION**

NEW BUILDING ADDITION AND RENOVATION TO AN EXISTING BUILDING.

**BUILDING DATA:**

SQUARE FOOTAGES:  
 FIRST FLOOR EXISTING 6,900 SF  
 FIRST FLOOR NEW 6,425 SF  
 TOTAL SQUARE FOOTAGE 13,325 SF

**FLOOD DESIGN DATA:**

N/A

**CLADDING DESIGN DATA:**

N/A

**CODE REFERENCE**

**APPLICABLE CODES:**

FLORIDA BUILDING CODE, FIFTH EDITION 2014  
 FLORIDA ACCESSIBILITY CODE, FIFTH EDITION 2014  
 FLORIDA MECHANICAL CODE, FIFTH EDITION 2014  
 FLORIDA PLUMBING CODE, FIFTH EDITION 2014  
 FLORIDA BUILDING CODE, FIFTH EDITION 2014  
 FLORIDA FIRE PREVENTION CODE, FIFTH EDITION 2014  
 NFPA 70, NATIONAL ELECTRICAL CODE (EXCEPT ARTICLE 80) 2011

OCCUPANCY (FBC CHAPTER 3):  
 EDUCATIONAL - GROUP E

**GENERAL BUILDING LIMITATIONS (FBC TABLE 503):**

|   | TYPE VB (UNPROTECTED, SPRINKLERED) |           |
|---|------------------------------------|-----------|
|   | ALLOWABLE:<br>E                    | PROVIDED: |
| MAX HEIGHT  | 40'                                | 15' ±     |
| HEIGHT INCREASE (SECTION 504.2)                         | 20'                                | N/A       |
| MAX STORIES   | 1                                  | 1         |
| STORY INCREASE (SECTION 504.2)                          | 1                                  | N/A       |
| MAX AREA  | 9,500 SF PER FLOOR (GROSS)         | N/A       |
| AREA INCREASE (SECTION 506.3, SPRINKLED, 300% INCREASE) | 38,000 SF PER FLOOR (GROSS)        | 13,325    |

**TYPE OF CONSTRUCTION (FBC CHAPTER 6):** TYPE VB (UNPROTECTED & SPRINKLERED)

**FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS:** (TABLE 601)

| BUILDING ELEMENT                            | TYPE VB |
|---|---------|
| PRIMARY STRUCTURAL FRAME                    | 0       |
| BEARING WALLS<br>EXTERIOR                   | 0       |
| INTERIOR                                    | 0       |
| NON-BEARING WALLS AND PARTITIONS (INTERIOR) | 0       |
| FLOOR CONSTRUCTION AND SECONDARY MEMBERS    | 0       |
| ROOF CONSTRUCTION AND SECONDARY MEMBERS     | 0       |

**FIRE RATINGS (FBC CHAPTER 7):**

| TYPE VB (UNPROTECTED, SPRINKLERED)  |                       |           |
|---|-----------------------|-----------|
| DESCRIPTION   | REQUIRED              | PROVIDED: |
| SHAFT ENCLOSURES (SECTION 707.3.10)   | 2 HR. FIRE BARRIER    | N/A       |
| DOOR RATINGS AT 1 HR RATED SHAFT ENCLOSURES AND EXIT PASSAGE WAYS (TABLE 716.5) | 1 1/2 HR. FIRE RATING | N/A       |

**INTERIOR FINISHES (TABLE 803.9):** SPRINKLED:

| OCCUPANCY | EXIT ENCLOSURES AND PASSAGEWAYS | CORRIDORS | ROOMS AND ENCLOSED SPACES |
|-----------|---------------------------------|-----------|---------------------------|
| GROUP E   | CLASS B                         | CLASS C   | CLASS C                   |

**FIRE ALARM REQUIREMENTS:**

(FBC 907, NFPA 72)  
 FIRE ALARM IS REQUIRED FOR GROUP E, SPRINKLED BUILDING AND IS PROVIDED.

**MEANS OF EGRESS (FBC CHAPTER 10):**

OCCUPANCY LOAD (FROM TABLE 1004.1.2)

| USE                   | AREA     | AREA /PERSON | OCCUPANTS   |
|-----------------------|----------|--------------|-------------|
| EDUCATIONAL           | 8,800 SF | 20 NET       | 440         |
| VOCATIONAL            | 1,255 SF | 50 NET       | 25          |
| BUSINESS              | 815 SF   | 100 GROSS    | 8           |
| ACCESSORY STOR./MECH. | 275 SF   | 300 GROSS    | 1           |
| TOTAL                 |          |              | 474 PERSONS |

**MEANS OF EGRESS (FBC CHAPTER 10)**

| CATEGORY  | SPRINKLERED, E OCCUPANCY               |             |
|---|--|-------------|
|   | REQUIRED                               | PROVIDED    |
| MAXIMUM TRAVEL DISTANCE (TABLE 1016.2)                      | 250 FT                                 | 241 FT      |
| MAXIMUM DEAD-END CORRIDOR (FBC 1018.4)                      | 50' FT                                 | N/A         |
| TOTAL # OF EXITS (SECTION 1021.2)                           | 2 PER STORY                            | 4           |
| TOTAL # OF EXITS FROM SPACES (SECTION 1015.1.1)             | 2 IF GREATER THAN 49 OCCUPANTS         | 2 PER SPACE |
| COMMON PATH OF EGRESS TRAVEL (SECTION 1014.3, EXCEPTION 1)  | 75'                                    | N/A         |
| EGRESS STAIR WIDTH PER LEVEL (SECTION 1005.3.1) (EXCEPTION) | 0.2"                                   | 92"         |
| OTHER EGRESS WIDTH PER LEVEL (SECTION 1005.3.2) (EXCEPTION) | 0.15"                                  | 72"         |
| MINIMUM CORRIDOR AISLE WIDTH (TABLE 1018.2)                 | 72" FOR CAPACITY OF 100, OTHERWISE 44" | 72" MIN.    |
| EXIT PASSAGE WAY FIRE RATING (SECTION 1023.3)               | N/A                                    | N/A         |
| MINIMUM CLEAR OPENING OF EXIT DOORS (SECTION 1008.1.1)      | 32"                                    | 34"         |

**CORRIDOR FIRE RESISTANCE RATING:**

(FROM TABLE 1018.1)

| OCCUPANCY CLASSIFICATION | OCCUPANT LOAD   | FIRE RESISTANCE RATING (SPRINKLERED) |
|--------------------------|-----------------|--------------------------------------|
| EDUCATIONAL              | GREATER THAN 30 | 0 HR                                 |

**MINIMUM PLUMBING FACILITIES (FBC CHAPTER 4):**

EDUCATIONAL, 427 PERSONS - PER FLOOR (TABLE 403.1)

| CATEGORY | WATER CLOSETS |          | LAVATORIES |          | DRINKING FOUNTAINS |          | SERVICE SINK |          |
|----------|---------------|----------|------------|----------|--------------------|----------|--------------|----------|
|          | REQUIRED      | PROVIDED | REQUIRED   | PROVIDED | REQUIRED           | PROVIDED | REQUIRED     | PROVIDED |
|          | 1 PER 50      |          | 1 PER 50   |          | 1 PER 100          |          | 1            | 4        |
|          | 9             | 9        | 9          | 12       | 5                  | 6        | 1            | 4        |

**SYMBOLS LEGEND**

**[FACP]** FIRE ALARM CONTROL PANEL-VERIFY LOCATION W/ OWNER

**[EXIT SIGN]** EXIT SIGN WITH BATTERY PACK

**[FE]** FIRE EXTINGUISHER & CABINET

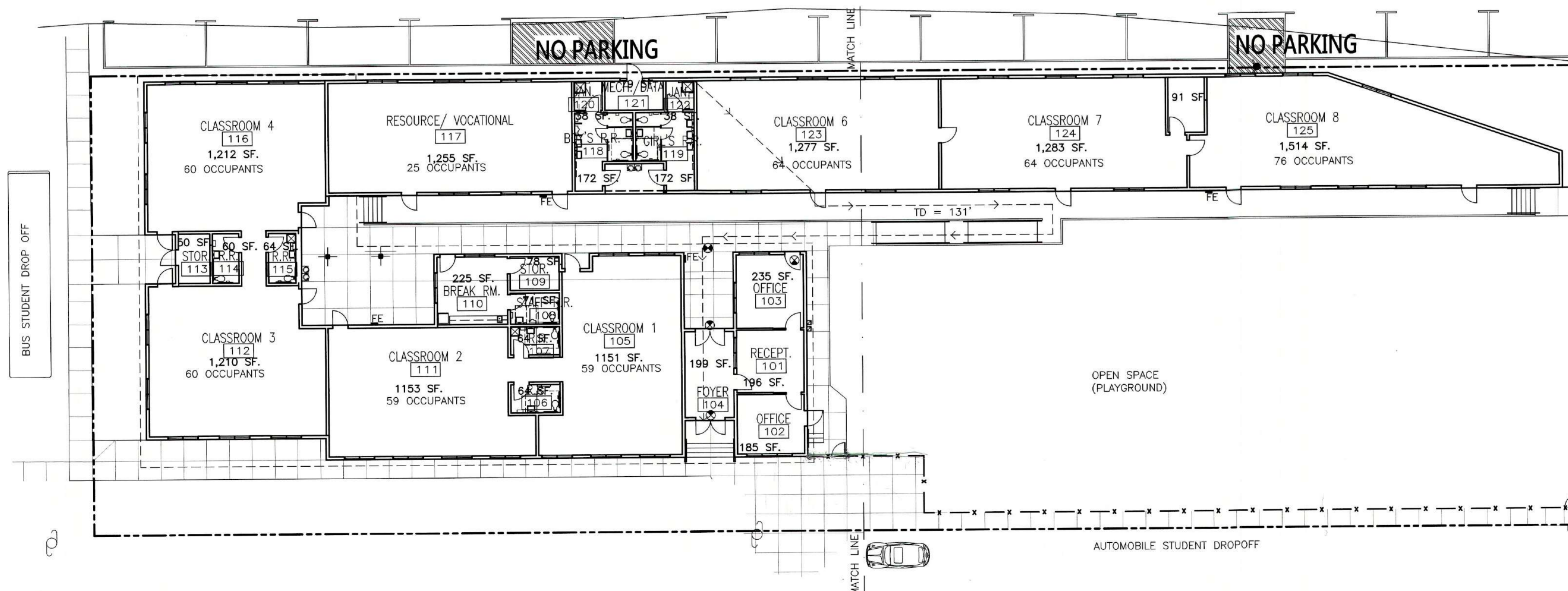
**[FE]** FIRE EXTINGUISHER & WALL BRACKET

NOTE:  
SEE LIGHTING PLAN FOR EMERGENCY LIGHTING FIXTURES.

**RATED WALLS**  
 1 HOUR  
 2 HOUR

**EXIT CAPACITY**  
 CAPACITY OF EXIT  
 OCCUPANT LOAD

**TRAVEL DISTANCE**  
 TRAVEL DISTANCE (TD)  
 TD = 100'  
 DIRECTION OF TRAVEL

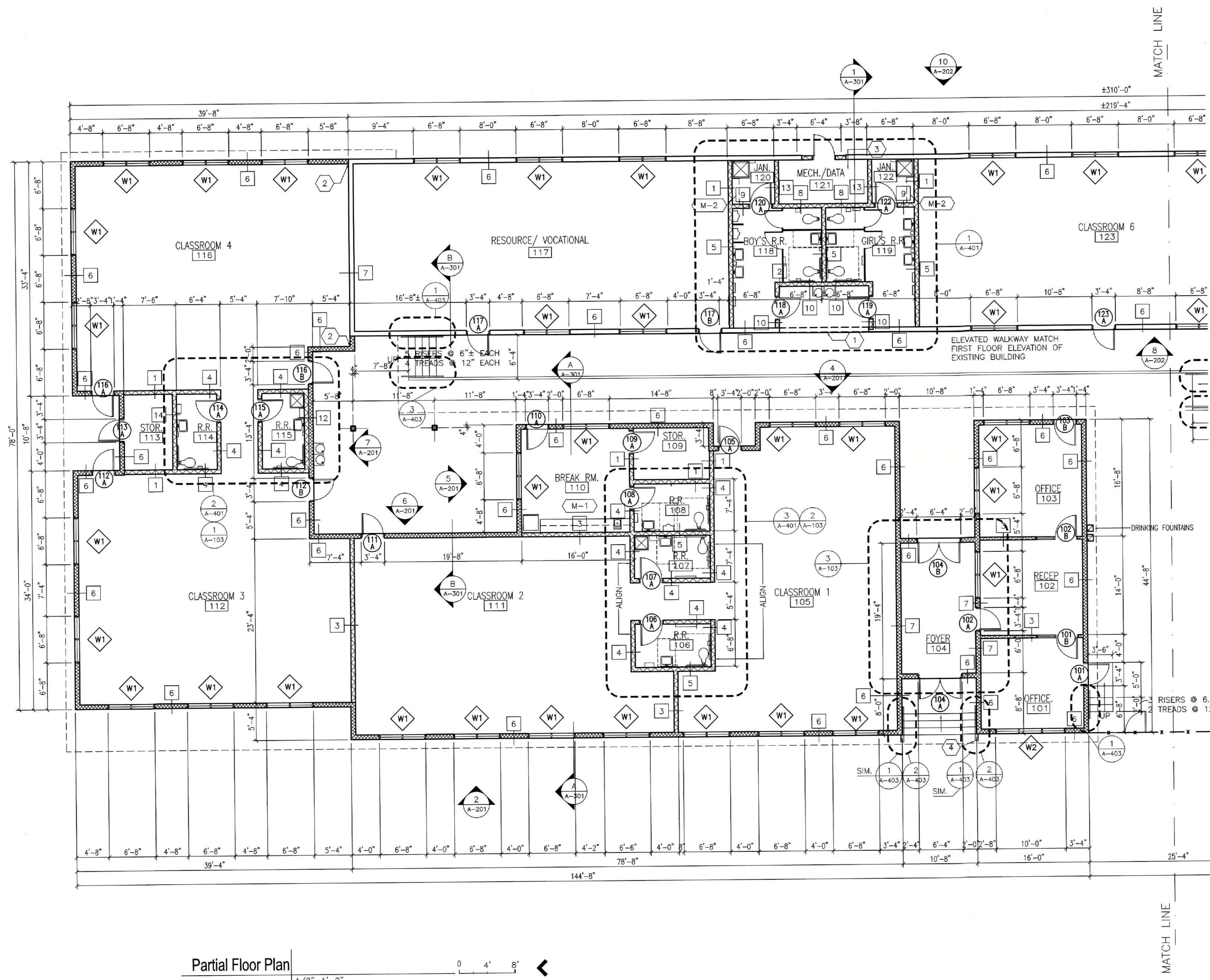


Life Safety Plan



REVISION:  
 ISSUED FOR CONSTRUCTION:  
 ISSUED FOR PERMIT:  
 ISSUED FOR BID:  
 ISSUED FOR APPROVAL:  
 DRAWN BY: Greg Seligje  
 REVIEW BY: Brod Lunz

LUNZ PREBOR FOWLER ARCHITECTS  
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 1536.01



**LEGEND**

- 8" CMU
- EXISTING WALL TO REMAIN
- NEW METAL STUD WALL

**GENERAL NOTES**

1. DOORS AND WINDOWS IN EXISTING BUILDING ARE NOT SHOWN. ALL DOORS AND WINDOWS ARE TO BE REMOVED AND OPENINGS BLOCKED IN.
- ALL OPENINGS SHOWN IN EXISTING BUILDING ARE NEW.
- NOTIFY ARCHITECT IF ANY CONFLICTS BETWEEN OLD AND NEW OPENINGS OCCUR.
2. REFER TO STRUCTURAL DRAWINGS FOR TYPICAL LINTEL FOR NEW OPENINGS.

**KEYED NOTES**

1. NEW 8± AFF OPENING—COORDINATE WITH EXISTING BLOCK COURSING.
2. PROVIDE 3/4" EXPANSION JOINT BETWEEN NEW AND EXISTING SEAL WITH SEALANT AND BACKER ROD AT BOTH SIDES OF CMU.
3. REMOVE STEPS AND EXISTING RAISED FLOOR FOR NEW MECH/DATA FLOOR.
4. HANDRAIL BOTH SIDES OF STEPS 36" ABOVE LEADING EDGE OF TREADS.

Partial Floor Plan  
1/8"=1'-0"

Cypress Junction Montessori

201 SW Avenue B  
Winter Haven, FL 33880

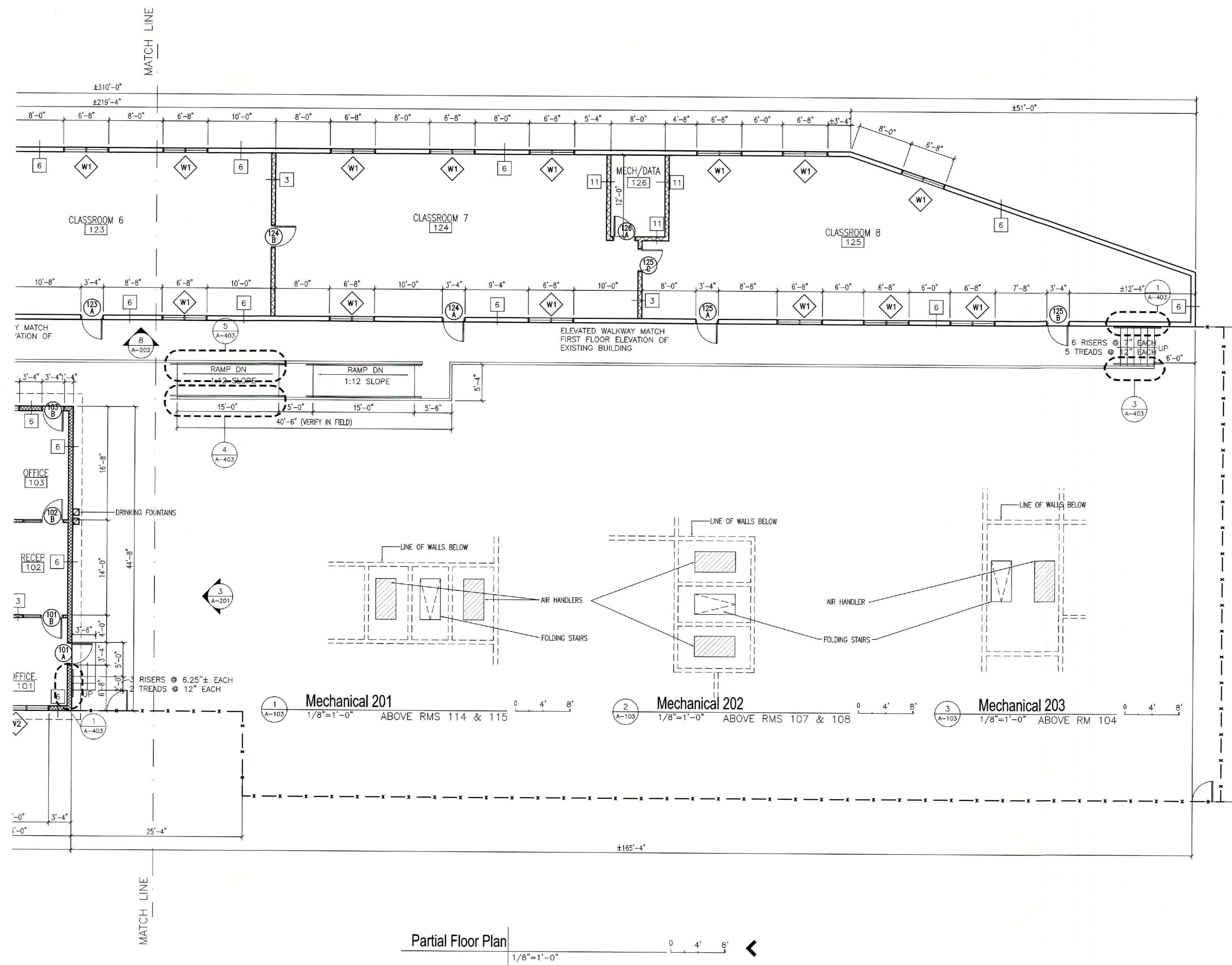
Partial Floor Plan

|                          |          |
|--------------------------|----------|
| REVISION                 | .....    |
| REVISION                 | .....    |
| REVISION                 | .....    |
| ISSUED FOR CONSTRUCTION: | 12.22.15 |
| ISSUED FOR PERMIT:       | .....    |
| ISSUED FOR BID:          | .....    |
| ISSUED FOR APPROVAL:     | 11.17.15 |

DRAWN BY: Greg Seligge  
REVIEW BY: Brad Lunz

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1536.01



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Partial Floor Plan

|                          |          |
|--------------------------|----------|
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DRAWN BY: Greg Selridge  
REVIEW BY: Brad Lunz  
LUNZ PREBOR FOWLER ARCHITECTS  
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1536.01

**PROJECT INFORMATION**

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| FLOOR CONSTRUCTION AND SECONDARY MEMBERS    | 0       |
| ROOF CONSTRUCTION AND SECONDARY MEMBERS     | 0       |

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| ACCESSORY STOR./MECH. | 275 SF   | 300 GROSS    | 1                  |
| <b>TOTAL</b>          |          |              | <b>474 PERSONS</b> |

**MEANS OF EGRESS (FBC CHAPTER 10)**

| CATEGORY  | SPRINKLERED, E OCCUPANCY               |             |
|---|--|-------------|
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| EGRESS STAIR WIDTH PER LEVEL (SECTION 1005.3.1) (EXCEPTION) | 229 x (0.2) = 46"                      | 92"         |
| OTHER EGRESS WIDTH PER LEVEL (SECTION 1005.3.2) (EXCEPTION) | 0.15" 229x(0.15)= 34"                  | 72"         |
| MINIMUM CORRIDOR AISLE WIDTH (TABLE 1018.2)                 | 72" FOR CAPACITY OF 100, OTHERWISE 44" | 72" MIN.    |
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EDUCATIONAL, 427 PERSONS - PER FLOOR (TABLE 403.1)

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|----------|---------------|----------|------------|----------|--------------------|----------|--------------|----------|
|          | REQUIRED      | PROVIDED | REQUIRED   | PROVIDED | REQUIRED           | PROVIDED | REQUIRED     | PROVIDED |
|          | 1 PER 50      | 9        | 1 PER 50   | 12       | 1 PER 100          | 6        | 1            | 4        |

**SYMBOLS LEGEND**

[FACP] FIRE ALARM CONTROL PANEL-VERIFY LOCATION W/ OWNER

EXIT SIGN WITH BATTERY PACK

FE FIRE EXTINGUISHER & CABINET

FE FIRE EXTINGUISHER & WALL BRACKET

NOTE:  
SEE LIGHTING PLAN FOR EMERGENCY LIGHTING FIXTURES.

**RATED WALLS**

1 HOUR

2 HOUR

**EXIT CAPACITY**

← CAPACITY OF EXIT

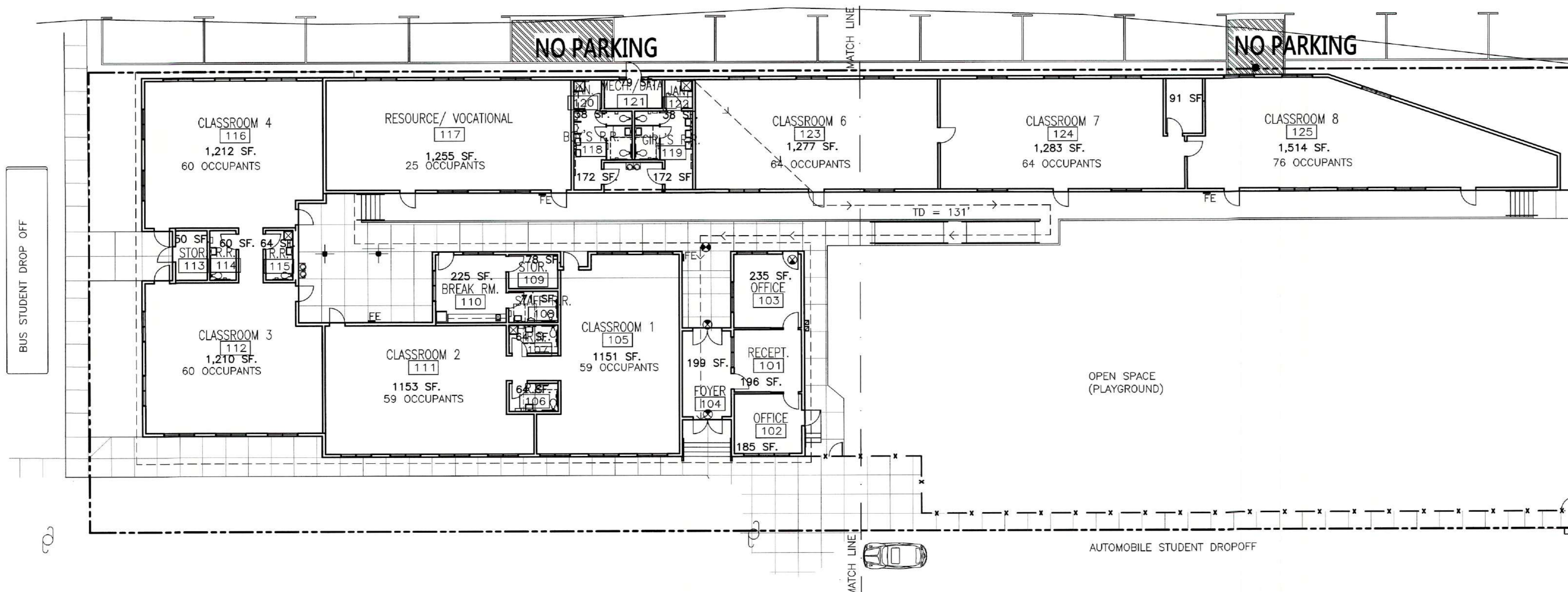
← OCCUPANT LOAD

**TRAVEL DISTANCE**

← TRAVEL DISTANCE (TD)

← TD = 100'

← DIRECTION OF TRAVEL



Life Safety Plan  
 1/16"=1'-0"  
 0 8' 16'



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 201 SW Avenue B  
 Winter Haven, FL 33880  
**Code Data and Life Safety Plan**

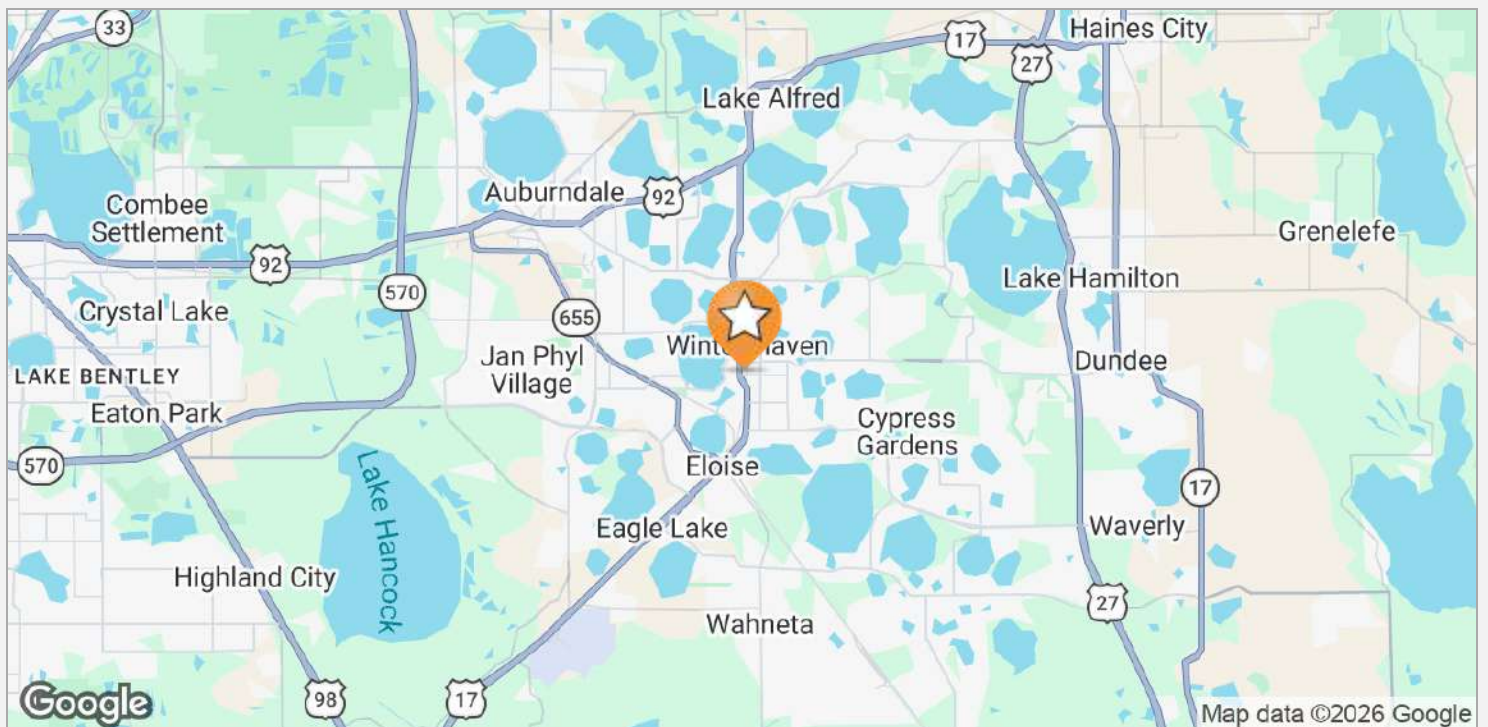
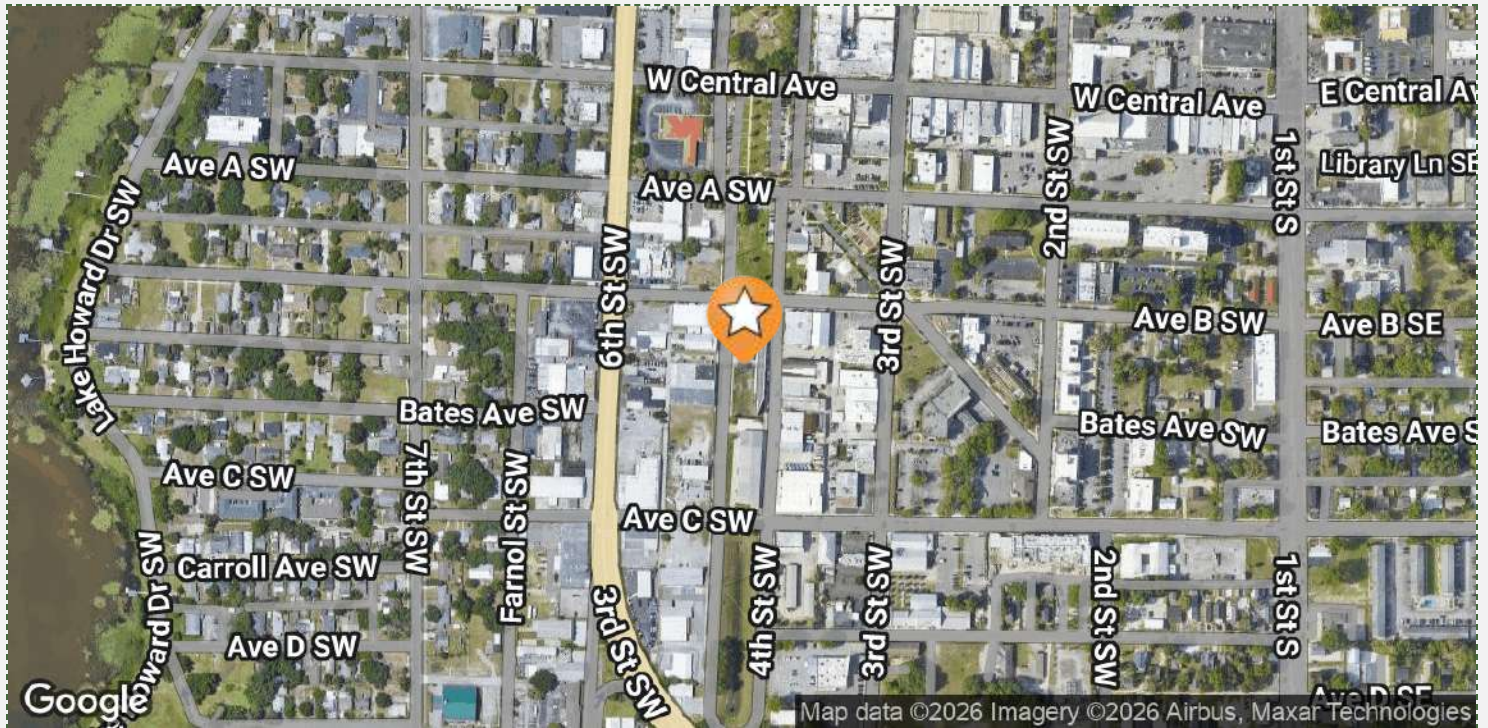
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ISSUED FOR CONSTRUCTION: [Date]  
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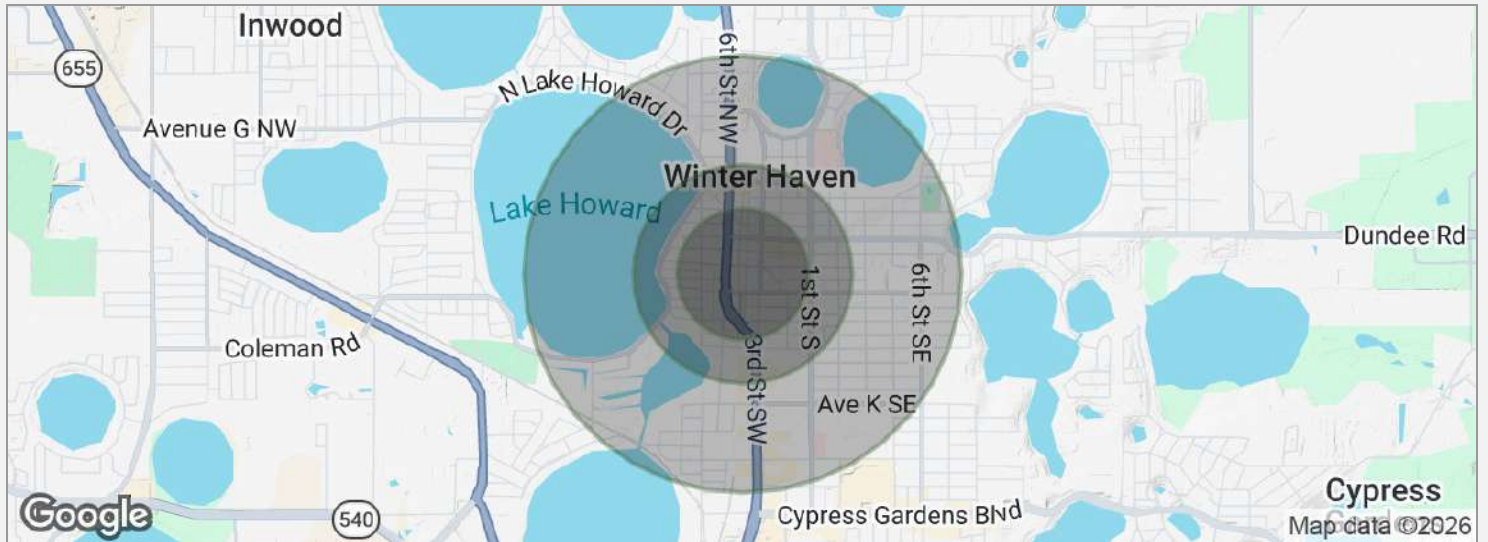
DRAWN BY: Greg Seligge  
 REVIEW BY: Don Lunz

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 1536.01





ID#: 1613982



| POPULATION          | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total population    | 668       | 1,908     | 7,180     |
| Median age          | 49        | 45        | 43        |
| Median age (male)   | 45        | 43        | 41        |
| Median age (Female) | 51        | 47        | 44        |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
| Total households    | 402       | 1,018     | 3,247     |
| # of persons per HH | 1.7       | 1.9       | 2.2       |
| Average HH income   | \$61,791  | \$58,247  | \$66,453  |
| Average house value | \$208,993 | \$191,803 | \$294,951 |

\* Demographic data derived from 2020 ACS - US Census

ID#: 1613982