

# Office Suites at West Woods Complex

6810 New Tampa Hwy, Lakeland, Florida 33815

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**Publix**  
HV / LV WAREHOUSE

**Baker**  
Distributing Co.

**ACE**  
Hardware  
DISTRIBUTION

**amazon**  
fulfillment

**IKEA**  
DISTRIBUTION

**Plastipak**  
DISTRIBUTION

**Save**  
*a lot*  
DISTRIBUTION

COUNTY LINE  
COMMERCE CENTER

**DHL**  
SUPPLY CHAIN

**Bldg 6850**

**Bldg 6830**

**Bldg 6810**

**Bldg 6790**

**Entrance**

10,900  
Cars/Day

**Entrance**

**New Tampa Hwy**

**Advance**  
**Auto Parts**  
DISTRIBUTION

## PROPERTY SUMMARY



### Offering Summary

<b>Lease Rate:</b>	<b>Negotiable</b>
<b>Estimated NNN:</b>	<b>\$5.64/SF</b>
<b>Office Complex Size:</b>	84,200 SF
<b>Available SF:</b>	2,688 - 8,323 SF
<b>Lot Size:</b>	8.31± AC
<b>Year Built:</b>	6810-50: 1999 6790: 2007
<b>Parking:</b>	379 ± Spaces
<b>Traffic Count:</b>	10,900 Cars per Day
<b>PIN:</b>	232819000000023070, 232819000000023040

### Property Overview

Office suites are available for lease within a well-maintained office complex nestled among large oak trees and comprised of four buildings. The property is easily accessible and has high visibility. With ample parking and quiet surroundings, it is a perfect place to work. Each suite in buildings 6810 and 6830 have their own entrance. Buildings 6850 and 6790 have common area lobbies with restrooms.

### Location Overview

Conveniently located on the I-4 corridor between Tampa and Orlando, West Woods is the premier place to conduct business in the Central Florida area. Since Polk County is centrally located it has become one of the fastest-growing areas in the nation. At the Lakeland Airport, Amazon has planned to double its space and commercial flights are soon to follow. In addition, the trade area includes major national brands such as Publix, Ikea, and Advance Auto Parts. The local demographics allow for a wide range of potential employees to pull from for new hires.

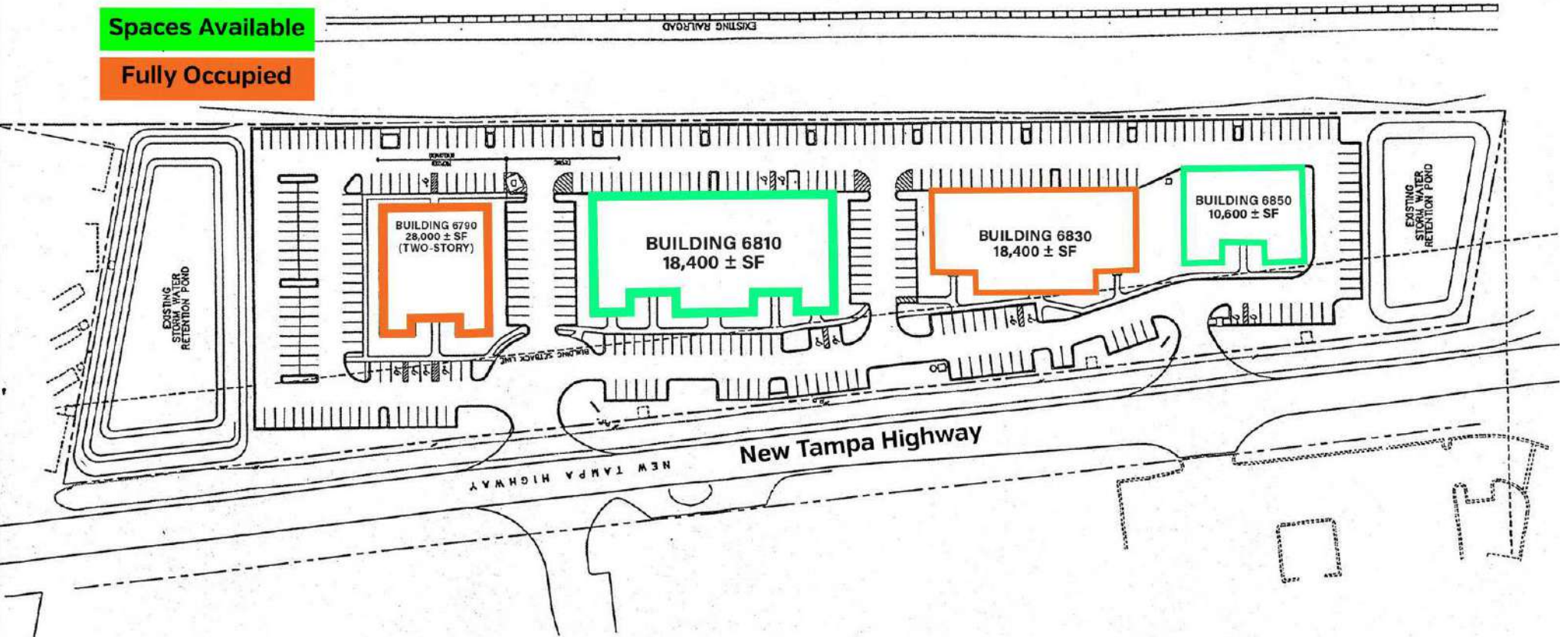
# WEST WOODS SITE PLAN

## ARCHITECTURAL SITE PLAN



Spaces Available

Fully Occupied



## LEASE SPACES

### Lease Information

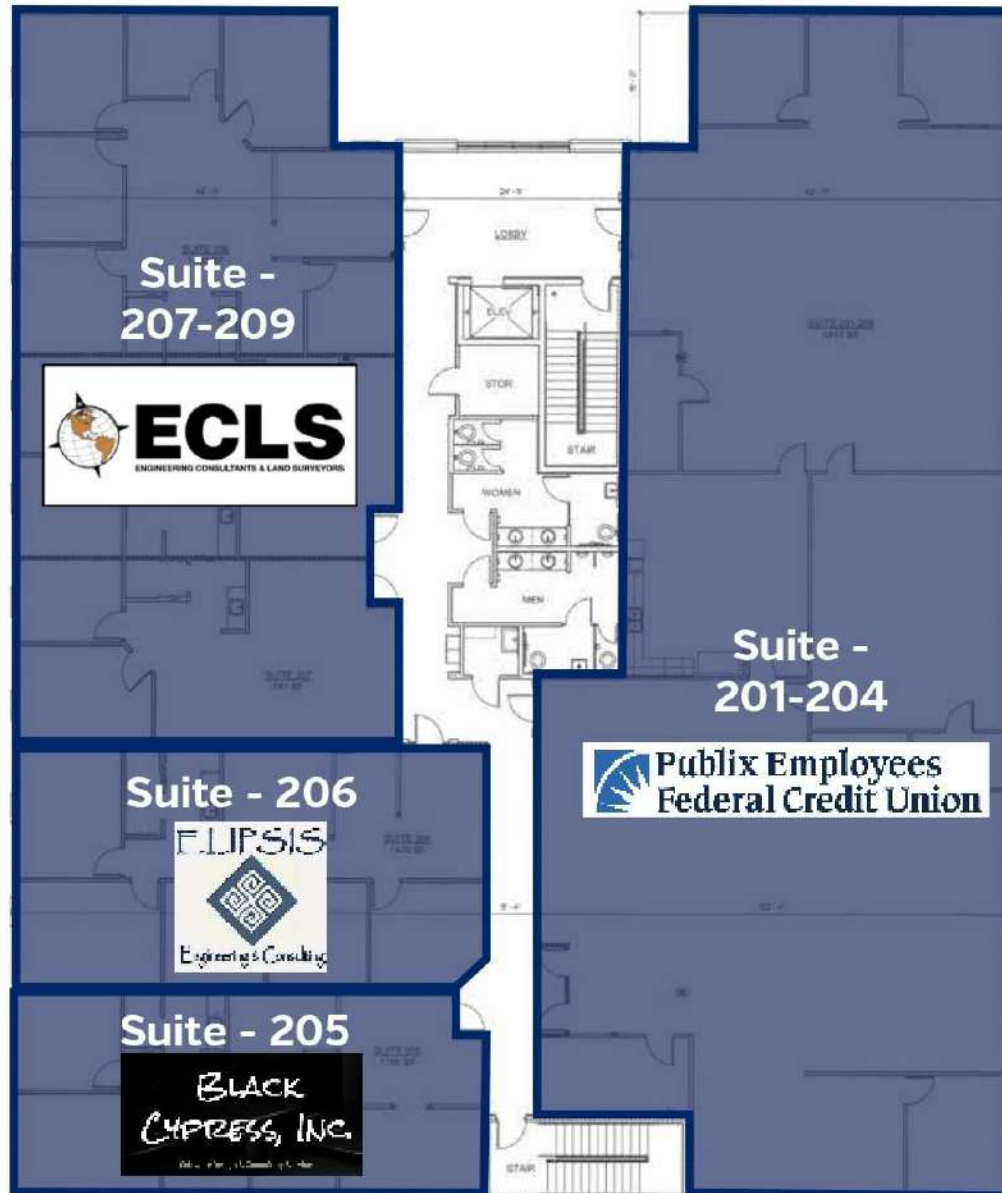
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,733 - 4,740 ± SF	Lease Rate:	<b>Negotiable</b>

### Available Spaces

Suite	Tenant	Size (SF)	Matterport
Bldg 6810 - Suite 100 New Tampa Hwy	Available	4,740 SF	<a href="#">View Here</a>
Bldg 6810 - Suite 400/500 New Tampa Hwy	Available	8,323 SF	<a href="#">View Here</a>
Bldg 6850 - Suite 100	Available	2,688 SF	<a href="#">View Here</a>



BLDG. 6790 - AVAILABLE SPACES



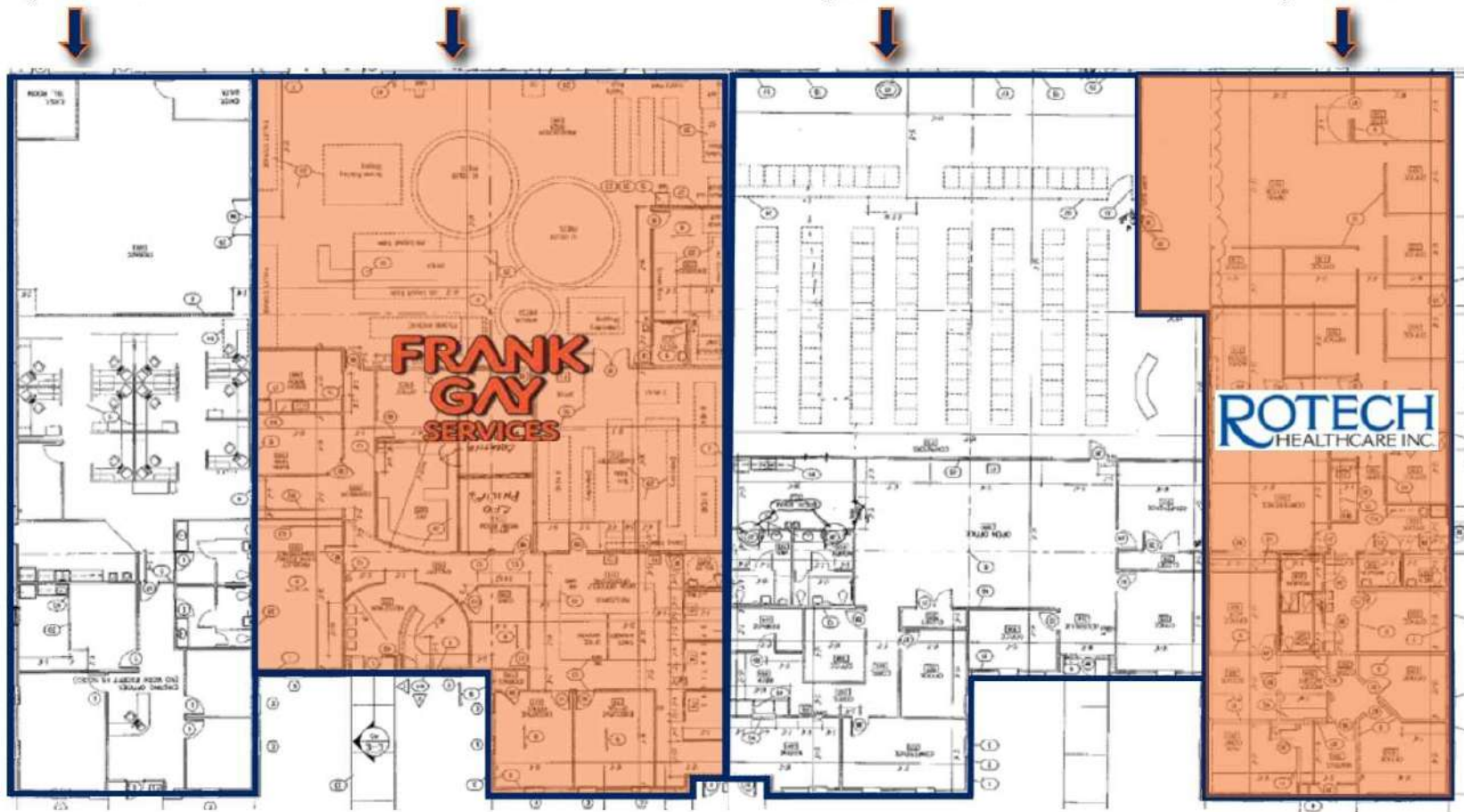
**BLDG. 6810 - AVAILABLE SPACES**

**Suite 100**  
**4,740 ± SF**

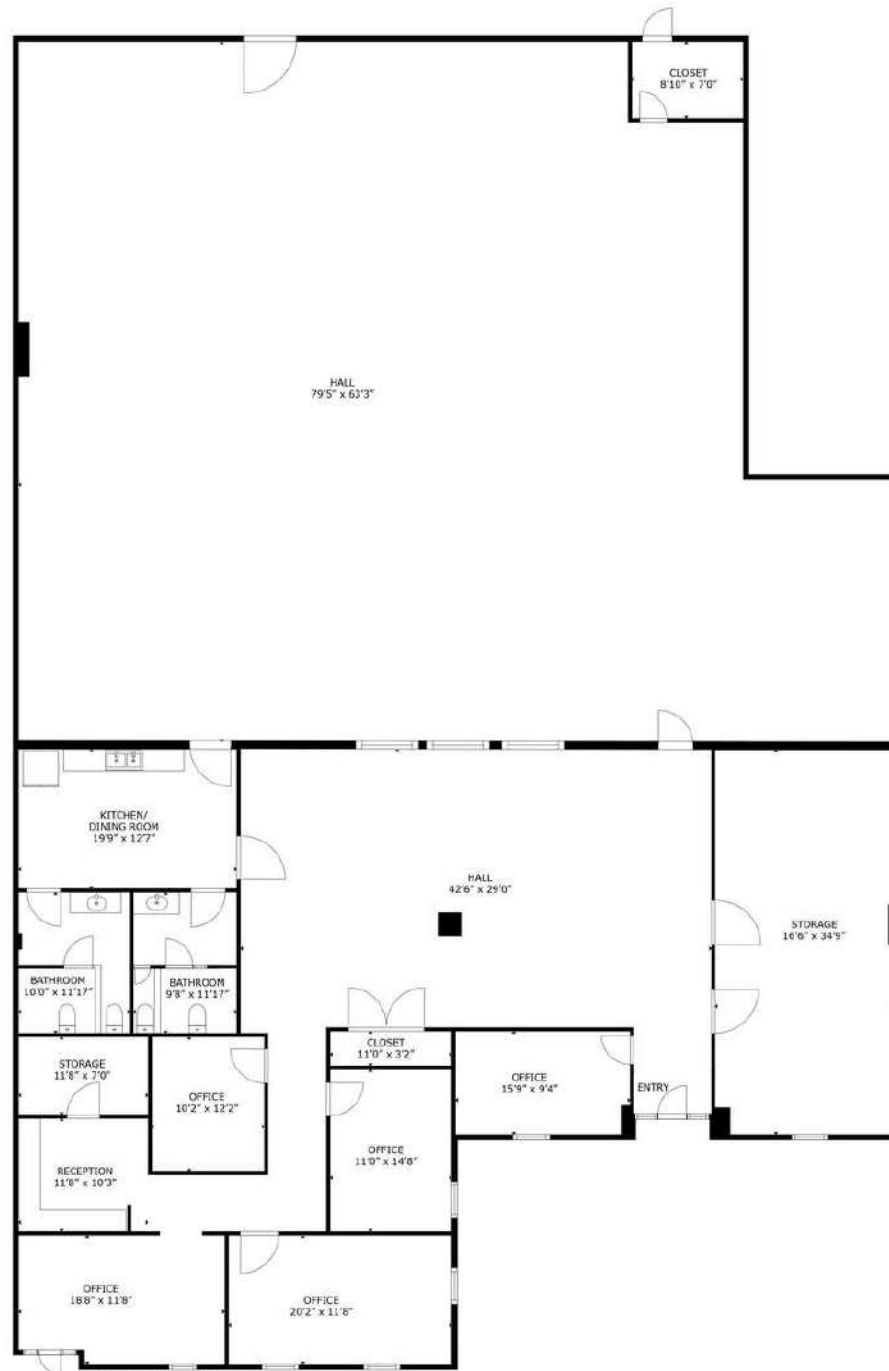
**Suite 200 - 300**

**Suite 400 - 500**  
**8,323 ± SF**

**Suite 600**  
**5,277 ± SF**



**BLDG. 6810 -  
SUITE 400-500 FLOOR PLAN**



FLOOR PLAN



BLDG. 6810 - SUITE 400-500



# BLDG. 6810 - SUITE 100 FLOOR PLAN



FLOOR PLAN



BLDG. 6810 - SUITE 100



BLDG. 6810 - SUITE 100



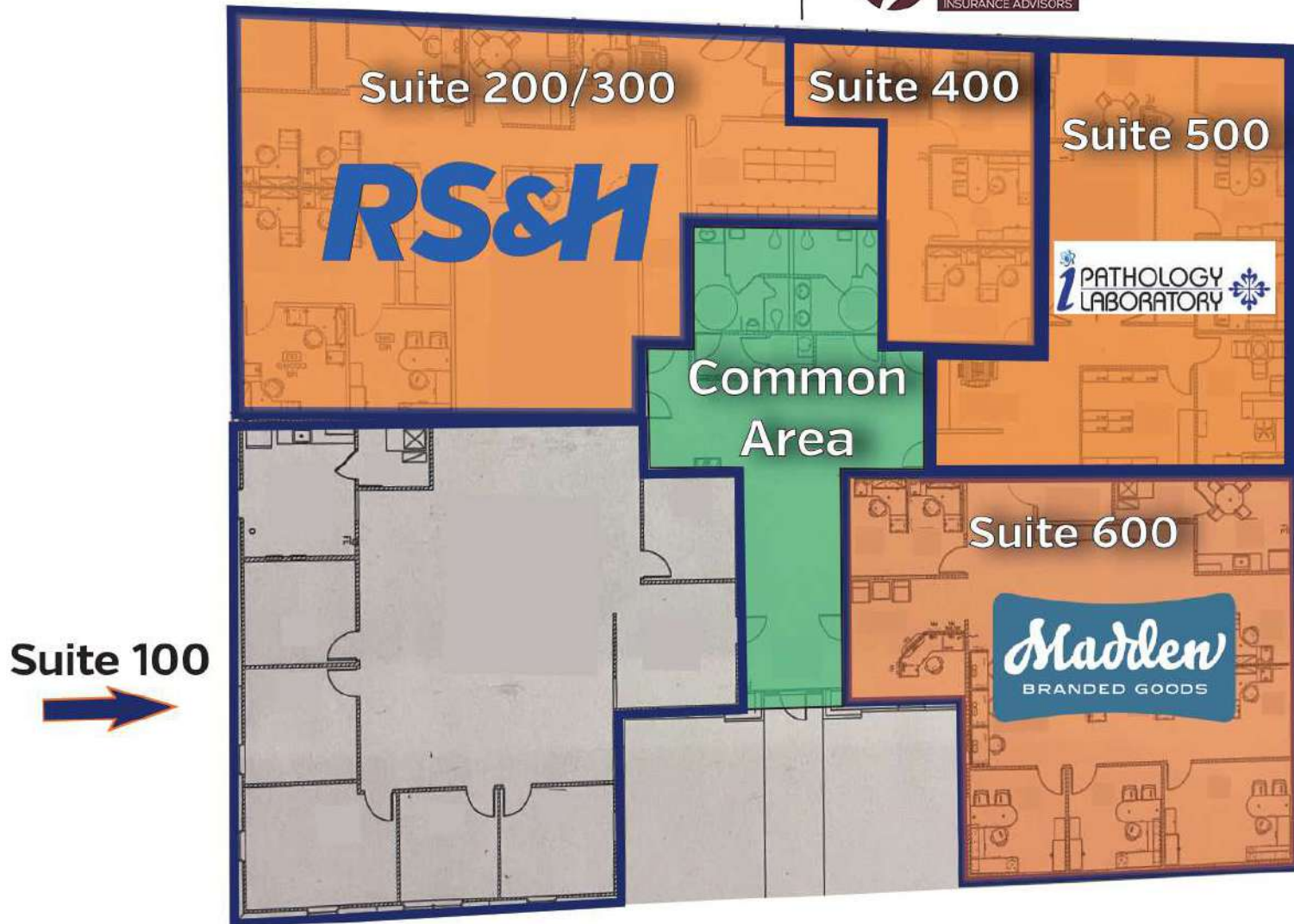
**BLDG. 6830 - AVAILABLE SPACES**

**Suite 100/200**  
**9,130 ± SF**

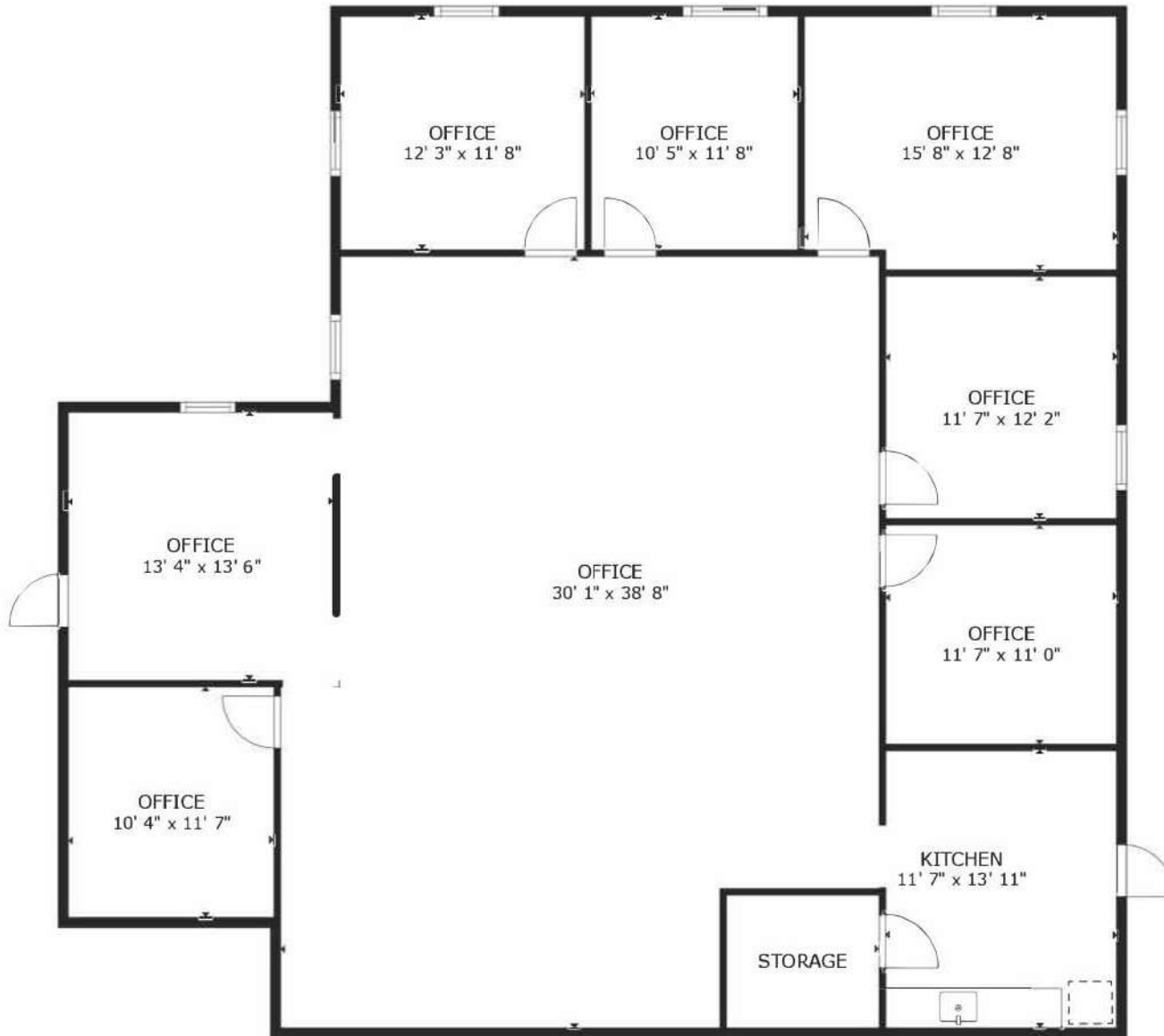
**Suite 300/400**  
**9,690 ± SF**



BLDG. 6850 - AVAILABLE SPACES

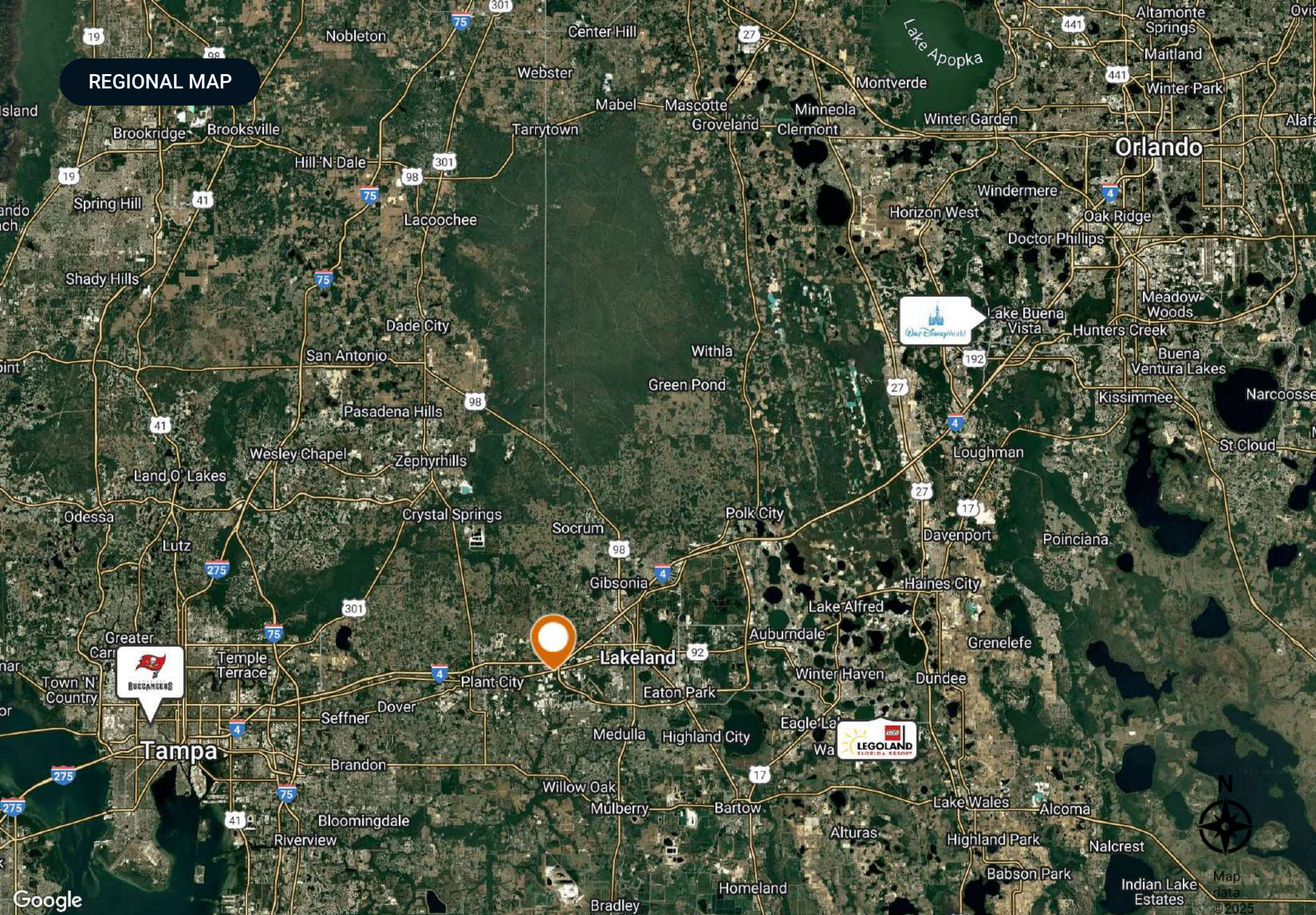


BLDG. 6850 - SUITE 100 FLOOR PLAN



FLOOR PLAN

REGIONAL MAP



Orlando

Tampa

Lakeland

LEGOLAND  
FLORIDA RESORT

Walt Disney World



Map data  
© 2025

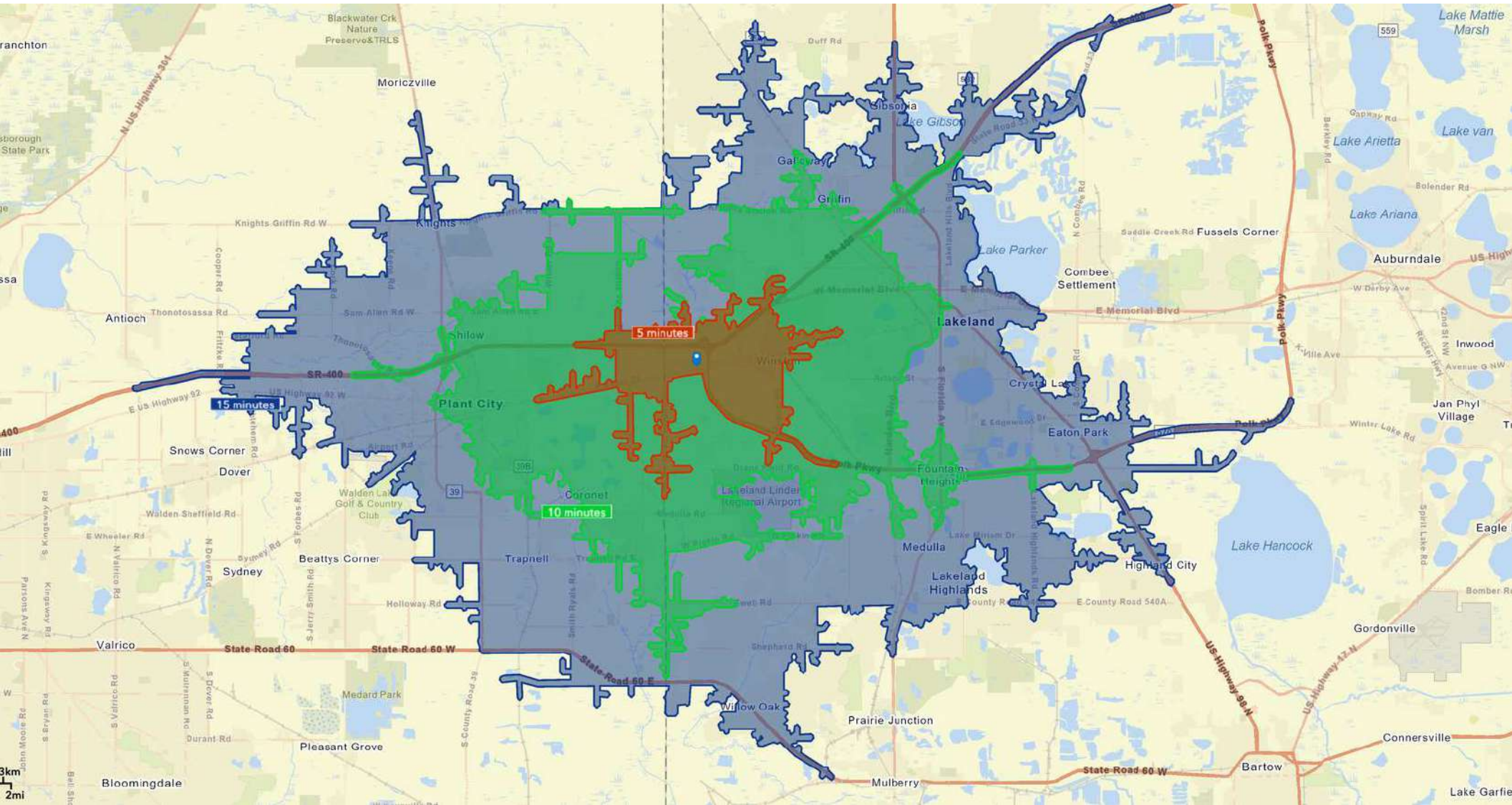
Google



# TRADE AREA MAP



# 5,10,15 MINUTE DRIVE TIMES



## RANKINGS



**#1 TOP CITIES TO BUY A HOME**

[Businessinsider.com](https://www.businessinsider.com)



**BEST PLACE TO START A BUSINESS**

[Thelakelander.com](https://www.thelakelander.com)



**#80 IN BEST PLACES TO LIVE**

[Usnews.com](https://www.usnews.com)



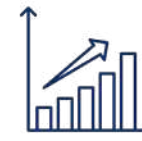
**#7 BEST PLACE TO MOVE IN THE US**

[Usnews.com](https://www.usnews.com)



**#14 IN SAFEST PLACES TO LIVE**

[Usnews.com](https://www.usnews.com)



**#5 IN FASTEST-GROWING PLACES IN THE U.S.**

[Usnews.com](https://www.usnews.com)

Lakeland is a vibrant community conveniently located along I-4 between Tampa and Orlando. With a population of just over 100,000, the city limits cover 74.4 square miles. Lakeland has many lakes that are community focal points, providing scenic areas for recreation. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found in the community.

The City embraces its past, and that is evident strolling the tree-lined brick streets in the historic neighborhoods found throughout Lakeland. The area is home to Southeastern University, Florida Polytechnic University, Polk State College's Lakeland campus, and Florida Southern College, which hosts Frank Lloyd Wright architecture's most extensive on-site collection.

SITE AERIAL

LaSalle Bristol

Advance Auto Parts

Distribution

Plastipak

10,900 Cars/Day

ACCESS

New Tampa Hwy

ACCESS

600

SellEthics Marketing Group Inc.

ARTISTIC GENERAL CONTRACTING

Back Cypress Inc.

FRANK GAY SERVICES

Publix Credit Union (Employee Federal)

ROTECH HEALTHCARE INC.

VITAS Healthcare

VERITREAD

Allen K Breed Hwy

Old Tampa Hwy

Street A

Street B

AERIAL FACING EAST



EXTERIOR PHOTOS



AERIAL FACING WEST

TAMPA  
28.3 ± MILES

**CITY**  
FURNITURE  
12 ± Million SF  
Development

Wendy's

TACO  
BUS

McDonald's

STAR  
DISTRIBUTION 5-8 YEARS

INTERSTATE  
4

stryker®

DS SERVICES™

CARPENTER

Plastipak

Eagle SOLUTIONS  
FOR PHARMA  
WellDyne GENESIS  
Logistics Inc.

RAYMOND  
Raymond Handling Concepts Corporation

Advance  
Auto Parts  
DISTRIBUTION

## ADVISOR BIOGRAPHY



### Lauren Ralston Smith, CCIM, CPM

Senior Advisor

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FL #BK3235233

## Professional Background

Lauren Ralston Smith, CCIM, CPM is a Senior Advisor at Saunders Real Estate.

Lauren brings over 20 years of experience in the real estate industry, specializing in helping clients build and protect their legacies through strategic real estate investment portfolios. As a Licensed Real Estate Broker, she takes a client-focused approach, meticulously evaluating each property's strengths and weaknesses to maximize efficiency, profitability, and long-term value.

Throughout her career, Lauren has excelled in key areas such as sales, leasing, property management, and development. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM) and a member of the International Council of Shopping Centers (ICSC). In 2021, she further distinguished herself by earning the prestigious Certified Commercial Investment Member (CCIM) designation, a hallmark of expertise in commercial real estate.

Lauren's professional background extends beyond real estate, with significant experience in business development. She has successfully guided small businesses in accounting, marketing, human resources, and operations. Her academic foundation includes a Bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

With a focus on delivering exceptional results, Lauren is committed to empowering clients to grow and safeguard their wealth through real estate investments. Using her expertise in sales, leasing, property management, and development, she is able to tailor strategies to achieve both immediate goals and enduring financial success.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development

## ADVISOR BIOGRAPHY



### Carly Powell

Advisor

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Direct: **877-518-5263 x489** | Cell: **863-698-3716**

FL #SL3404321

## Professional Background

Carly Powell is an Advisor at Saunders Real Estate.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

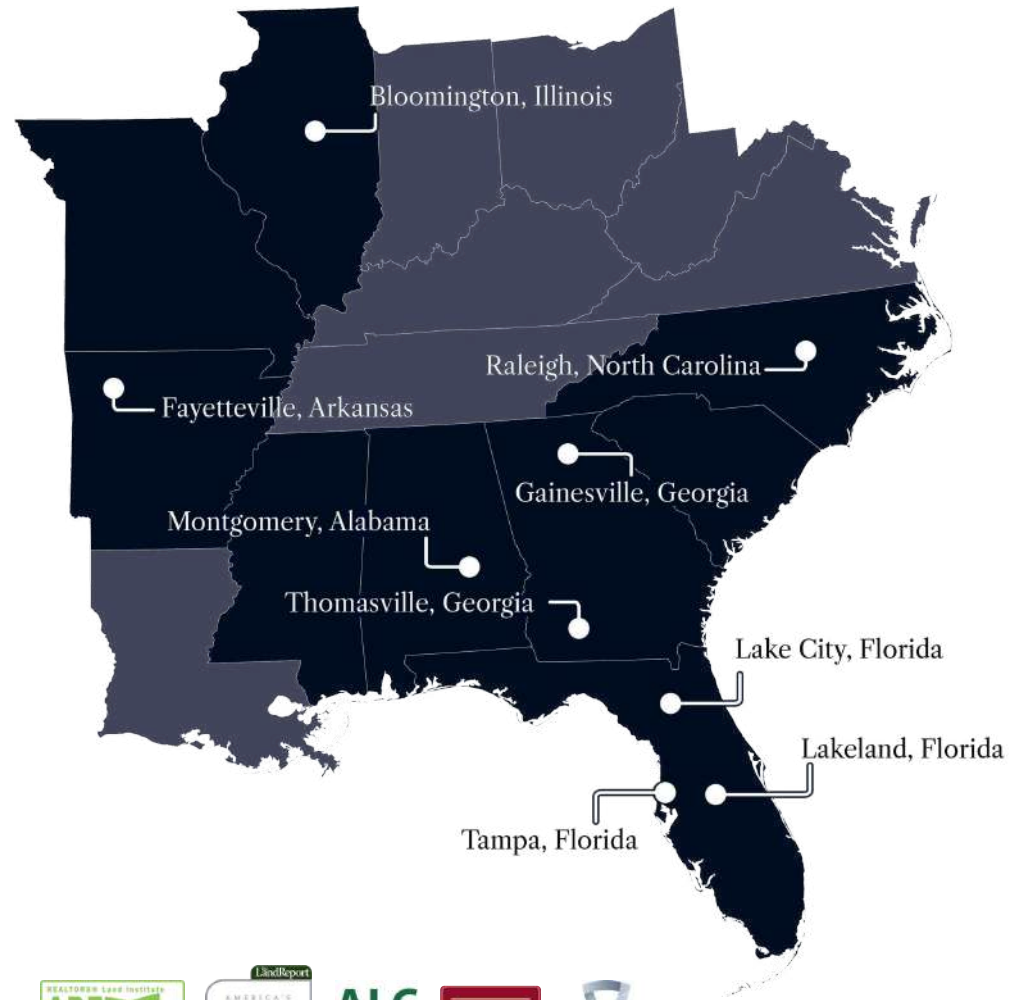
In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member (CCIM) candidate working to obtain a CCIM designation.

Carly specializes in:

- Sales
- Leasing
- Development



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