



PRIME SOUTH FLORIDA AVENUE/POLK PARKWAY THREE FURNISHED EXECUTIVE OFFICES – FOR LEASE

Property Address: 3825 S. Florida Avenue, Lakeland, FL 33813-1103

Property Location: SWC of South Florida Avenue and Polk Parkway (SR 570) off ramp at Exit 7, next to Popeye's restaurant.

Type Property: 2-story – professional building – contemporary design – no elevator – fully carpeted – two RR – 25 parking spaces – new A/C year 2024.



Suite 2A – either furnished or unfurnished executive office – 300 $\pm$ NRSF – French glass door – faces S. Florida Avenue (North) includes a shared reception/waiting room – this suite can be leased separately for \$700.00/month or together with Suite 2C for combined size of 700 $\pm$ NRSF. Combined lease rate \$1,500.00/month inclusive of utilities, Wi-Fi, weekly janitorial - microwave - interior signage and furnishings.

Suite 2C – furnished executive office – 300 $\pm$ NRSF – includes a shared reception/waiting room – French glass doors – large wall mural of the canal of Venice, Italy. Lease rate: \$700.00/month inclusive of utilities, Wi-Fi, weekly janitorial, microwave - interior signage and furnishings.

Suite 4D - furnished executive office – 150 $\pm$ NRSF – includes a shared sitting area – French glass doors – Lease rate: \$500.00/month inclusive of utilities, Wi-Fi, weekly janitorial, microwave – interior signage and furnishings.

Comments: Professional building with great visibility and access in the hub of commercial activity at the on/off ramp of Polk Parkway. Exterior signage: Tenant's cost.

Contact: Maria Mahoney, Florida Lic. R.E. Broker/Owner - 863 640-0445

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