

FOR LEASE - OFFICE

490 US Highway 17 South | Bartow, Florida 33830



1,700
SQ FT OFFICE

22,500
DAILY TRAFFIC

6.2 MI
To Polk PKWY

Property Highlights

- Professional Office Suite
- Three Private Offices
- Reception Area
- Client Waiting Area
- Kitchen / Break Room
- Excellent Visibility on US Highway 17 (Approx. 22,500 AADT)
- Ample On-Site Parking
- Minutes from Downtown Bartow & Polk County Courthouse
- Easy Access to SR 60, Polk Parkway (SR 570) & Interstate 4
- Ideal for Legal, Medical, Financial, Insurance, Accounting, Engineering, and Corporate Office Users

Jack Strollo, CCIM, CPM is a Licensed Real Estate Broker in the State of Florida & Wisconsin



Jack Strollo, CCIM, CPM, Vice President, Broker
863-683-3425 office 863-640-8238 cell
jstrollo@resbroadway.com
100 S. Kentucky Avenue, Suite 290, Lakeland, FL 33801

490 US Highway 17 South | Bartow, Florida 33830



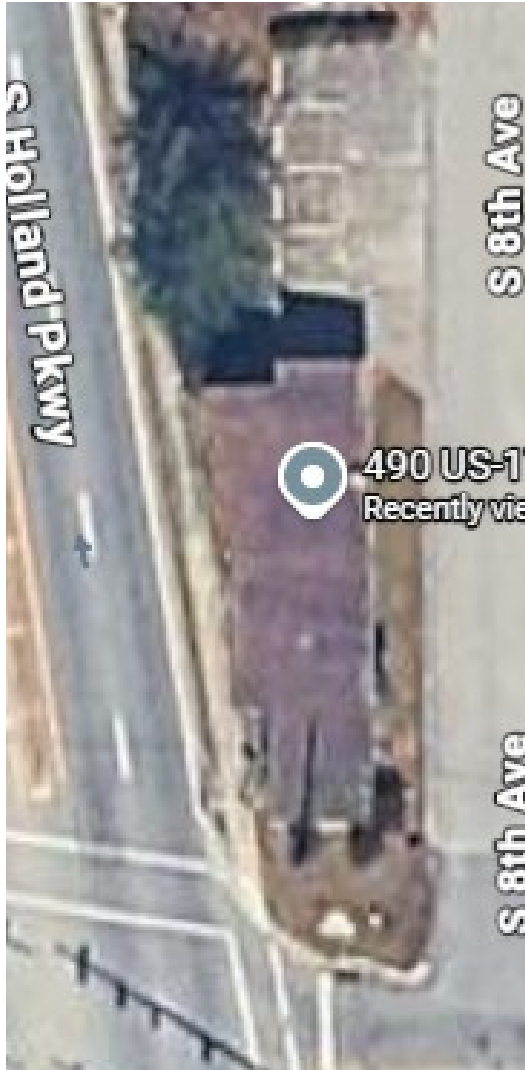
Property: Position your business for success at 490 US Highway 17 South, a well-maintained professional office building strategically located along one of Bartow's most highly traveled commercial corridors. Offering excellent visibility, convenient accessibility, and a central Polk County location, this property provides an outstanding opportunity for businesses seeking a professional office environment with exceptional regional connectivity.

The available office suite is thoughtfully designed to support a variety of professional users and features three private offices, a welcoming reception area, a comfortable client waiting area, and a kitchen/break room. This efficient layout creates an ideal balance between private workspace and client-facing areas, making it well suited for law firms, medical and healthcare providers, insurance agencies, financial advisors, accounting firms, title companies, engineering firms, consulting businesses, and other professional office users.

Lease Price: \$18.00 Mod Gross

PHOTOS

490 US Highway 17 South | Bartow, Florida 33830

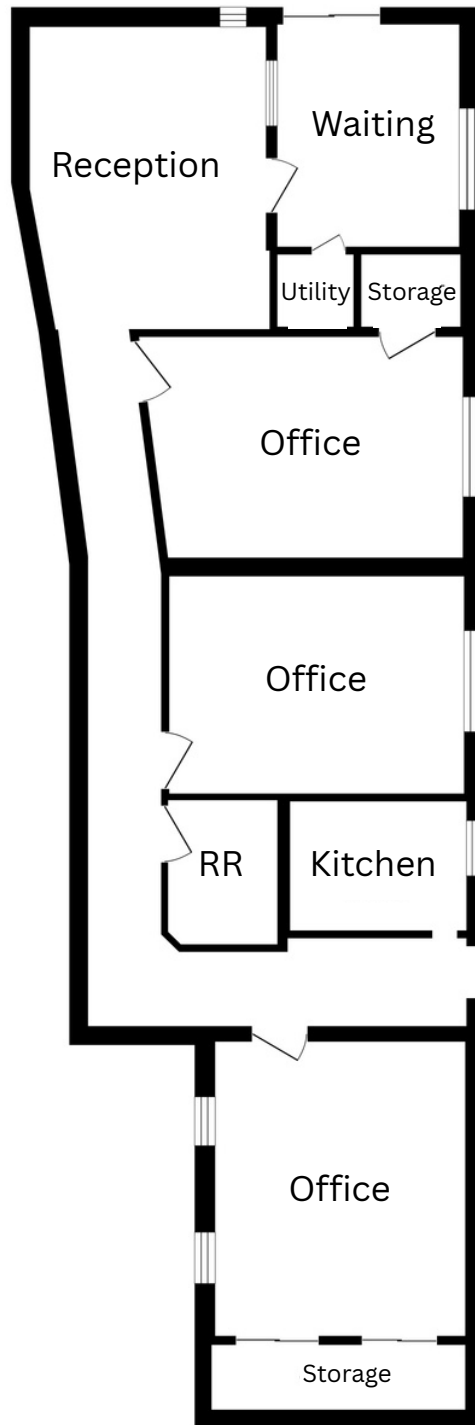


Jack Strollo, CCIM, CPM, Vice President, Broker
863-683-3425 office 863-640-8238 cell
jstrollo@resbroadway.com
100 S. Kentucky Avenue, Suite 290, Lakeland, FL 33801

FLOOR PLAN

490 US Highway 17 South | Bartow, Florida 33830

CLICK [HERE](#) FOR 3D Floor Plan With Virtual Tour



Jack Strollo, CCIM, CPM, Vice President, Broker
863-683-3425 office 863-640-8238 cell
jstrollo@resbroadway.com
100 S. Kentucky Avenue, Suite 290, Lakeland, Fl 33801

490 US Highway 17 South | Bartow, Florida 33830



Location: Situated along US Highway 17, with approximately 22,500 vehicles per day, the property offers outstanding exposure and ample on-site parking for both employees and visitors. Its location is minutes from Downtown Bartow, the Polk County Courthouse, and major government offices make it particularly attractive for legal and professional service providers.

The property also provides convenient access to State Road 60, the Polk Parkway (SR 570), and Interstate 4, allowing for efficient travel throughout Central Florida, including Lakeland, Winter Haven, Mulberry, Plant City, Tampa, and Orlando.



Jack Strollo, CCIM, CPM, Vice President, Broker
863-683-3425 office 863-640-8238 cell
jstrollo@resbroadway.com
100 S. Kentucky Avenue, Suite 290, Lakeland, FL 33801

490 US Highway 17 South | Bartow, Florida 33830



Property Highlights:

- Professional Office Suite
- Three Private Offices
- Reception Area
- Client Waiting Area
- Kitchen / Break Room
- Excellent Visibility on US Highway 17 (Approx. 22,500 AADT)
- Ample On-Site Parking
- Minutes from Downtown Bartow & Polk County Courthouse
- Easy Access to SR 60, Polk Parkway (SR 570) & Interstate 4
- Ideal for Legal, Medical, Financial, Insurance, Accounting, Engineering, and Corporate Office Users



Jack Strollo, CCIM, CPM, Vice President, Broker
863-683-3425 office 863-640-8238 cell
jstrollo@resbroadway.com
100 S. Kentucky Avenue, Suite 290, Lakeland, FL 33801



Area Information: Bartow is the County Seat of Polk County and serves as the governmental and professional hub for one of Florida's fastest-growing regions. The city is home to the Polk County Courthouse, numerous county administrative offices, healthcare providers, and a thriving professional services sector.

Its strategic Central Florida location provides businesses with access to a growing labor force, expanding residential communities, and two major metropolitan markets. Within approximately one hour, businesses can reach both Tampa and Orlando, making Bartow an attractive location for regional operations.



Jack Strollo, CCIM, CPM, Vice President, Broker
863-683-3425 office 863-640-8238 cell
jstrollo@resbroadway.com
100 S. Kentucky Avenue, Suite 290, Lakeland, FL 33801