

BARON
REALTY

Bank of Central Florida

OFFICE FOR LEASE

5015 S FLORIDA AVE

Bank of Central Florida Plaza

5015

15
MIN
PARKING

15
MIN
PARKING

(863) 607-4100 | OFFICEMANAGER@BARONREALTY.COM

1661 WILLIAMSBURG SQUARE, LAKELAND, FL 33803



Central Florida

TABLE OF CONTENTS

Summary	3
Location	4
Photos	5
Floor Plans	6
Community	8
About Baron	10

SUMMARY

5015 S FLORIDA AVE, LAKELAND, FL 33813

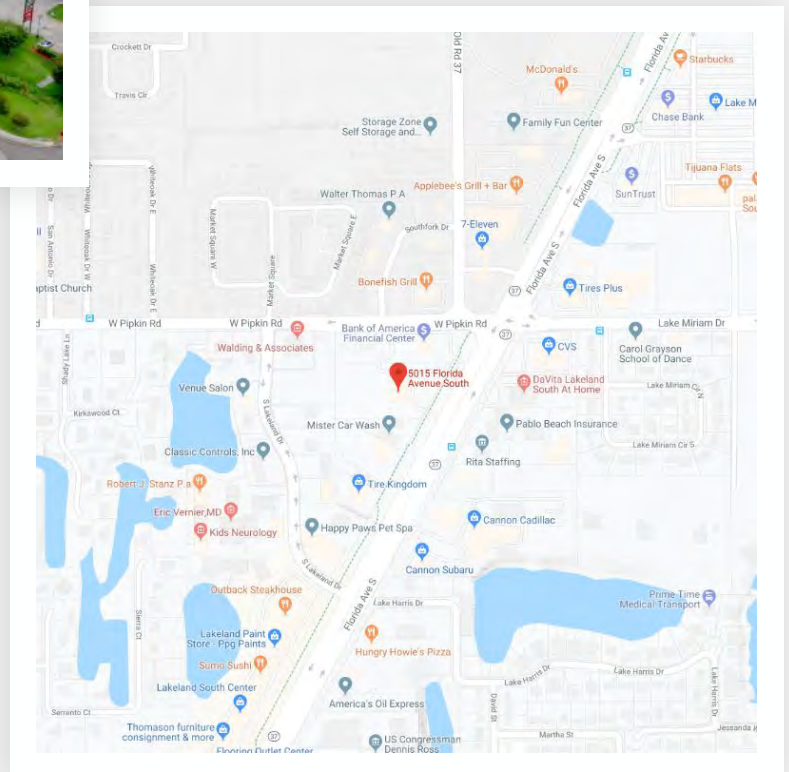
The professional Bank of Central Florida Plaza has ample parking and other executive tenants. With quick access to Polk Parkway and local restaurants, this office space is sure to provide you and your employees everything you need.

A professional lobby and beautiful elevator can increase the status of your brand, and make returning to work a pleasurable experience. The Bank of Central Florida is a tenant of the building, and makes sure it is well maintained at all times.

3rd Floor	10,000 SF
4th Floor, Suite 401	1,455 SF
4th Floor, Suite 402	3,664 SF
Rent	\$20.00 / SF
Lease	5 Year, Full Service
Parking Spaces	154 (3.85 / 1,000 SF)
Building Type	Class A Office
Year Built	1985

LOCATION

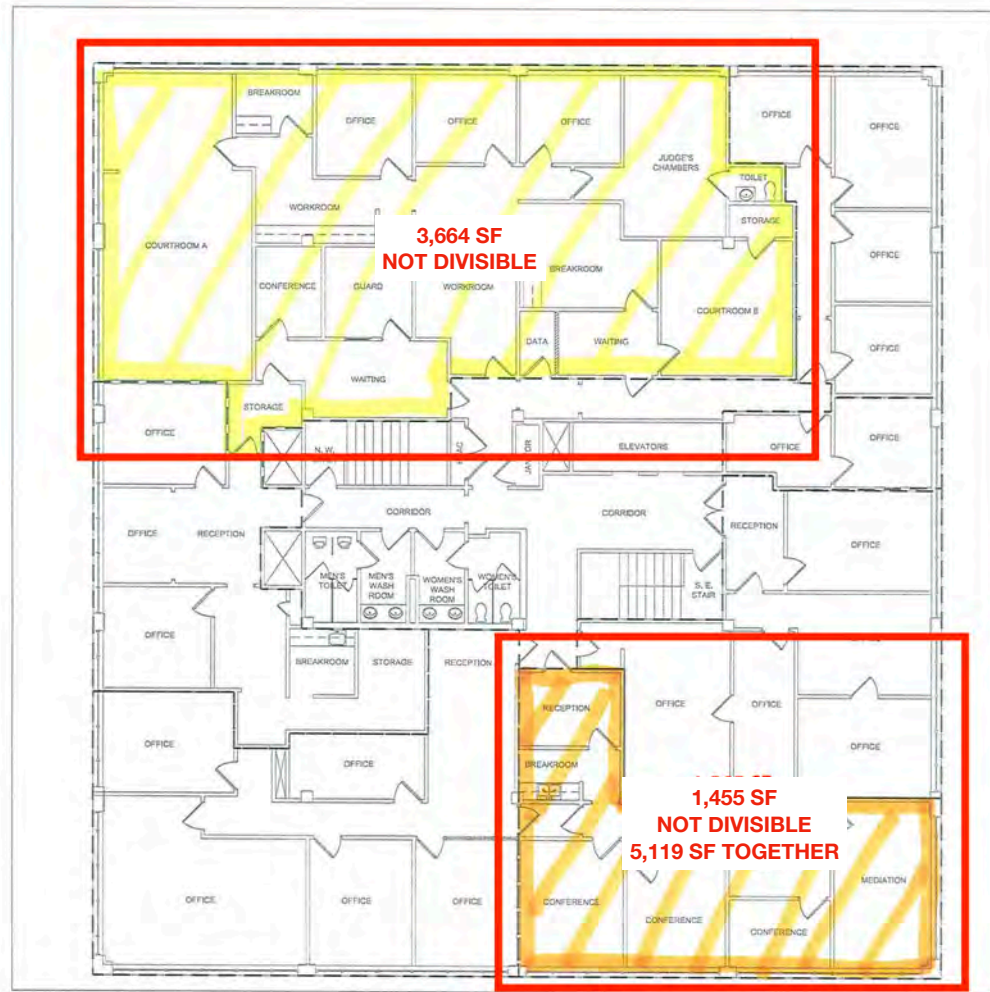
This property is conveniently located near the Polk Parkway, which connects with I-4 from either direction. South Florida Ave is a fast-moving main highway through Lakeland that allows your employee to get to work quickly. The local area is filled with great restaurants, convenience stores, and much more.





FLOOR PLANS

5015 S Florida Ave - 4th Floor



CENTURY FINANCIAL CENTER - FOURTH FLOOR

SCALE: 1/8" = 1'-0"

FLOOR PLANS

5015 S Florida Ave - 3rd Floor



CENTURY FINANCIAL CENTER - THIRD FLOOR
SCALE 1/8" = 1'-0"

COMMUNITY

Located on the I-4 corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In close 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 place to live (*US News*)
- #6 mid-sized metro job growth (*Business facilities*)
- #17 best cities for new graduates (*Good Call*)

LAKELAND BENEFITS

- North & South highways: I-75, I-95, Hwy 27
- East & West highways: I-4, Hwy 60, Hwy 92
- 35 miles from Tampa, 55 miles from Orlando
- CSX rail access
- 2 major airports less than one hour away
- Over 10 million people within 100 miles
- Largest municipality in Polk County
- *City of Lakeland population: 104,185*
- Average annual wage: \$41,162
- Unemployment rate: 3.4%
- Florida's 4th best city in business tax climate index

ABOUT BARON REALTY

Baron Realty, Inc is a 20 year old commercial real estate consulting firm located in Lakeland, Florida.

The company specializes in the leasing, management, and sale of office and retail properties.

Baron's research and history in the Lakeland office and retail markets provide property owners with the knowledge necessary to make the decision to buy, sell, or lease a property and at what rates.

Baron has secured its place as the top property management firm in Polk County, Florida by combining well qualified staff with personalized service to maximize profitability for real estate investors.

Baron Realty's full service property management services can help investors realize worry free ownership.

(863) 607-4100

officemanager@baronrealty.com

1661 Williamsburg Square

Lakeland, FL 33803



CORY PETCOFF

PRESIDENT & CEO

Cory Petcoff, President of Baron Realty, is a seasoned commercial real estate professional with an extensive background in investment analysis, property management, and leasing.

Baron, under Petcoff's leadership, has brokered over \$200MM in investment sales and leasing transactions and currently manages a portfolio of more than 600,000 square feet of office and retail properties.

He serves as the commercial real estate consultant and manager to insurance companies who have diversified their investment portfolios through high quality investment grade commercial real estate. His background also includes forming and subsequently managing investor owned limited liability companies which seek to develop a high quality real estate portfolio.

Petcoff is a licensed Property and Casualty Insurance Agent as well as a Licensed Real Estate Broker. He is a graduate of Stetson University and serves on the board of directors of several professional, civic and charitable organizations including the Dixieland CRA, Lakeland Christian School, Southeastern University College of Arts and Media, and The Vestry of All Saints Episcopal Church.

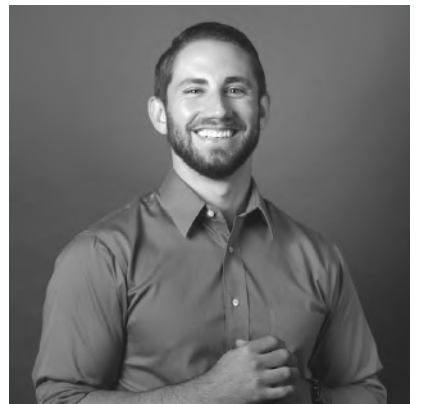


JORDAN JD ARBUCKLE

YOUR SALES ASSOCIATE

Jordan Arbuckle has been providing digital marketing services for Baron Realty for over four years. He now servers as a sales associate to further help the firm that provides excellent service to the Lakeland area.

Jordan Arbuckle received his MBA from Florida Southern College, resides in the Lake Morton Historic District with his partner Chloe, and donates time to non-profits such as Catapult Lakeland.



BARON REALTY

(863) 607-4100

OFFICEMANAGER@BARONREALTY.COM

1661 WILLIAMSBURG SQUARE, LAKELAND, FL 33803