



OFFICE SUITES AT WEST WOODS COMPLEX

6810 NEW TAMPA HWY
LAKELAND, FL 33815

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Building 6810
4,740 - 27,200 ± SF

Suite 206
1,612 ± SF Available

Entrance

10,900
Cars/Day

Entrance

New Tampa Hwy

Advance
Auto Parts
DISTRIBUTION



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1 PROPERTY INFORMATION

6810 New Tampa Hwy
Lakeland, FL 33815



Property Summary



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Estimated NNN:	\$2.90/SF
Office Complex Size:	84,200 SF
Available SF:	1,612 - 27,000 SF
Lot Size:	8.31± AC
Year Built:	6810-50: 1999 6790: 2007
Parking:	379 Spaces
Traffic Count:	10,900 Cars per Day
PIN:	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.

Suites Description



AVAILABLE SUITES:

**** Suites 100-600 can be combined for a total of 27,000 ± SF! ****

Suite 100- This suite contains a reception area, four (4) private offices (one of which could be used as a conference room). A men's & women's restroom, kitchen, two large storage rooms, and two small, 11 cubicles (space could be reconfigured to accommodate more) and then a large air-conditioned flex space in the back that is currently used as warehouse space for storage.

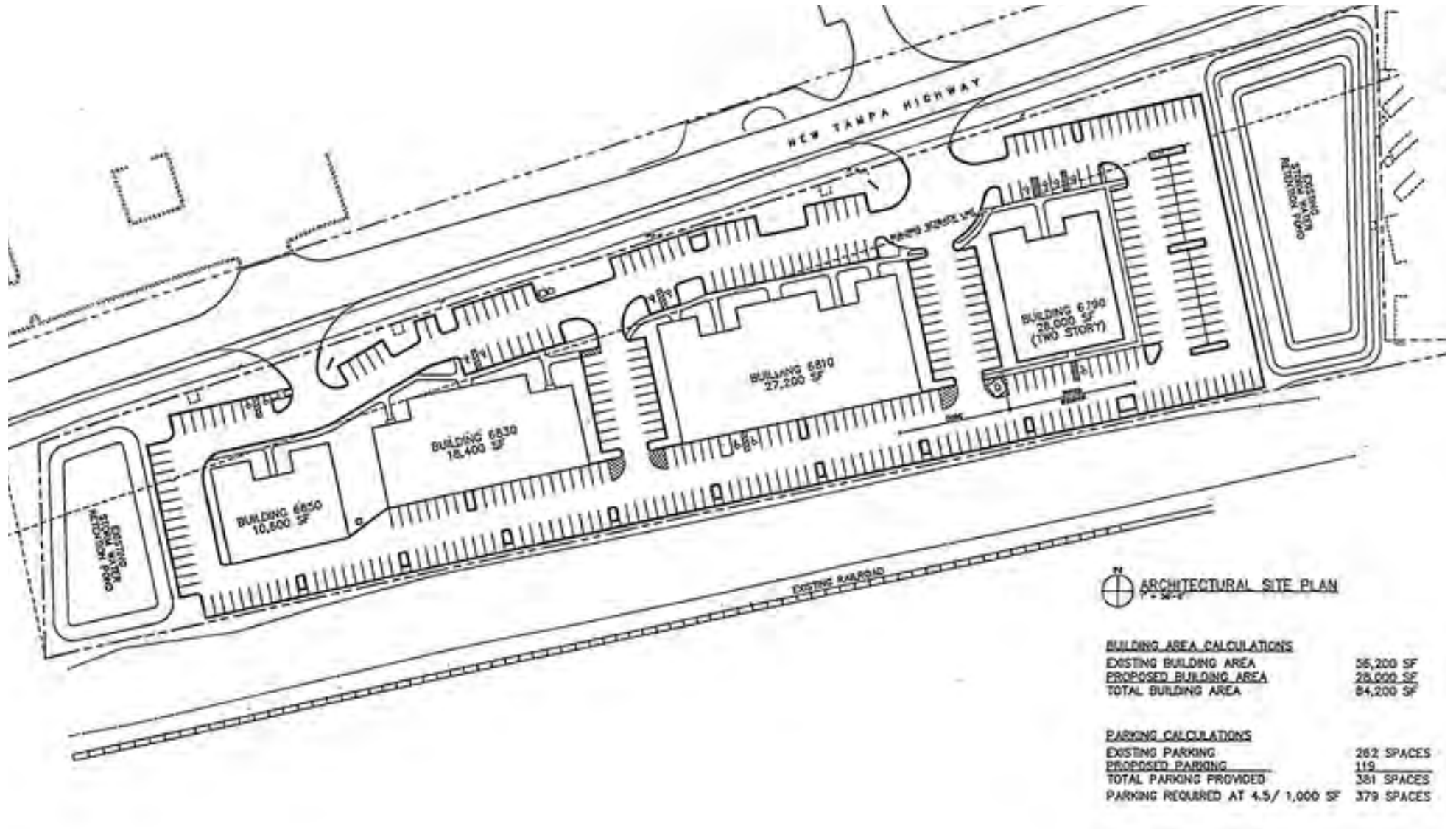
Suite 200-300- This suite has a large front lobby with vaulted ceilings. It has over 10 private offices, a large conference room, several collaborative areas, a break room with a kitchen, two (2) private restrooms, and a large flex space with an 11ft rollup door that was previously used as a warehouse. Since this space is two suites combined there are two front door entrances, one used as main and the other as an alternate.

Suite 400-500- This suite has a waiting area with a receptionist desk including a storage room, conference room, four (4) large private offices, large open space for cubicles, break room with a kitchen that includes men's and women's restroom. Since this was previously a data center, the remaining open area was used for servers and includes a generator but could be converted into private offices or space for cubicles. Since this space is two suites combined there are two front door entrances, one used as main and the other as an alternate.

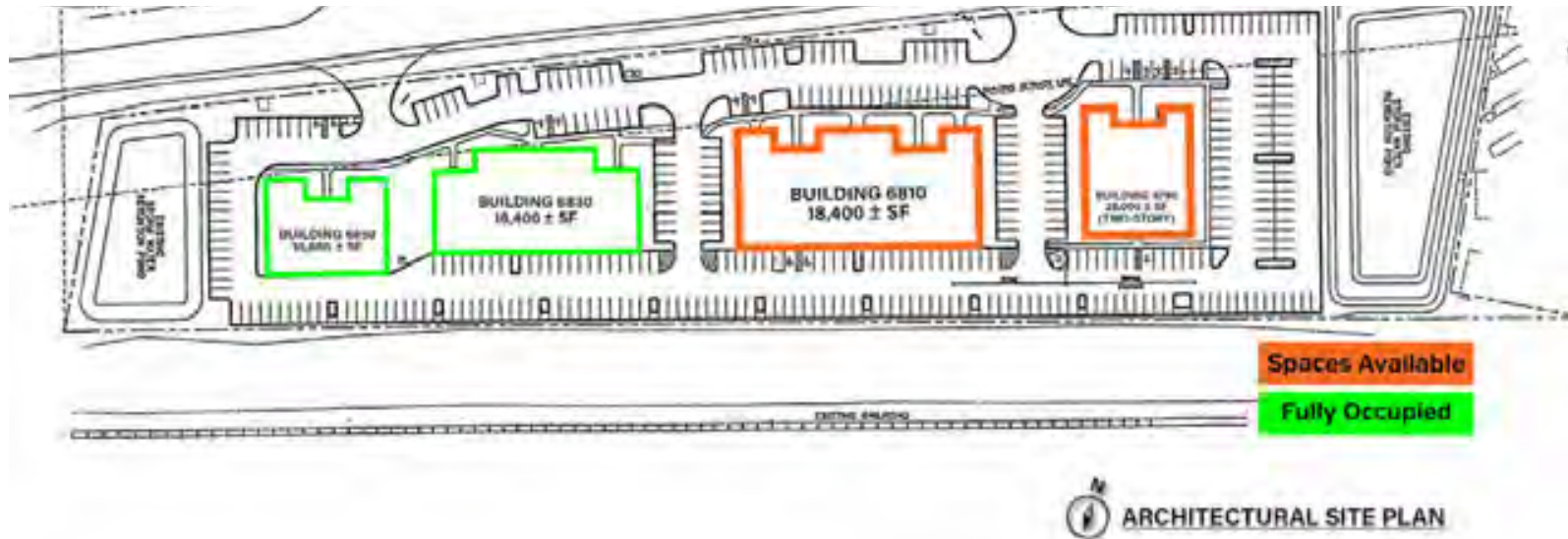
Suite 600- This suite has a waiting area with a receptionist desk including a storage room, three (3) conference rooms, four (4) private restrooms with two (2) including showers, kitchen, three (3) storage closets, 11 offices and a large open area for cubicles. The layout could easily be adapted to create more space for cubicles or more private offices.

Bldg. 6790 Suite 206- This suite has a reception area, 5 private offices, a storage area, and additional open space available for cubicles. The restrooms are in the common area outside of the suite.

West Woods Site Plan



Lease Spaces



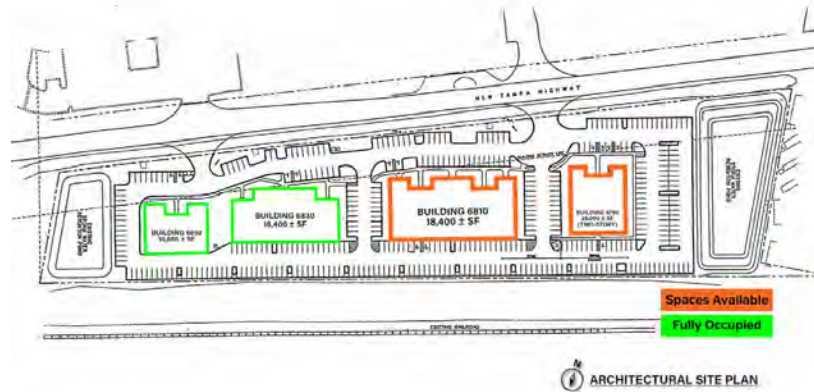
LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 1,612 - 27,000 ± SF Lease Rate: \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
6810 - Suite 100	Available	4,740 SF	NNN	\$15.00 SF/yr	https://my.matterport.com/show/?m=YEkjuXmmgr -- 3-D Interactive Walkthrough
6810 - Suite 200-300	Available	8,800 SF	NNN	\$15.00 SF/yr	Could be subdivided https://my.matterport.com/show/?m=NqK2M1Enz4F -- 3-D Interactive Walkthrough
6810 - Suite 400-500	Available	8,323 SF	NNN	\$15.00 SF/yr	Could be subdivided https://my.matterport.com/show/?m=rxUb7hR3Nep -- 3-D Interactive Walkthrough
6810 - Suite 600	Available	5,277 SF	NNN	\$15.00 SF/yr	https://my.matterport.com/show/?m=vCe8Lhhttp3w -- 3-D Interactive Walkthrough

Lease Spaces



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6790 - Suite 206	Available	1,612 SF	NNN	\$15.00 SF/yr	-

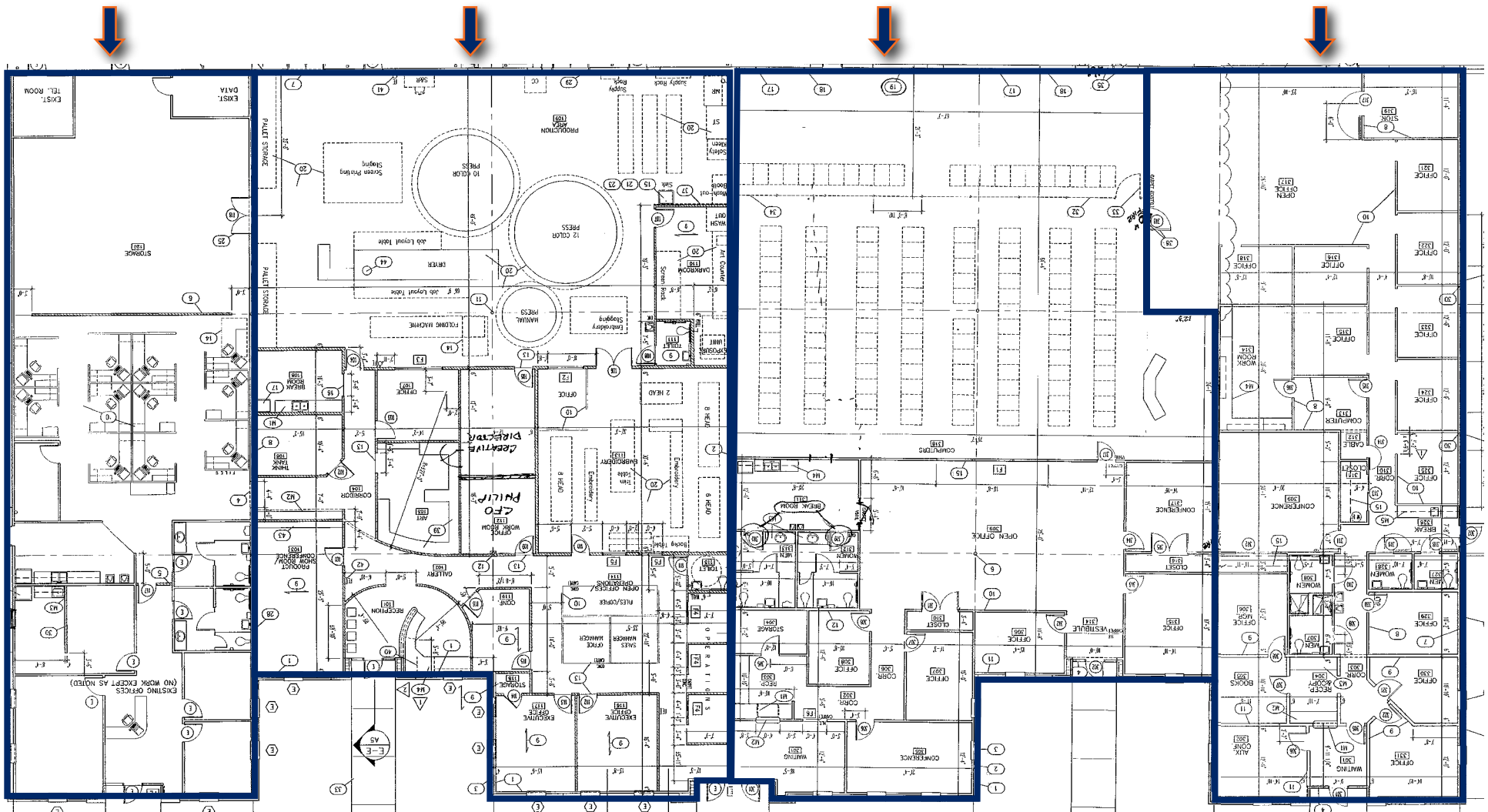
Bldg. 6810 - Available Spaces

Suite 100
4,740 ± SF

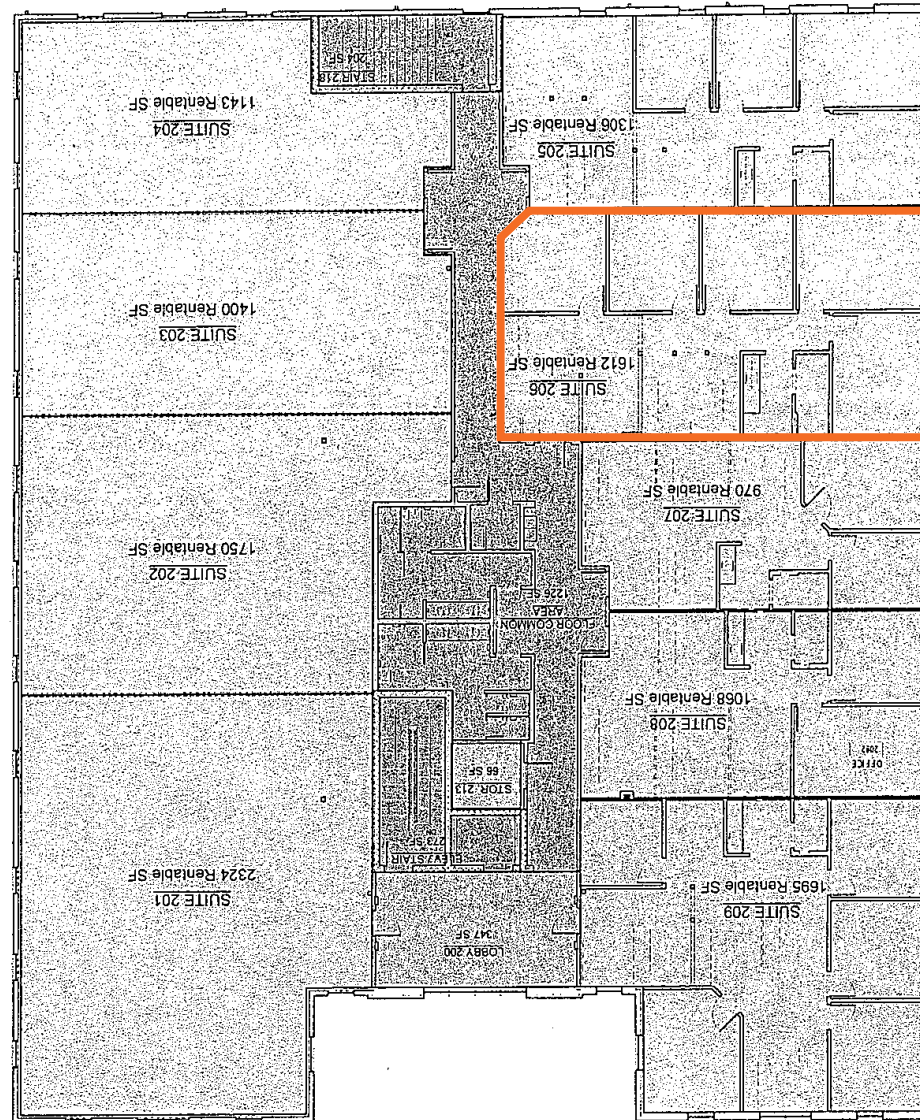
Suite 200 - 300
8,800 ± SF

Suite 400 - 500
8,323 ± SF

Suite 600
5,277 ± SF



Bldg. 6790 2nd Floor - Available Spaces



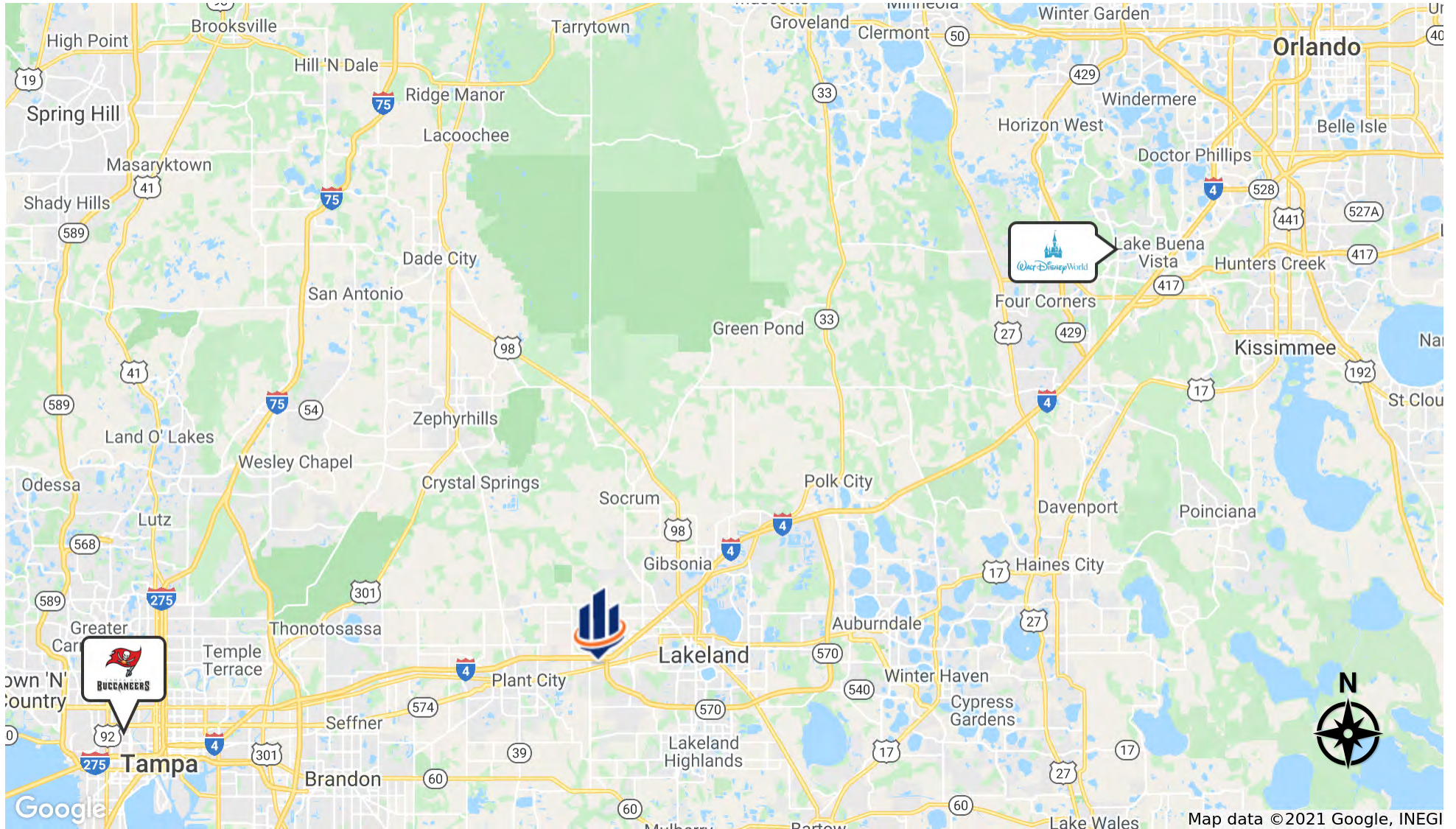
Suite 206
1,612 ± SF



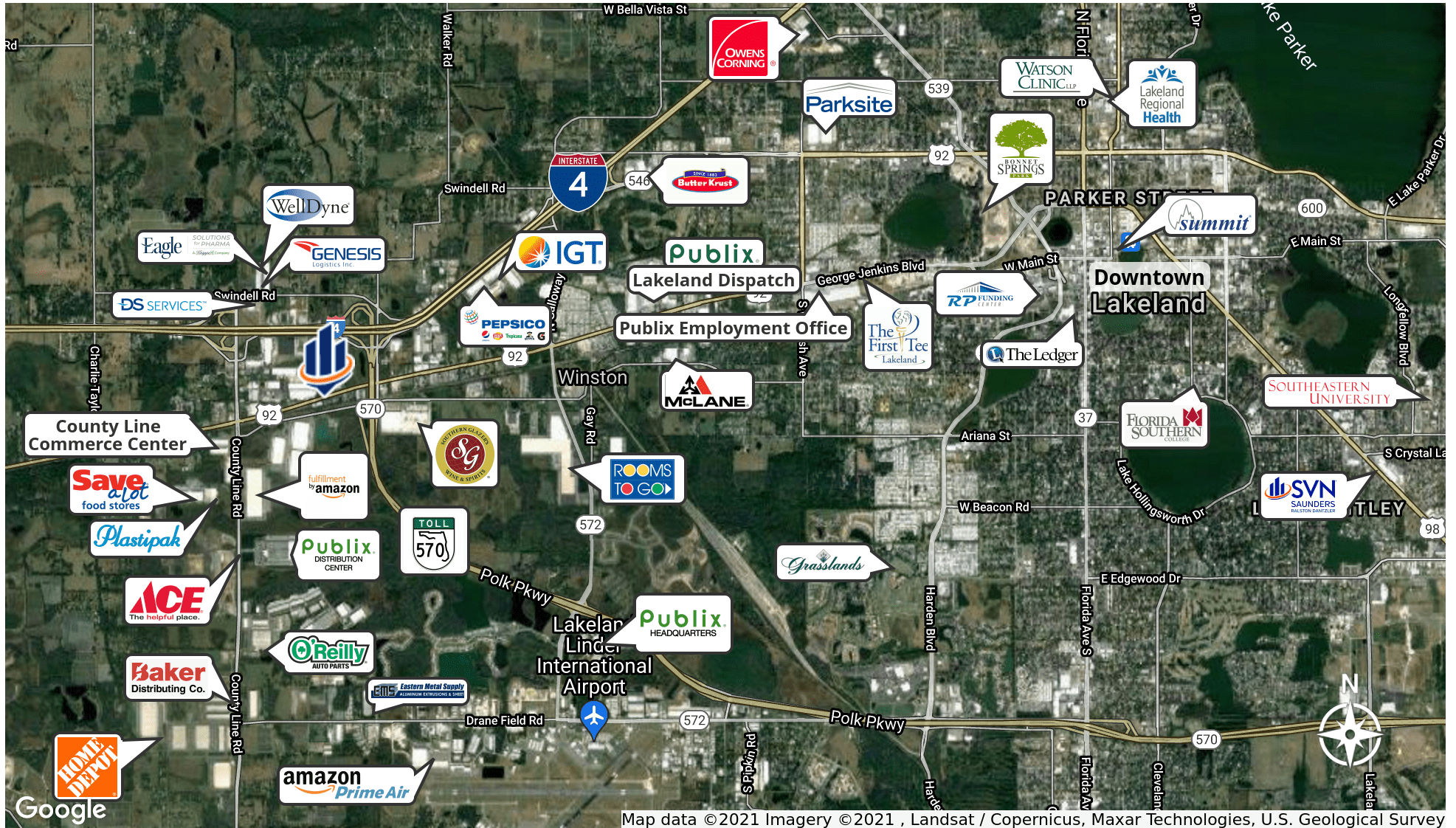
2 LOCATION INFORMATION

6810 New Tampa Hwy
Lakeland, FL 33815

Regional Map



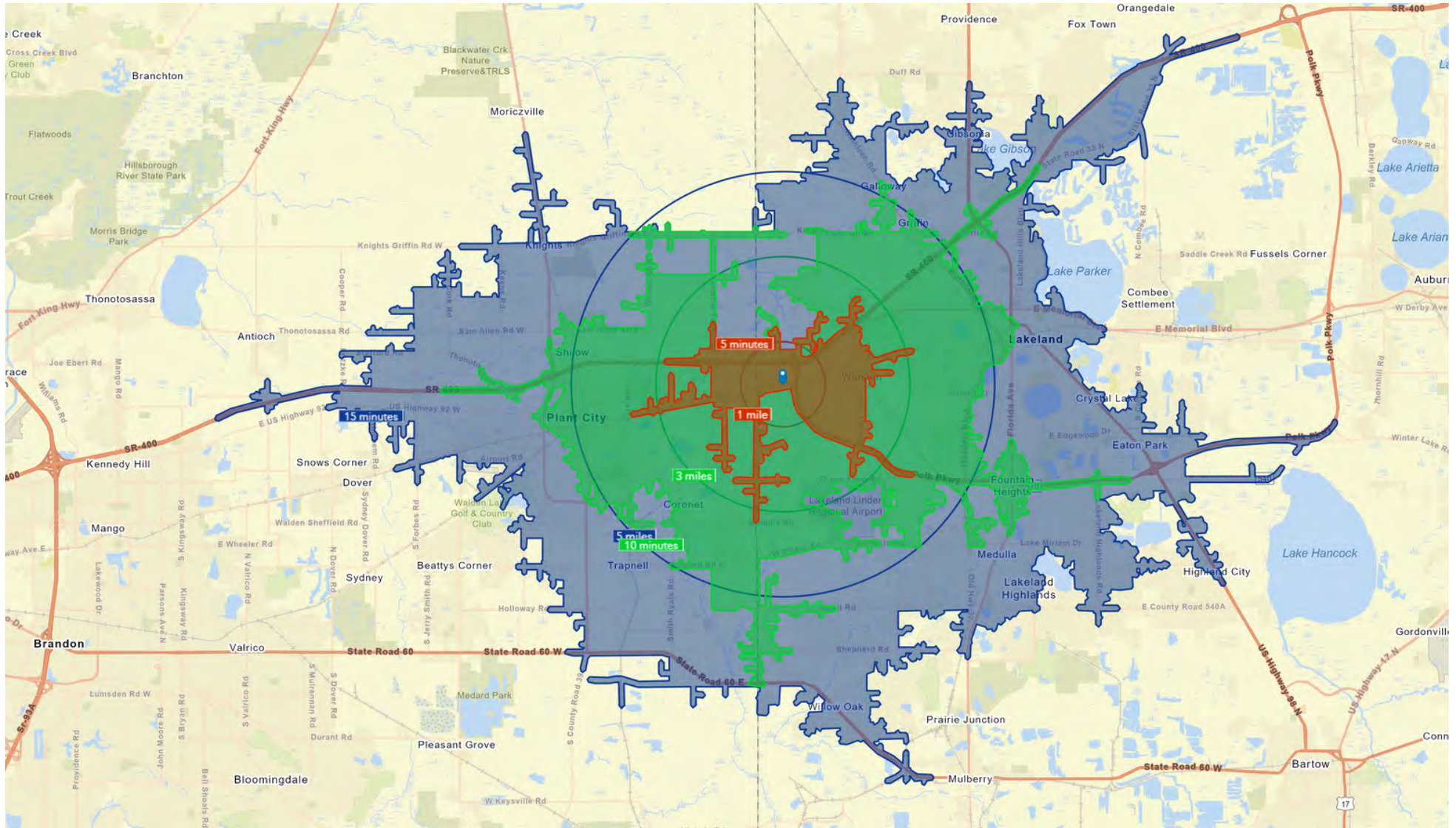
Market Area Map



Trade Area Map



1,3,5 Mile Radius / 5,10,15 Minute Drive Times



Benchmark Demographics



	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
Population	531	13,245	67,445	4,738	64,317	226,426	721,312	21,733,419	333,934,112
Households	239	4,960	25,647	1,916	24,401	85,129	269,314	8,514,543	126,470,675
Families	157	3,374	16,977	1,200	15,808	56,330	186,883	5,499,508	82,824,624
Average Household Size	2.21	2.65	2.61	2.44	2.61	2.61	2.63	2.50	2.58
Owner Occupied Housing Units	160	3,379	16,892	1,256	15,097	52,818	190,372	5,633,437	81,906,775
Renter Occupied Housing Units	79	1,581	8,754	660	9,304	32,311	78,942	2,881,106	44,563,900
Median Age	43.4	40.2	39.9	43.5	39.3	38.80	41.90	42.80	38.80
Income									
Median Household Income	\$56,971	\$49,917	\$47,511	\$46,750	\$45,450	\$52,158	\$52,507	\$58,462	\$64,730
Average Household Income	\$75,108	\$65,362	\$64,300	\$60,506	\$62,112	\$70,150	\$68,539	\$83,820	\$92,435
Per Capita Income	\$31,075	\$24,652	\$24,444	\$24,524	\$23,610	\$26,418	\$25,640	\$32,917	\$35,106
Trends: 2015 - 2020 Annual Growth Rate									
Population	0.82%	1.16%	1.55%	1.07%	1.27%	1.28%	1.50%	1.31%	0.71%
Households	0.66%	1.03%	1.42%	0.93%	1.14%	1.21%	1.43%	1.27%	0.71%
Families	0.63%	0.97%	1.44%	0.85%	1.10%	1.16%	1.37%	1.22%	0.64%
Owner HHs	1.22%	1.45%	1.96%	1.47%	1.60%	1.58%	1.67%	1.45%	0.91%
Median Household Income	1.76%	1.99%	2.24%	2.44%	2.47%	1.88%	1.83%	2.38%	2.41%

Strong workforce pool with more than 64,000 within just a 10-minute drive from the property, and over 226,000 people within a 15-minute drive time.

Benchmark Demographics



1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Polk FL US

Households by Income

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
<\$15,000	7.90%	10.60%	12.70%	12.10%	13.80%	11.00%	10.50%	9.90%	9.80%
\$15,000 - \$24,999	11.30%	11.80%	12.40%	12.30%	12.80%	10.90%	11.20%	9.00%	8.20%
\$25,000 - \$34,999	7.90%	9.90%	11.70%	11.40%	11.90%	11.20%	11.10%	9.50%	8.40%
\$35,000 - \$49,999	15.90%	17.70%	15.10%	17.00%	15.20%	14.30%	14.20%	13.50%	11.90%
\$50,000 - \$74,999	18.80%	19.30%	20.60%	19.10%	19.70%	19.80%	20.30%	18.70%	17.30%
\$75,000 - \$99,999	15.90%	13.80%	11.70%	15.20%	11.80%	12.90%	13.70%	12.90%	12.80%
\$100,000 - \$149,999	10.00%	10.00%	9.30%	7.30%	9.00%	11.80%	11.90%	14.10%	15.80%
\$150,000 - \$199,999	8.80%	4.10%	3.00%	3.60%	2.80%	3.90%	3.70%	5.60%	7.20%
\$200,000+	3.30%	2.60%	3.50%	1.90%	3.10%	4.00%	3.30%	6.80%	8.50%

Population by Age

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
0 - 4	6.20%	6.50%	6.60%	6.10%	6.80%	6.40%	5.80%	5.10%	5.90%
5 - 9	6.40%	6.50%	6.60%	6.10%	6.80%	6.30%	5.90%	5.30%	6.10%
10 - 14	6.80%	6.60%	6.40%	6.10%	6.50%	6.20%	5.90%	5.50%	6.20%
15 - 19	4.70%	5.30%	5.70%	4.90%	5.70%	6.10%	5.80%	5.50%	6.30%
20 - 24	4.30%	5.00%	5.30%	4.70%	5.50%	6.10%	5.60%	5.90%	6.50%
25 - 34	10.90%	13.50%	13.20%	12.30%	13.30%	14.10%	12.90%	13.30%	14.00%
35 - 44	12.40%	11.90%	11.70%	11.30%	11.80%	11.90%	11.60%	11.90%	12.80%
45 - 54	10.90%	11.40%	10.70%	10.90%	10.60%	11.00%	11.20%	12.00%	12.10%
55 - 64	12.80%	13.00%	12.10%	12.90%	11.90%	12.20%	12.90%	13.60%	13.00%
65 - 74	13.90%	11.80%	11.80%	13.10%	11.50%	10.80%	12.60%	12.20%	10.20%
75 - 84	8.70%	6.80%	7.10%	8.90%	7.00%	6.30%	7.20%	6.90%	5.00%
85+	1.90%	1.80%	2.60%	2.50%	2.60%	2.60%	2.50%	2.80%	2.00%

Race and Ethnicity

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Polk	FL	US
White Alone	78.70%	73.60%	67.10%	78.40%	64.00%	69.10%	70.50%	72.30%	69.20%
Black Alone	6.80%	11.60%	17.80%	8.00%	20.30%	16.40%	15.60%	16.40%	13.00%
American Indian Alone	0.80%	0.70%	0.60%	0.60%	0.60%	0.50%	0.50%	0.40%	1.00%
Asian Alone	2.60%	1.40%	1.20%	1.40%	1.10%	1.80%	1.80%	2.90%	5.90%
Pacific Islander Alone	0.00%	0.00%	0.10%	0.00%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	7.70%	9.90%	10.30%	8.80%	10.90%	8.90%	8.20%	4.70%	7.10%
Two or More Races	3.40%	2.80%	3.00%	2.80%	3.00%	3.20%	3.30%	3.20%	3.60%
Hispanic Origin (Any Race)	26.00%	28.80%	28.40%	26.70%	29.50%	26.70%	26.50%	27.40%	18.90%

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)



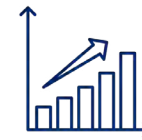
#7 BEST PLACE TO MOVE IN THE US

[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.



5 ± Million Industrial Park
Phase I Under construction

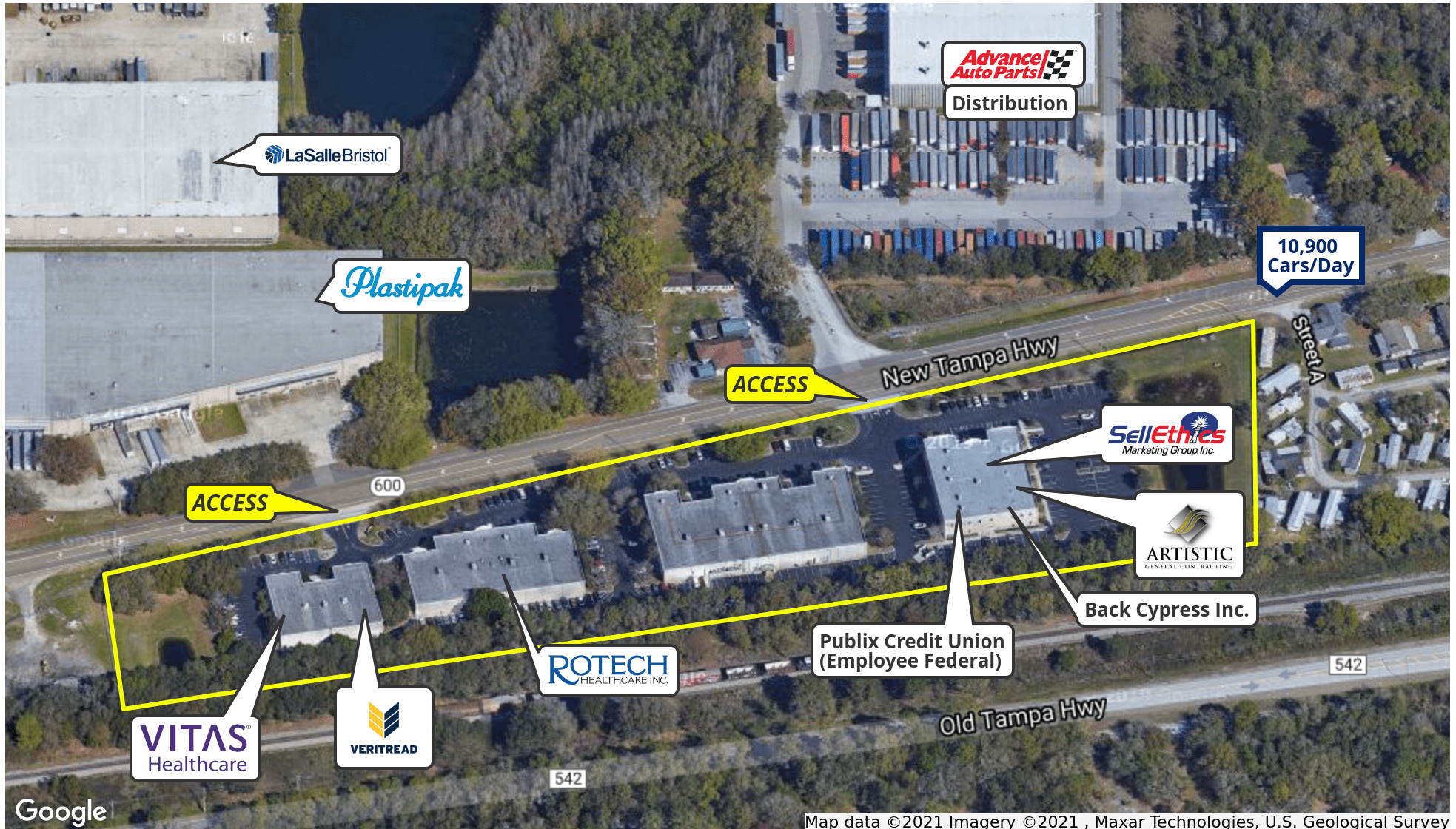


3 MAPS AND PHOTOS

6810 New Tampa Hwy
Lakeland, FL 33815



Site Aerial



Suite 100



Suite 200-300



Suite 400-500



Suite 600



Aerial Facing East



Exterior Photos



Aerial Facing West



Saunders Ralston Dantzler Real Estate

SVN

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RALSTON DANTZLER

 **CENTRAL FLORIDA**
DEVELOPMENT COUNCIL

1723
Bartow Rd

4 AGENT AND COMPANY INFO

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PROFESSIONAL BACKGROUND

Lauren Gengler, CCIM, CPM, is an Asset Manager & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Lauren works with clients to increase the value and performance of their real estate investments. She believes that by evaluating each property carefully to determine its strengths and weaknesses, it allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over 10 years, handling every aspect, such as sales, leasing, property management & development. She is a member of International Council of Shopping Centers [ICSC] and Certified Property Manager [CPM] through the Institute of Real Estate Management [IREM].

Disciplines:

- Sales
- Leasing
- Property management
- Development

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About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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