

Century Plaza

FOR LEASE



500 South Florida Avenue, Lakeland, Florida 33801
Property Highlights



- 80,000 SF Class “A” office building
- Corner of South Florida Avenue & Walnut Street
- Attached parking garage
- Outstanding views of Lake Morton & downtown Lakeland
- Gym Access

[CLICK HERE FOR ADDITIONAL INFORMATION](#)

Jack Stollo, CCIM, CPM Vice President, Broker 863-683-3425 jstollo@resbroadway.com
100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801



500 S. Florida Ave, Lakeland, Florida

Property: 80,000 SF Class “A” office building on corner of South Florida Avenue & Walnut Street with attached parking garage. Outstanding views of Lake Morton and downtown Lakeland. Offices are elegantly appointed and lobbies feature marble and tile finishes. Garden like setting with mature landscaping, and a masterpiece one-of-a-kind fountain as the grounds focal point. This is an ideal location for professional offices and offers easy access to all the amenities, services, and dining downtown Lakeland has to offer. Suites of 1,935 SF to 2,314 SF are currently available. Suite 620 & 630 Coming Available April 2022 has 7,030 sf.

Location: Easy access off of Florida Ave. and on Lake Morton, one of downtown’s most beautiful lakes. Just over 3 miles to I-4 or the Polk Parkway. Ideally situated directly between Tampa and Orlando.

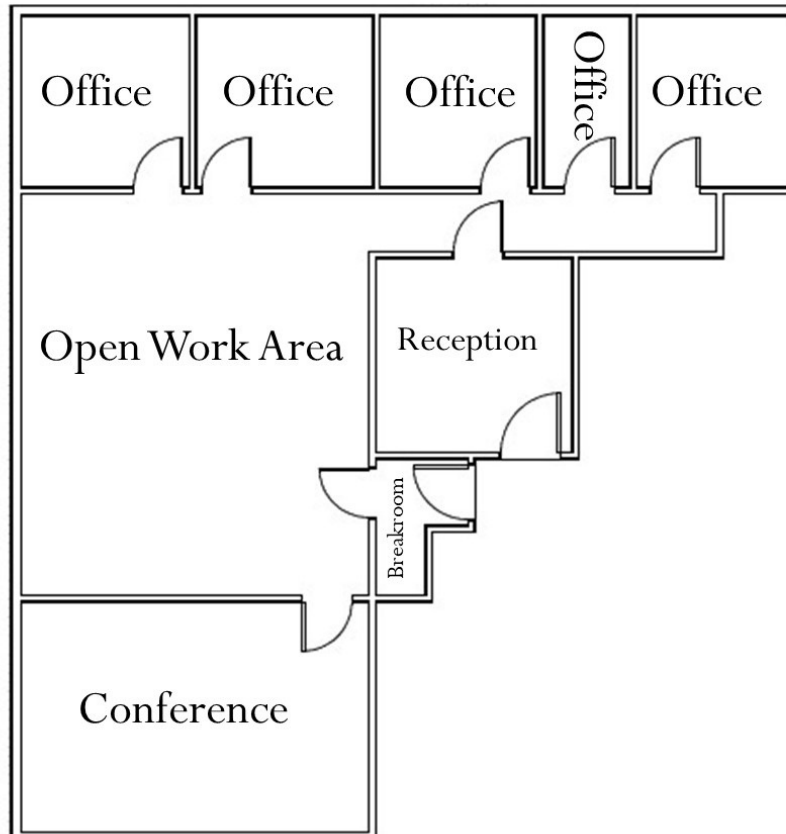
Lease Rate: 2nd Floor -2,314 sqft Negotiable
5th Floor - 1,935 sqft Negotiable
6th Floor- 7,030 sqft Negotiable Coming April 2022



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Floor Plan 2nd Floor
500 South Florida Avenue, Lakeland, Florida 33801

Floorplan



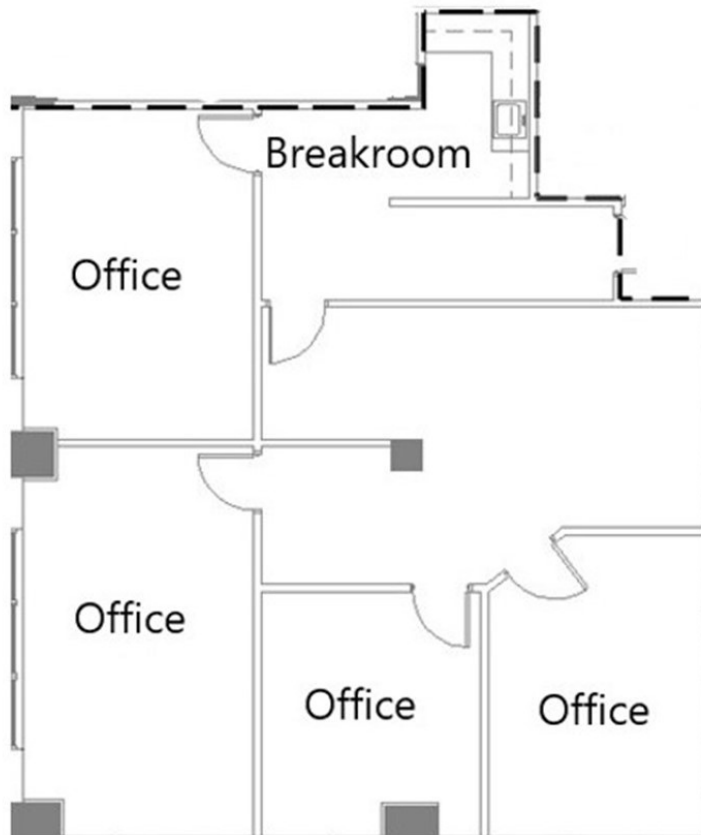
Suite 211 2,314 sf Available



Every effort has been made to provide accurate information. The floor plan contained here is not to scale and does not reflect exact dimensions and is reference for illustrative purposes only.

Floor Plan 5th Floor
500 South Florida Avenue, Lakeland, Florida 33801

Floorplan



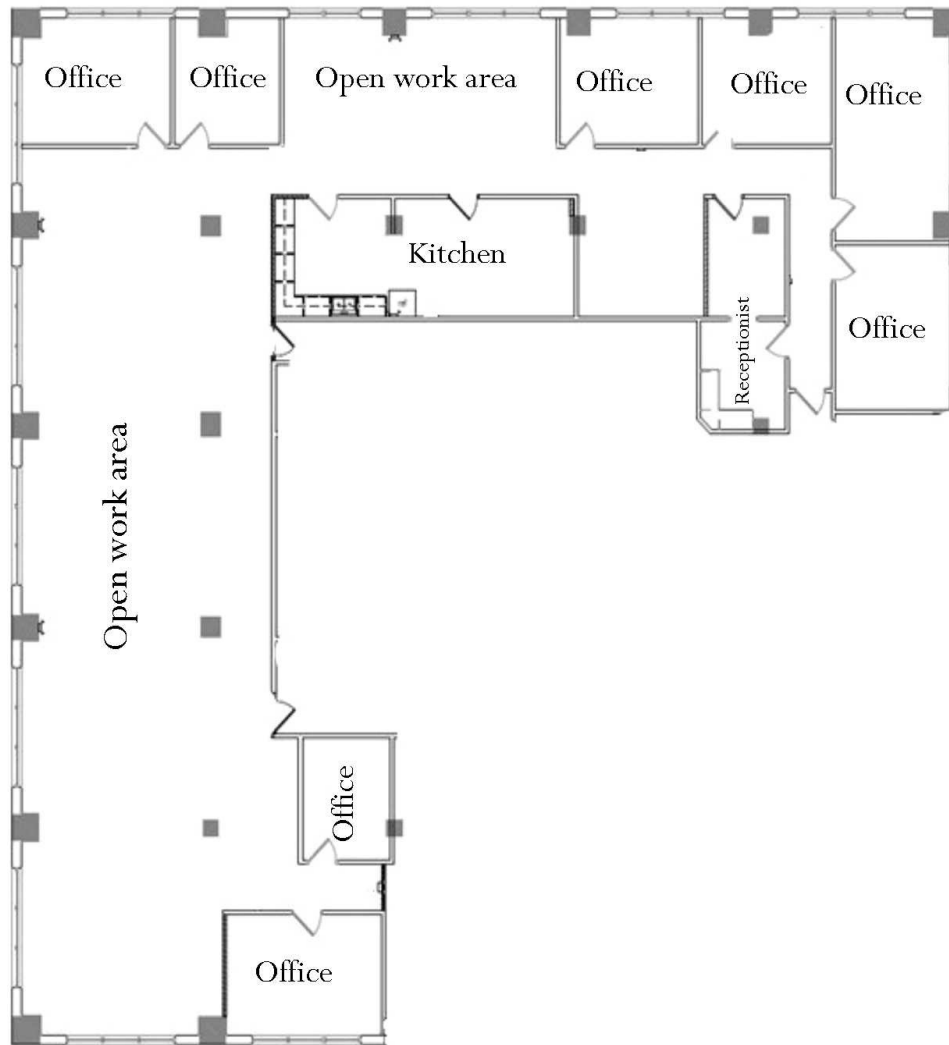
Suite 510 1,935 RSF Available



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Floor Plan 6th Floor
500 South Florida Avenue, Lakeland, Florida 33801

Floorplan



Suite 620– 630 7,030 RSF Available April 2022



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Property Photos
500 South Florida Avenue, Lakeland, Florida 33801



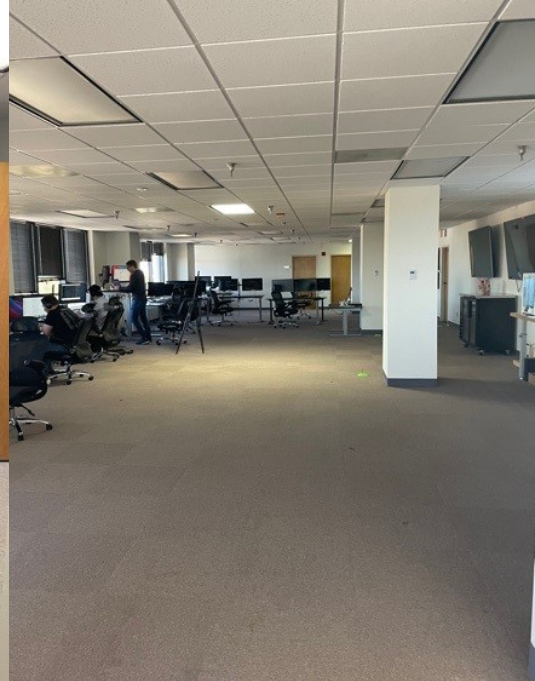
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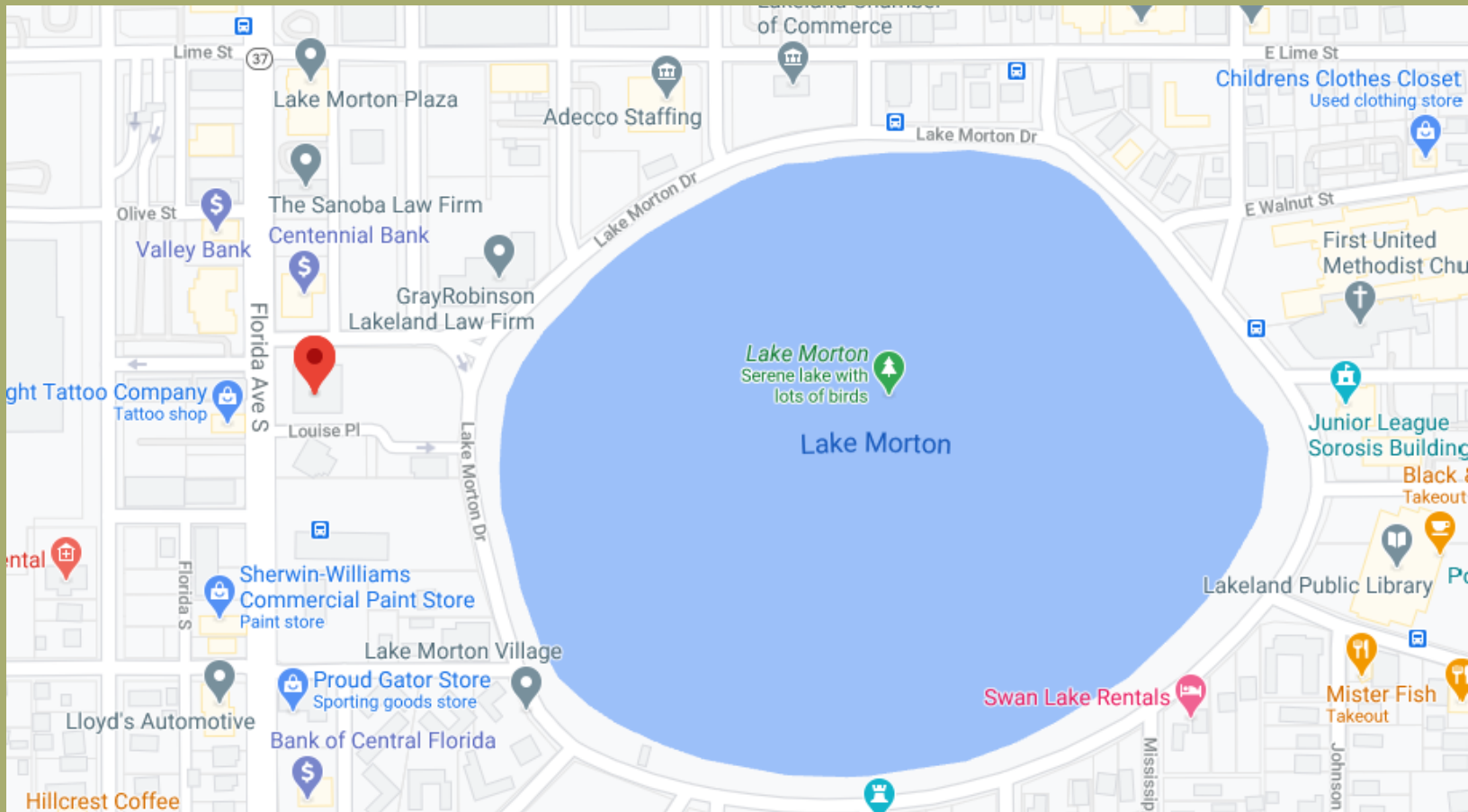


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LOCATION MAP

Century Plaza

500 South Florida Avenue, Lakeland FL 33801



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Community

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

LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **32 Miles from Tampa, 54 Miles from Orlando**
- **CSX Rail Access**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 107,552**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**