

# CENTURY PLAZA

500 S. Florida Avenue, Lakeland, FL 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 and downtown Lakeland
- Gym Access



## Jack Strollo, CCIM, CPM

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BK698301

# PROPERTY DESCRIPTION

Century Plaza  
500 S. Florida Avenue | Lakeland, FL 33801

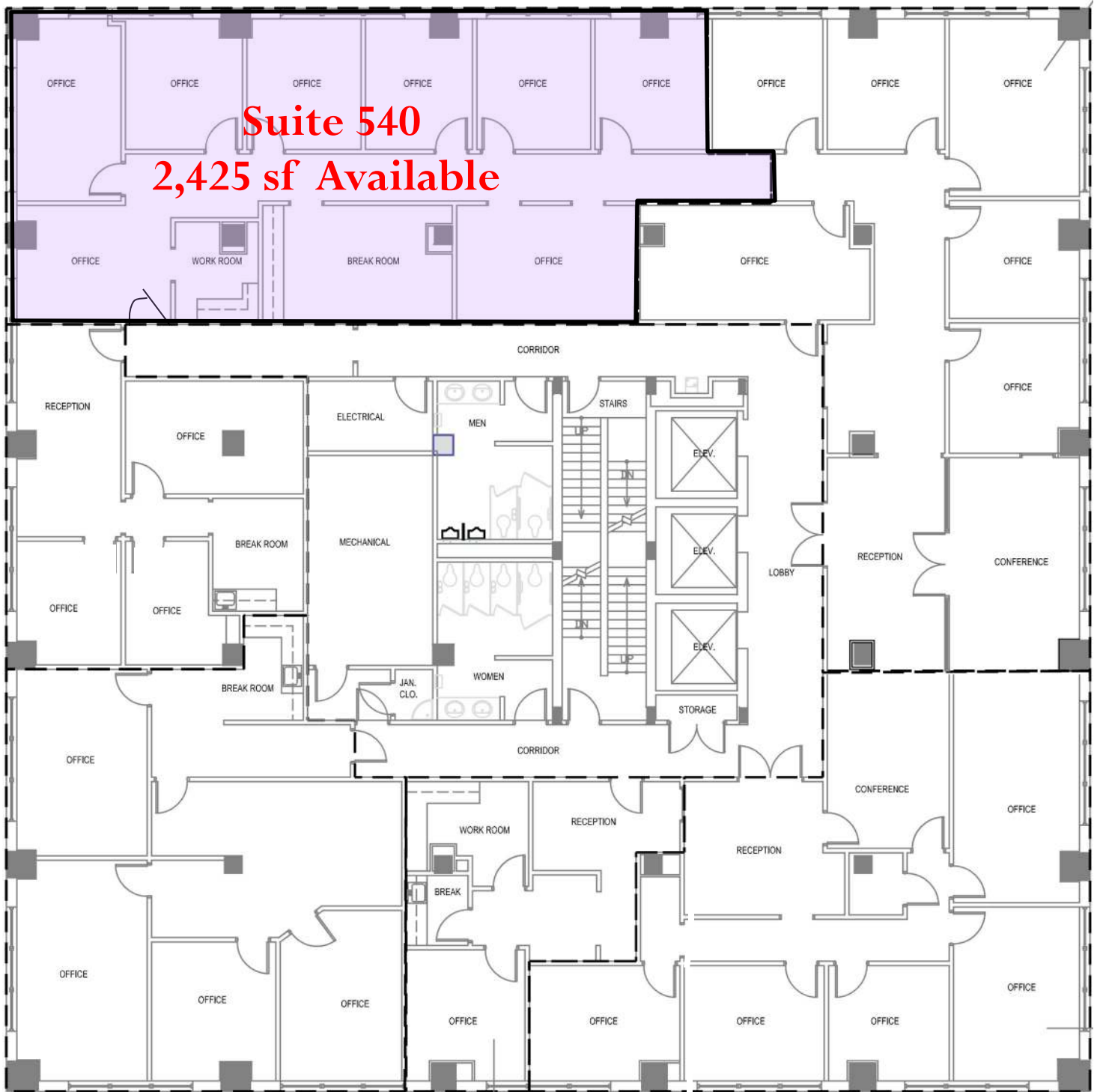


Address: 500 S. Florida Ave, Lakeland, Florida

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 1,000 SF to 10,000 SF are currently available.

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.

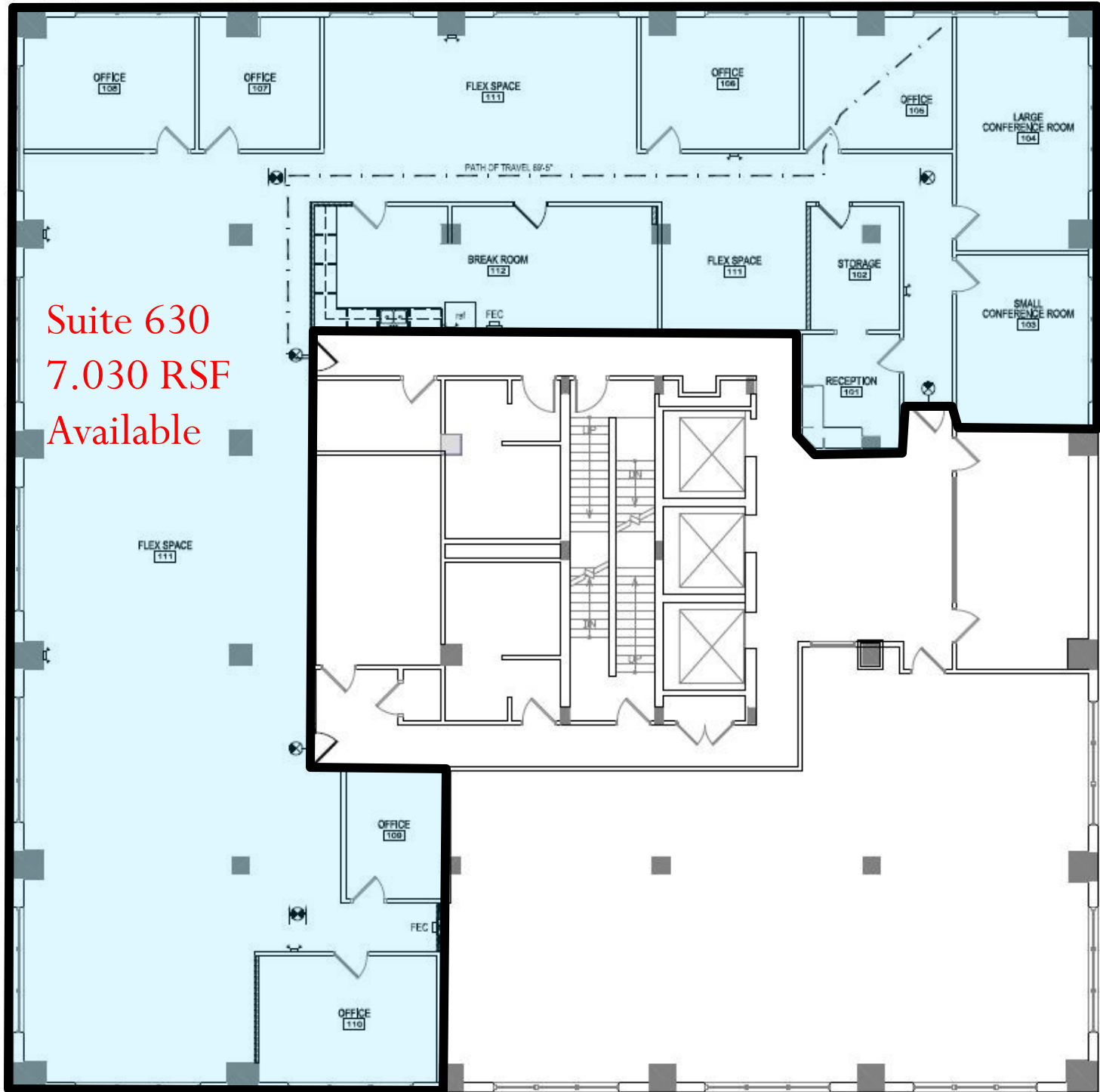
Lease Rate: Negotiable



**Suite 540**  
**2,425 sf Available**

500 S. Florida Ave, 5th floor





Suite 630  
7.030 RSF  
Available

500 S. Florida Ave, 6th floor



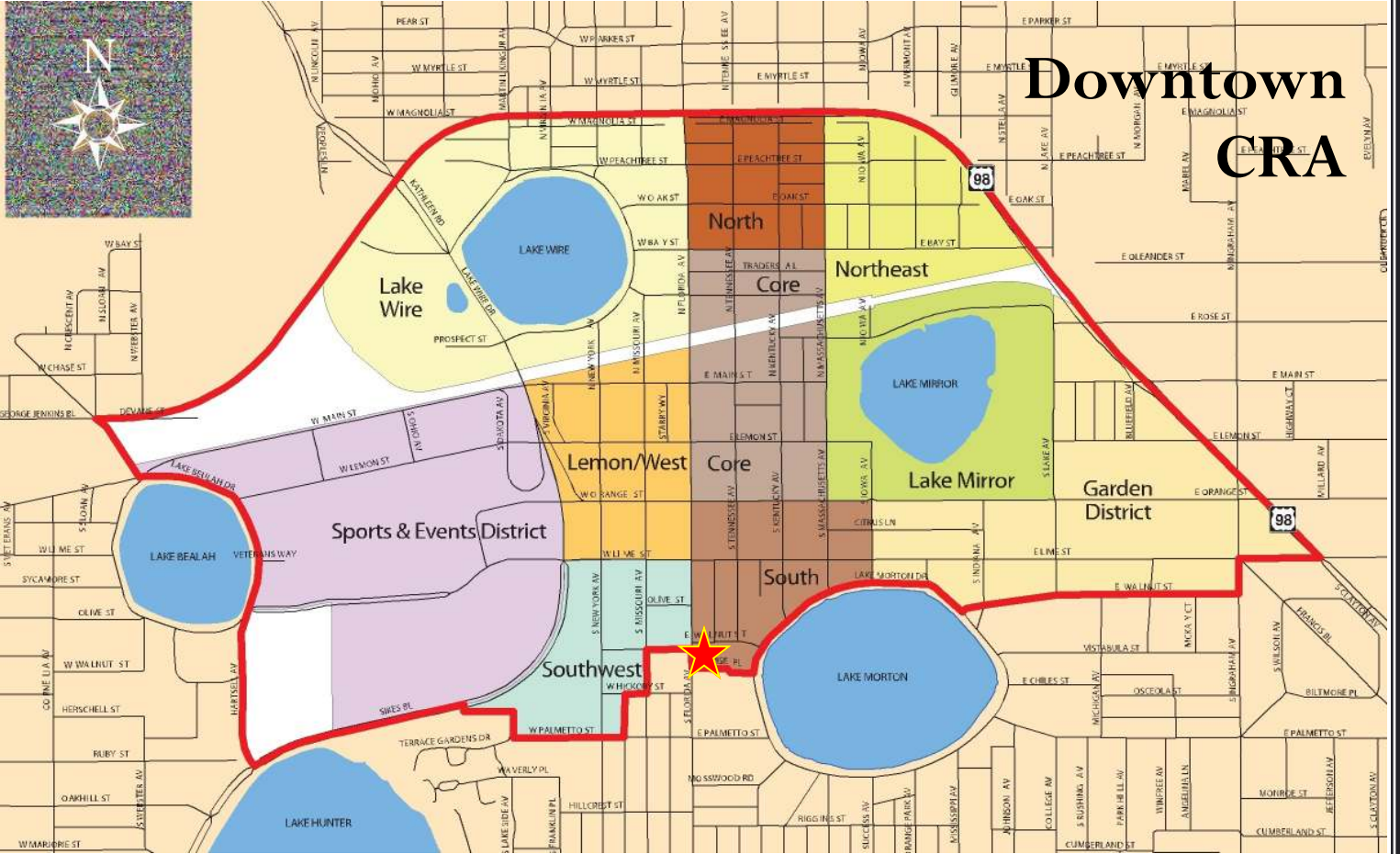


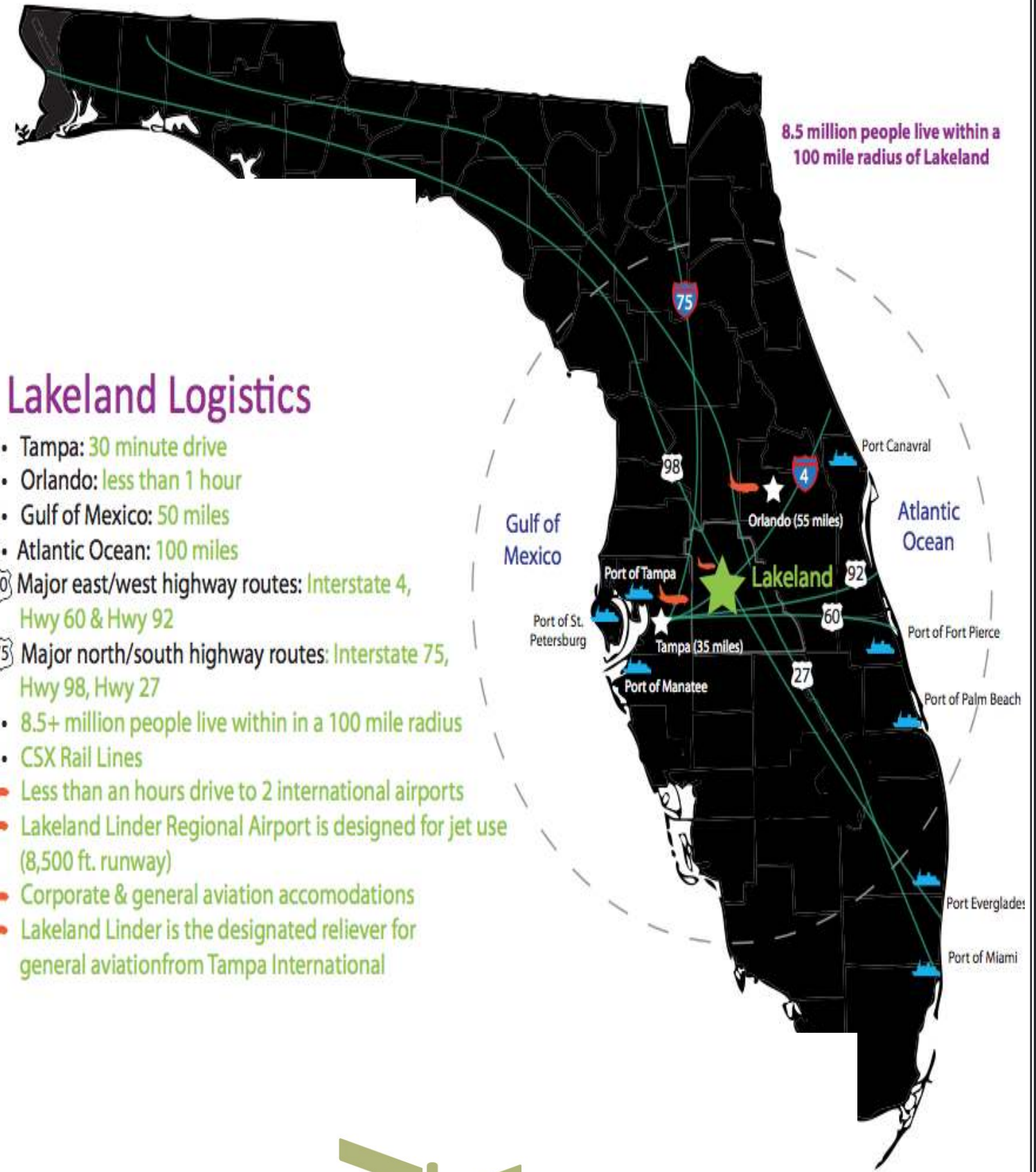
### ***Demographics & Research***

- Within a 100-mile radius reside 8.6 million people and a workforce of 3.4 million.
- Within the same 100-mile radius, Polk County has access to 500,000 students at three major research universities, numerous colleges, community colleges and technical schools.
- Polk County has emerged as a leading logistics center due to its central location in Florida and its 18 million residents. From this platform on Interstate 4, companies have easy access to Interstates 75 and 95 as well as US Highway 27, a major north-south route.
- Polk County's labor force of 276,000 persons is backed by a progressive workforce board and by numerous training programs, including Programmable Logic Control Maintenance Mechanics, Information Technology, Engineering and Logistics and Supply Chain Management.
- Polk County businesses operate between two of the best international airports in the world – Tampa and Orlando. Combined, these airports provide 1,145 non-stop daily flights to all major US markets and 22 international markets. Another advantage for companies is the nearby deep-water ports of Tampa, Manatee and Canaveral.
- CSX Railroad has announced plans to build an Integrated Logistics Center on 1,250 acres of industrial land in our county which will serve destinations throughout the United States.
- Major national and regional developers have purchased 5,000 acres of Industrial and Business Park Center properties in our community and have announced plans for the future construction of 25 million square feet of space.



# Downtown CRA





8.5 million people live within a 100 mile radius of Lakeland

## Lakeland Logistics

- Tampa: 30 minute drive
- Orlando: less than 1 hour
- Gulf of Mexico: 50 miles
- Atlantic Ocean: 100 miles
- Ⓜ Major east/west highway routes: Interstate 4, Hwy 60 & Hwy 92
- Ⓜ Major north/south highway routes: Interstate 75, Hwy 98, Hwy 27
- 8.5+ million people live within in a 100 mile radius
- CSX Rail Lines
- Less than an hours drive to 2 international airports
- Lakeland Linder Regional Airport is designed for jet use (8,500 ft. runway)
- Corporate & general aviation accomodations
- Lakeland Linder is the designated reliever for general aviation from Tampa International