

Herring Building

231 N. Kentucky Avenue Suite 222, Lakeland, FL 33801



- OPEN FLOOR PLAN
- CURRENTLY CALL CENTER USE
- DEDICATED SERVER ROOM
- CDB LOCATION
- PARKING INCLUDED / PRIVATE RESTROOMS



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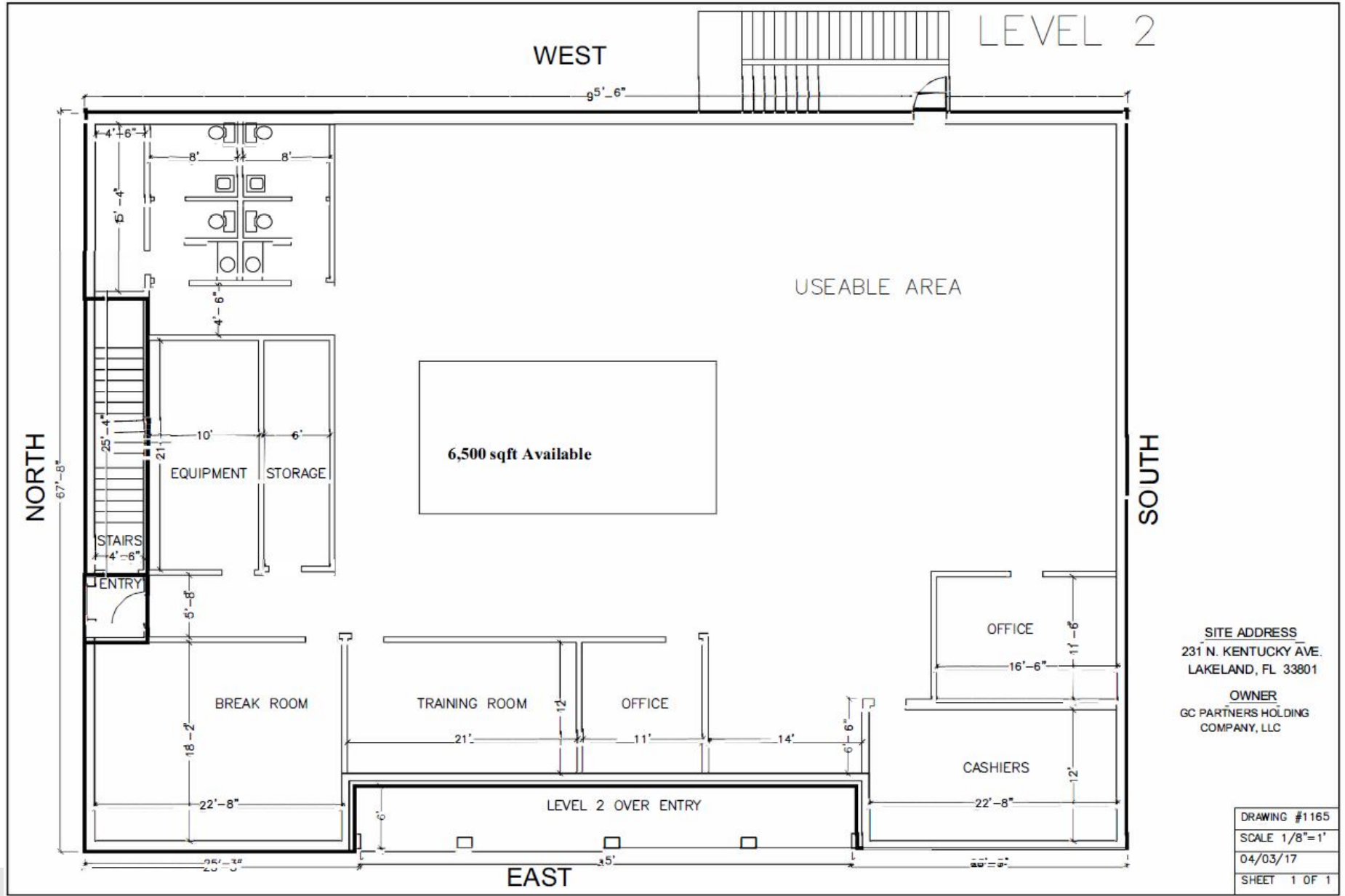
FOR LEASE | 6,500 RSF
Open floorplan | CBD Lakeland

Property: The property is a second level office space. Current configuration is set for a call center use, with room for up to 68 cubicles. Space currently has a larger server room, breakroom, conference/training room, and three private manager offices. Building has elevator access of north Kentucky Avenue, next to Mitchell's coffee. Lots of natural light and additional outdoor shared break area is available. Parking is currently available at a ratio of 5:64 per 1000 rsf, with additional available per separate agreement. Ample street parking for visitors.



Location: This site is located in the heart of the CBD. Downtown Lakeland offers easy access to a plethora of restaurants, retail, banks, city offices and parks. Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I-4 corridor. There are over 10,000,000 people within a 100-mile radius of Lakeland; a fact that is causing exponential growth in the area.

FOR LEASE - \$17.00 per sf, modified gross

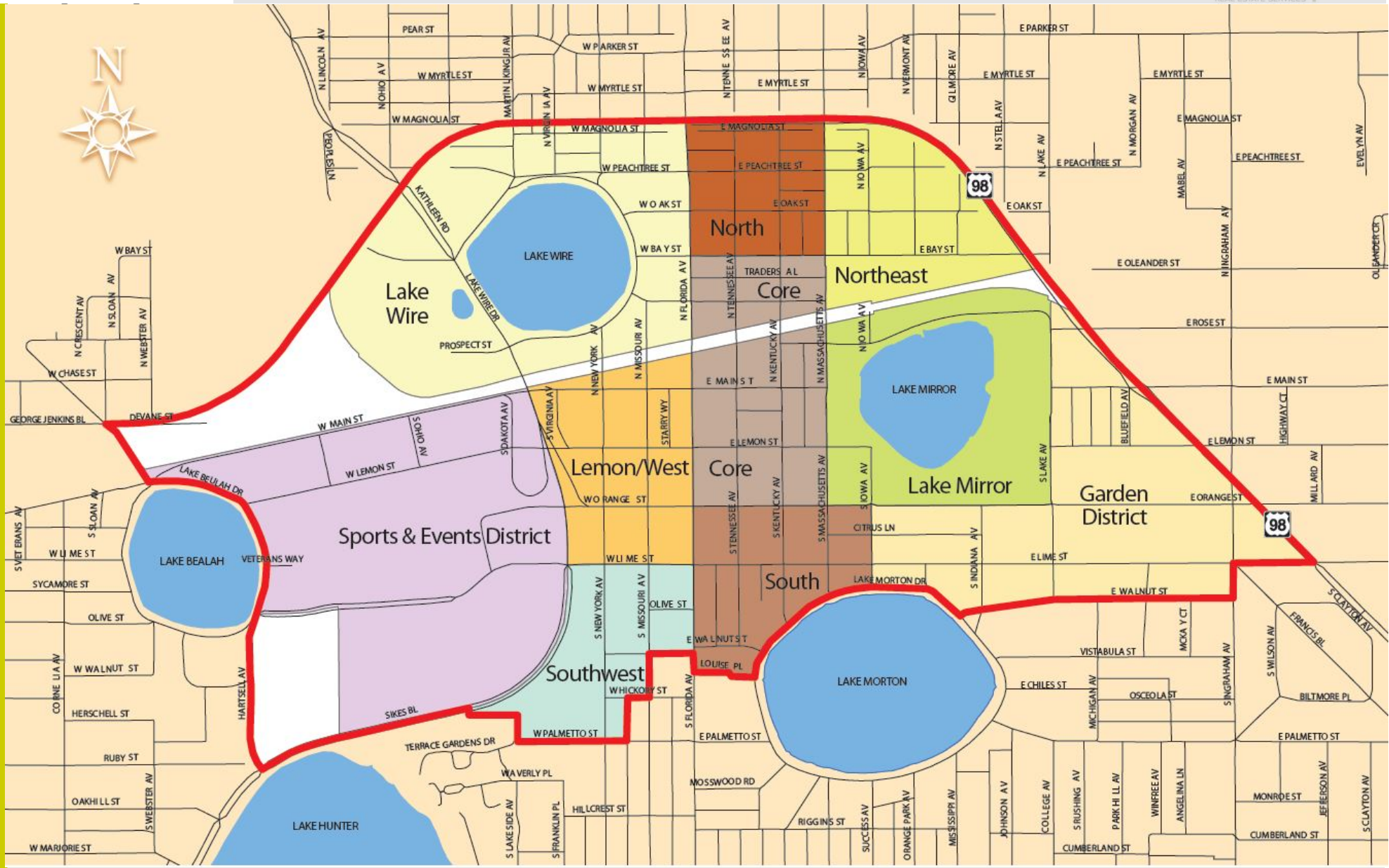


SITE ADDRESS
231 N. KENTUCKY AVE.
LAKELAND, FL 33801

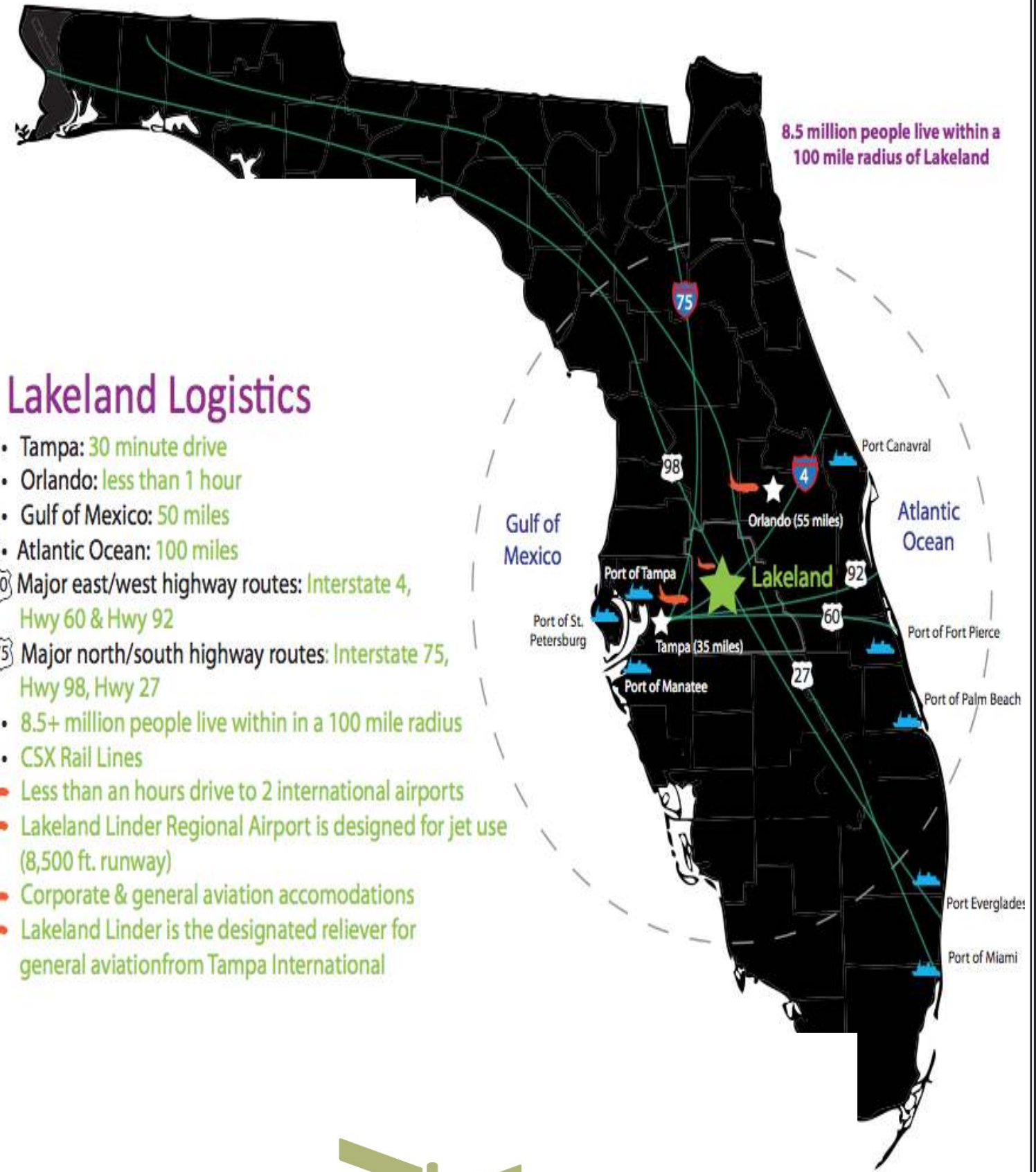
OWNER
GC PARTNERS HOLDING
COMPANY, LLC

DRAWING #1165
SCALE 1/8"=1'
04/03/17
SHEET 1 OF 1

231 N. Kentucky Avenue, Lakeland, Florida, 33801



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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

