



# LAKELAND CALL CENTER SPACE FOR LEASE

3500 REYNOLDS ROAD  
LAKELAND, FL 33803

OFFICE  
FOR LEASE

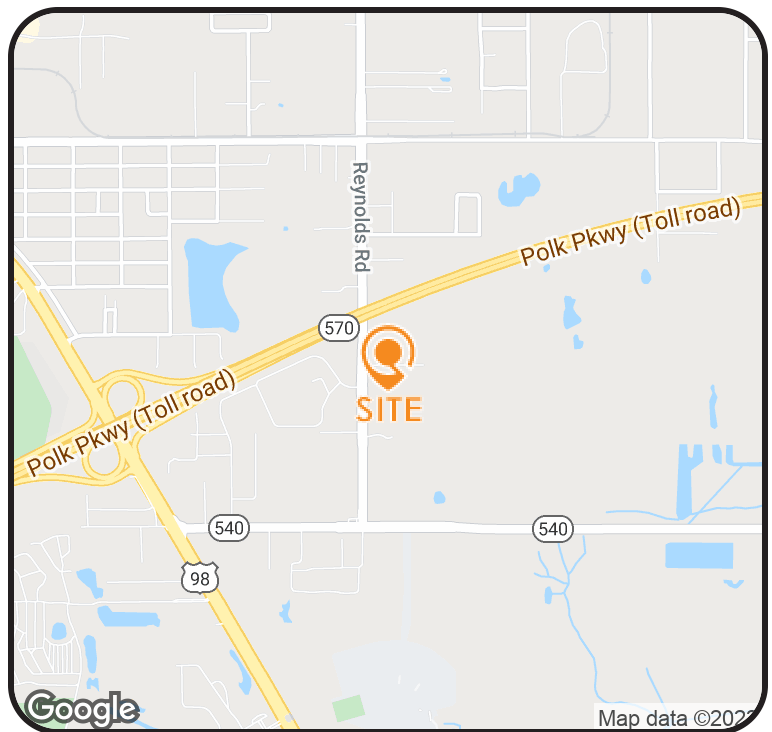
 **54,000 SF**
 **FOR LEASE**
 **\$10.39 PSF**

## PROPERTY SUMMARY

<b>Lease Rate:</b>	\$10.39 PSF (NNN)
<b>Building Size (SF):</b>	54,000 SF
<b>Parking Ratio:</b>	7/1,000
<b>Reynolds Road AADT:</b>	7,600
<b>Polk Parkway AADT:</b>	24,100

- Call Center space ready for immediate use
- Standalone building
- Outside picnic/break area for employees
- Fully fenced for security
- Cat 5 wiring
- Located in Lakeland convenient to Bartow and Winter Haven via the Polk Parkway.
- Cubicles included in lease
- State of the art fire system
- Back-up generator

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>Total Population</b>	1,710	40,317	113,372
<b>5-Yr Pop. Increase</b>	2.4%	2.5%	2.4%
<b>Average HH Income</b>	\$47,797	\$67,037	\$75,148
<b># Households</b>	643	14,878	42,375
<b># Employees</b>	270	1,500	5,455




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[PROPERTIES.LQWEST.COM/1025699-LEASE](https://PROPERTIES.LQWEST.COM/1025699-LEASE)

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

TAMPA



ORLANDO



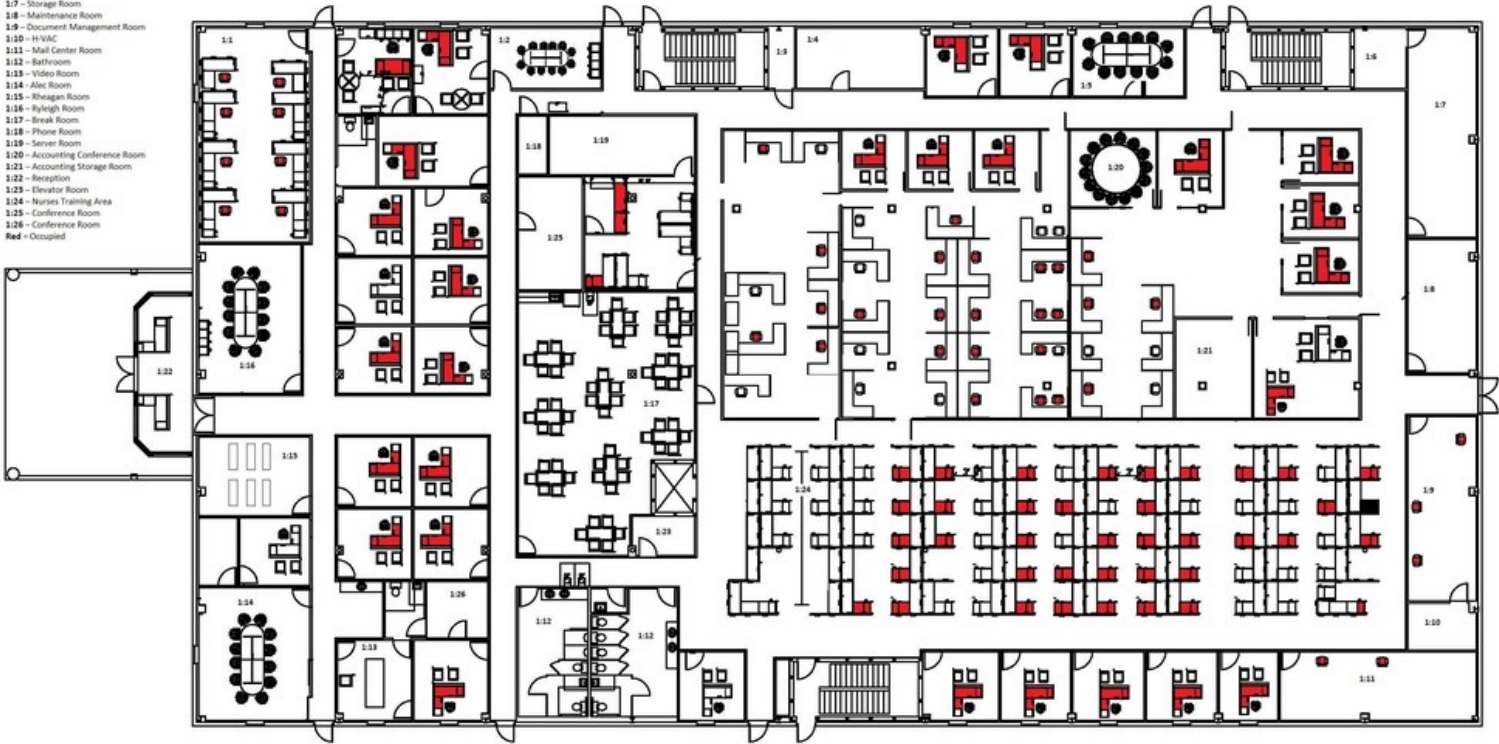
FORT MYERS



NAPLES

- Legend:**  
 1.1 - Olivia Gallery  
 1.2 - Nathaniel Room  
 1.3 - Fire Sprinkler  
 1.4 - Electrical Room  
 1.5 - Crosby Room  
 1.6 - H-VAC  
 1.7 - Storage Room  
 1.8 - Maintenance Room  
 1.9 - Document Management Room  
 1.10 - H-VAC  
 1.11 - Mail Center Room  
 1.12 - Bathroom  
 1.13 - Video Room  
 1.14 - Alet Room  
 1.15 - Rheagan Room  
 1.16 - Ryligh Room  
 1.17 - Break Room  
 1.18 - Phone Room  
 1.19 - Server Room  
 1.20 - Accounting Conference Room  
 1.21 - Accounting Storage Room  
 1.22 - Reception  
 1.23 - Elevator Room  
 1.24 - Nurses Training Area  
 1.25 - Conference Room  
 1.26 - Conference Room  
 Red = Occupied

### 1st Floor



### 2nd Floor

- Legend:**  
 2.1 - Storage Area  
 2.2 - Conference Room  
 2.3 - Library  
 2.4 - Bathroom  
 2.5 - H-VAC  
 2.6 - Ramsey Room  
 2.7 - Training Room  
 2.8 - H-VAC  
 2.9 - H-VAC  
 Red = Occupied

