

# LAKEFRONT CREATIVE CORPORATE BUILDING

20 Lake Wire Dr, Lakeland, FL 33815



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	150 - 20,000 SF
<b>LEASE RATE:</b>	\$10.00 - 18.00 SF/yr (MG; Full Service)
<b>CLASS:</b>	A
<b>BUILDING SIZE:</b>	30,000 SF
<b>RENOVATED:</b>	2018
<b>ZONING:</b>	C-6
<b>PARKING:</b>	54 spaces + street
<b>SUBMARKET:</b>	Lakeland
<b>TRAFFIC COUNT:</b>	27,500 (Sikes Blvd)

## PROPERTY OVERVIEW

This class A lakefront office building is located downtown Lakeland between Tampa and Orlando, the 3 floors with rooftop can accommodate single tenants from 2,800 to 20,000 SF with uses including office space, call center, data center, co-working space and restaurant/bar.

The suite 100 is well designed with a mix of individual offices and open space, additional build-out available as well as an allowance. The suite 50 in the basement offers up to 10,000 SF with elevator access (see floor plan), space can be accommodated depending on tenant's needs. The suite 300 offers a 8,500 SF rooftop with lake view on Lake Wire and Downtown.

The building can be accessed 24/7 with key card and front signage is available on Lake Wire. High speed Internet service available and broadband provided through dedicated fiber network to building.

## PROPERTY HIGHLIGHTS

- Easy access through Sikes Blvd to I-4 and Parkway
- Located within walking distance of restaurant and services
- Two major projects near including park and residential units
- Basement and rooftop can accommodate unique projects

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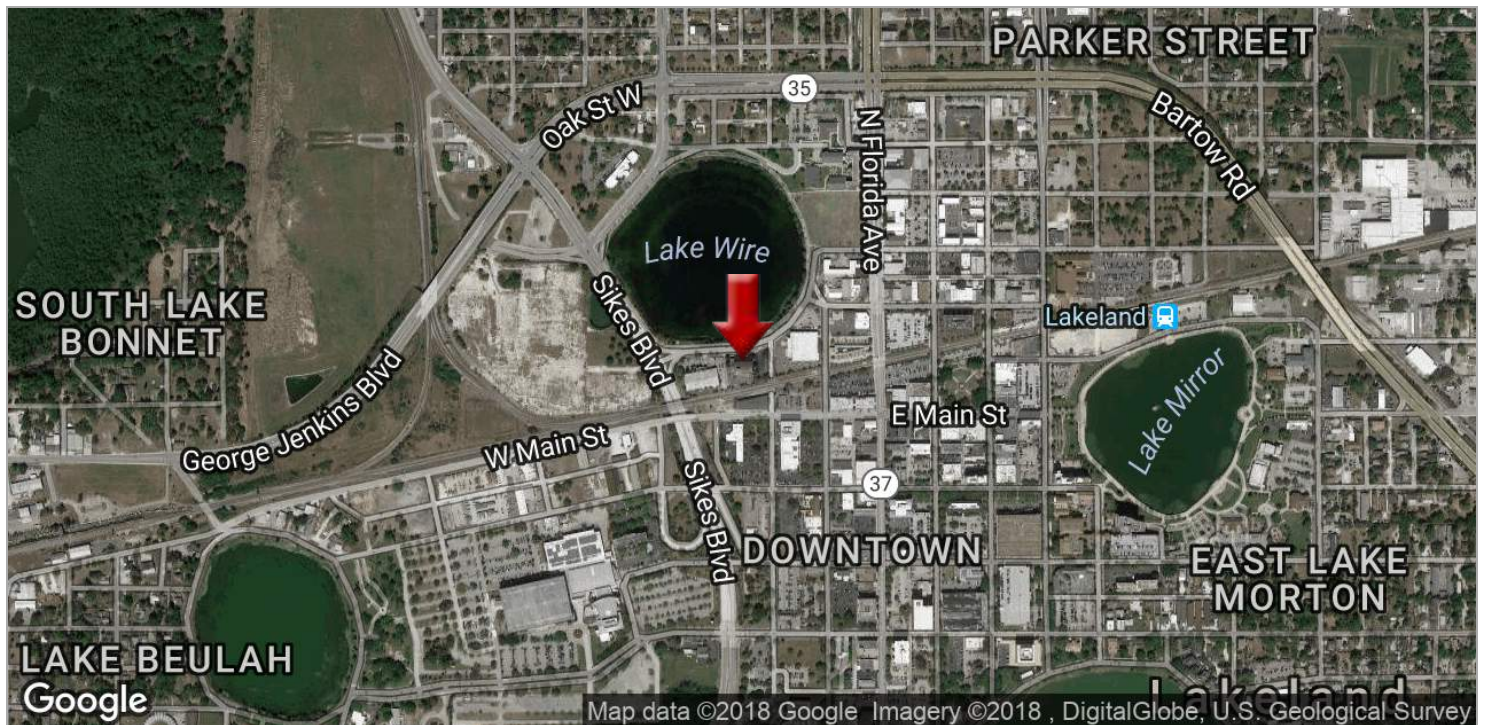
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### **CITY OF LAKELAND:**

Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health care, manufacturing and retail.

Lakeland has received the distinction of being on Money Magazine's "Best Place to Live in America" list. In addition, Lakeland is home to Publix Supermarkets, Florida Southern College and is the winter home to the Detroit Tigers.

### **DOWNTOWN OVERVIEW:**

Approximately 7,000 individuals work in Downtown Lakeland every day. Many stay Downtown after hours to eat, shop, and play with over 40 restaurants and bars, 20 retail stores, 7 salons and spas, and a handful of other places to get fit and have fun. The Hyatt Lakeland Center & the historic Terrace Hotel are within walking distance and can accommodate out of town guests.

Every First Friday, they close the streets and welcome more than 5,000 visitors to Downtown to enjoy a Classy Car Show, a Makers Market, and exhibitors offering fun freebies and family-friendly activities. Every Saturday they close four blocks of North Kentucky Avenue and host local growers and artisans at our Downtown Farmers Curb Market. Details at <https://goo.gl/xER3mY>

### **PROJECT NEAR - BONNET SPRING PARK (SEE MAP BELOW):**

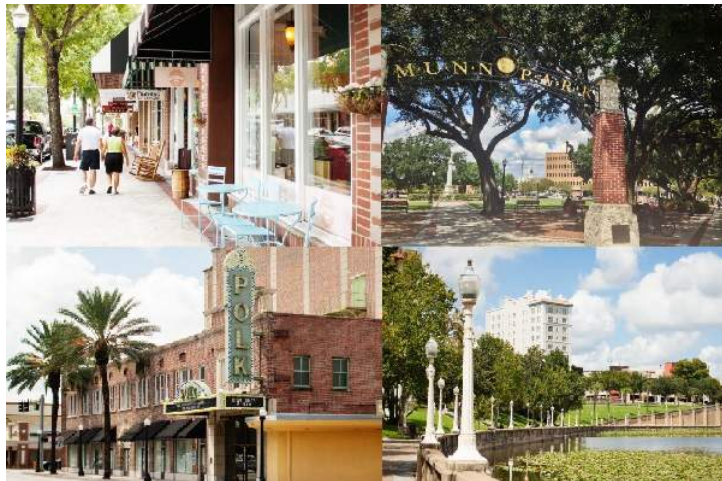
Local philanthropists are developing a new 180+ acre, privately funded urban park within walking distance of Lake Wire.

Proposed plans for Bonnet Springs Park include nature trails, an amphitheater, multiple playground areas, historically-themed areas, tree adventure park, botanical gardens, bike paths, public art displays and much more. The park is slated to open by 2020.

More info at <http://bonnetspringspark.com/>

### **FLORIDA TILE DEVELOPMENT (SEE SIDE MAP):**

Commercial and residential mixed-use community. See side map for conceptual plans.



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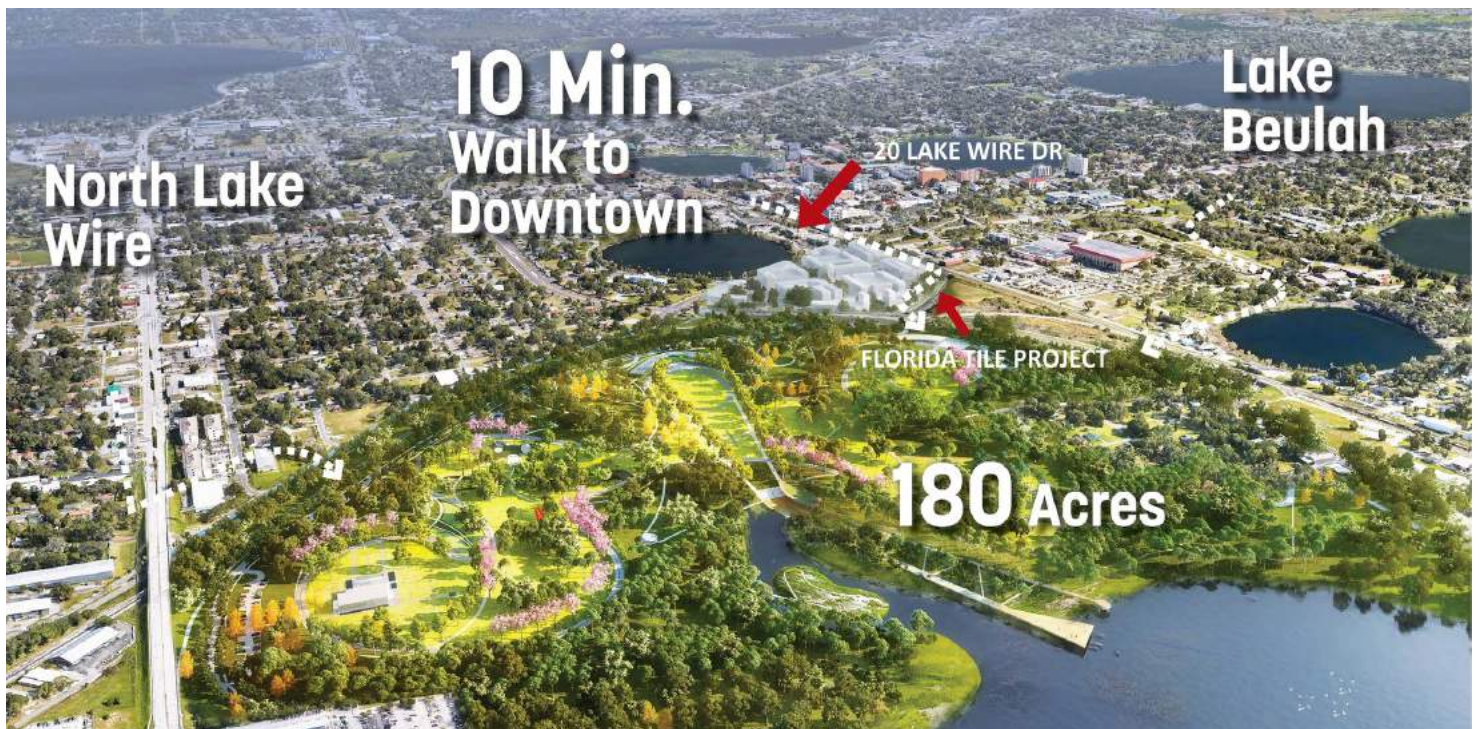
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**OFFICE FOR LEASE**

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# AVAILABLE SPACES

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<b>LEASE RATE:</b>	\$10 - \$18 SF/YR	<b>TOTAL SPACE:</b>	150 - 20,000 SF
<b>LEASE TYPE:</b>	Modified Gross; Full Service	<b>LEASE TERM:</b>	36+ months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite 50 - Basement	Office Building	\$10.00 SF/yr	Modified Gross	10,000 SF	Negotiable
Suite 100	Office Building	\$18.00 SF/yr	Modified Gross	6,300 - 10,000 SF	Negotiable
Suite 110 - 180	Executive Suites	\$600 - 1,250 per month	Full Service	150 - 2,800 SF	36 months
Suite 150	Office Building	\$18.00 SF/yr	Modified Gross	2,800 - 10,000 SF	60 months
Suite 200	BayCare Homecare	LEASED	-	10,000 SF	-
Suite 300 - Rooftop	Restaurant	\$10.00 SF/yr	Modified Gross	8,500 SF	Negotiable

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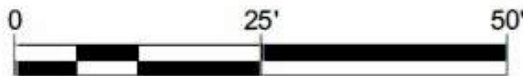
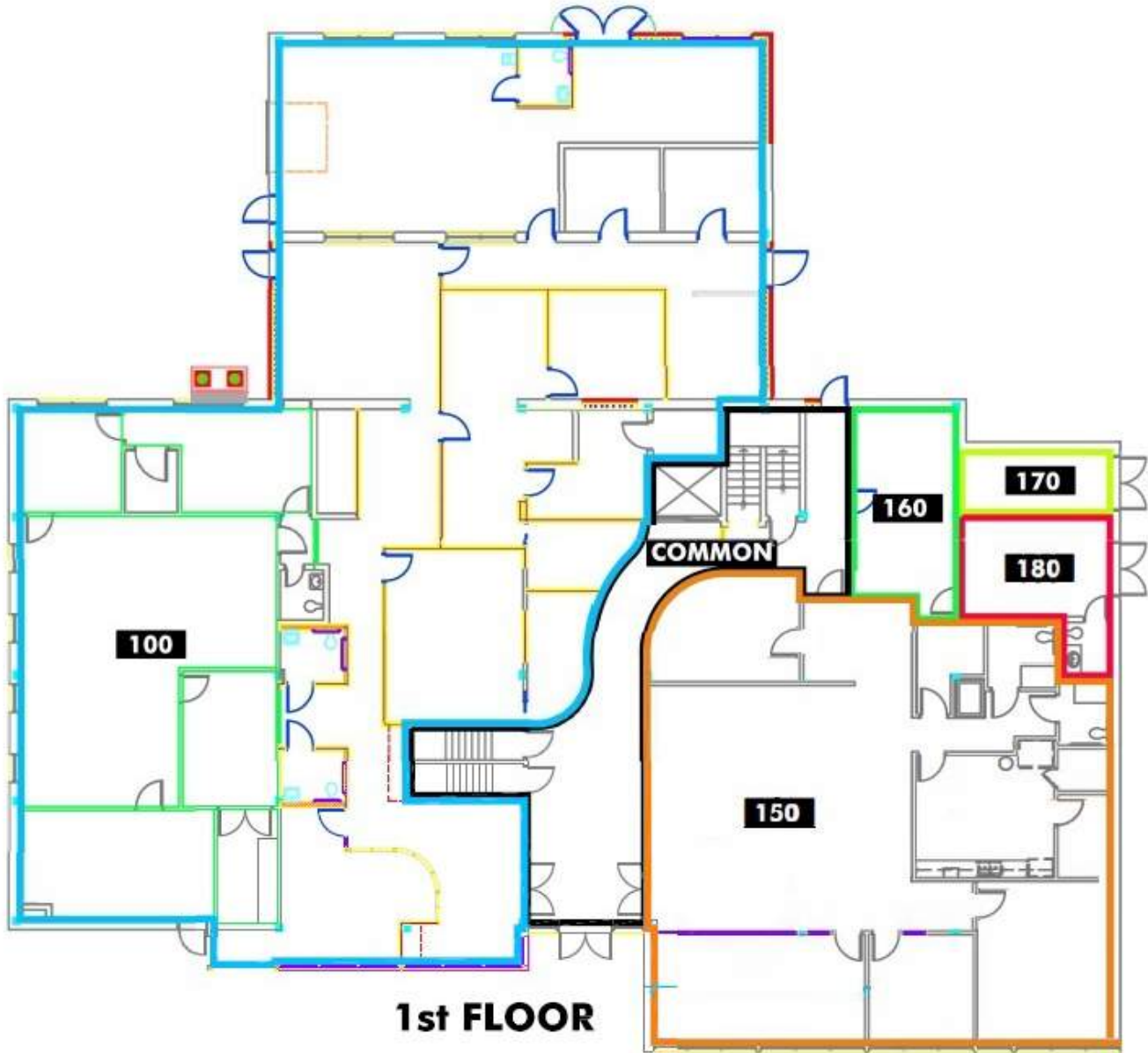
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# 1ST FLOOR - FLOOR PLAN

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**1** 1ST FLOOR - SUITE 100 TO 180  
Up to 10,000 SF Available

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# 1ST FLOOR - PHOTOS

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1st Floor - Offices



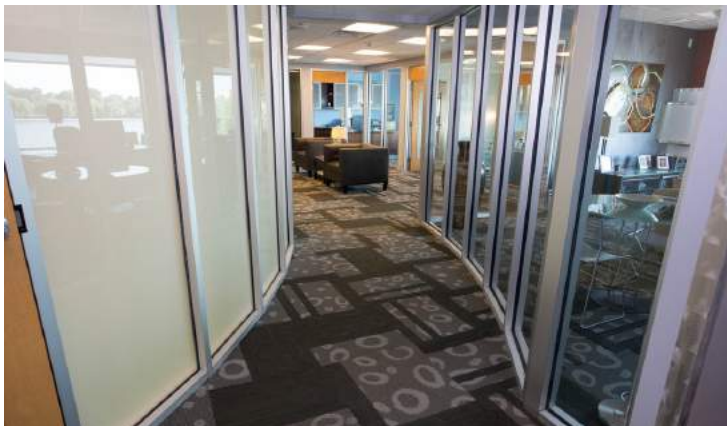
1st Floor - Conference Room



Similar office space in the building



Similar office space in the building



Similar office space in the building



Similar office space in the building

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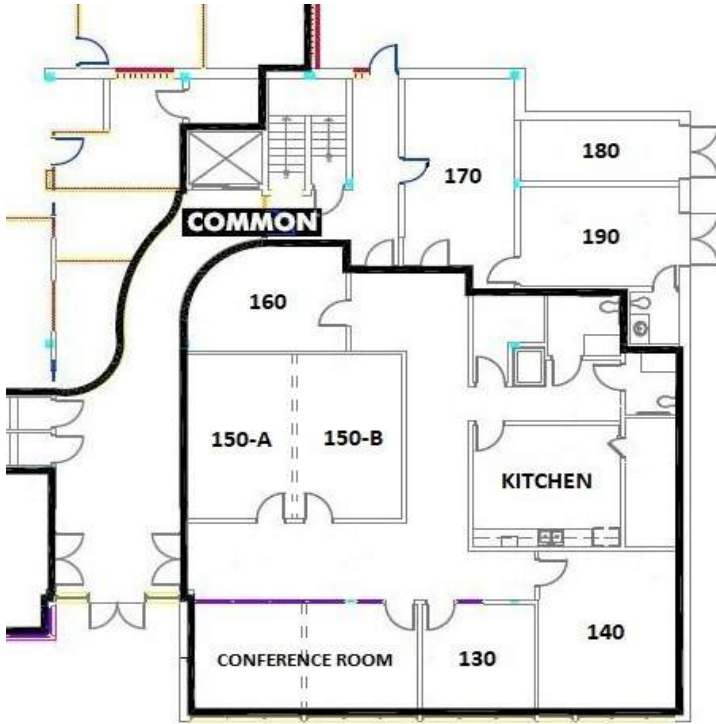
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# EXECUTIVE OFFICE OVERVIEW

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## SUITES & MONTHLY RATES:

- Suite 130: \$750
- Suite 140: \$1,250
- Suite 150-A: \$1,000
- Suite 150-B: \$1,000
- Suite 160: \$600

## SPACE OVERVIEW:

Class A finish, access to break area, coffee, tea, juice, black and white copies, color copy available, high speed internet, 24/7 access with key card access required, office with key pad lock access, lobby directory provided and lakefront signage available for extra cost.

## INCLUDED IN RATES:

- Mailing address
- Free parking on site
- Utilities (water, electric)
- Common maintenance area included
- Free high-speed internet
- 24/7 Access
- Conference room time included
- Lobby directory
- Private Office

## THE PROS OF CO-WORKING SPACE:

- Flexible space and cost options
- Urban-centric location, competitor proximity
- Open work hour 24/7 access
- Custom space to your branding
- Fully private office (no distraction)
- Access to amenities & services
- You're part of a community within the office

## WHAT IS A "CO-WORKING" OFFICE SPACE?

A shared office space (or "coworking" space) is a office location where individuals from multiple businesses can engage in work. In many cases, members of a shared workspace will pay a monthly membership fee, almost like a gym, for regular access to the building, and premium charges for accommodations like meeting rooms or special equipment.



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# BASEMENT - FLOOR PLAN

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**-1** BASEMENT - SUITE 50  
Up to 10,000 SF Available

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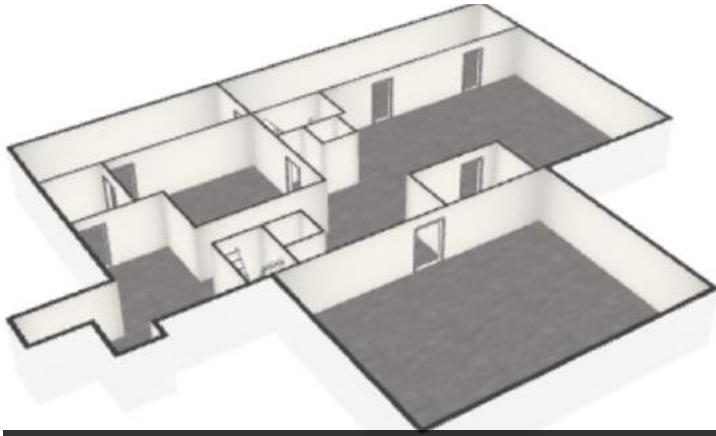
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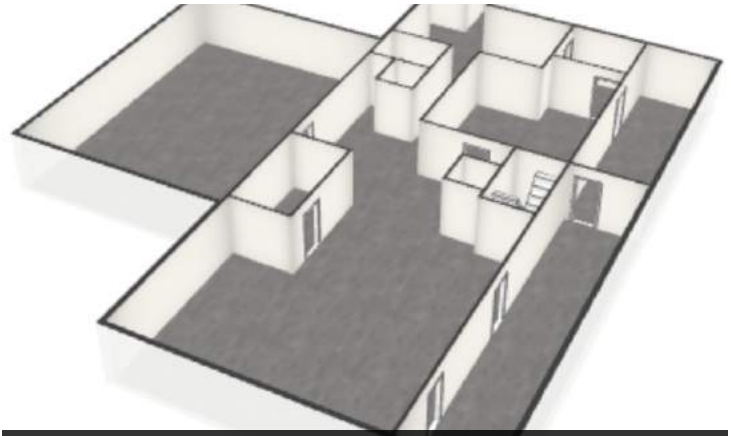


# BASEMENT - PHOTOS

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South Side View



East Side View



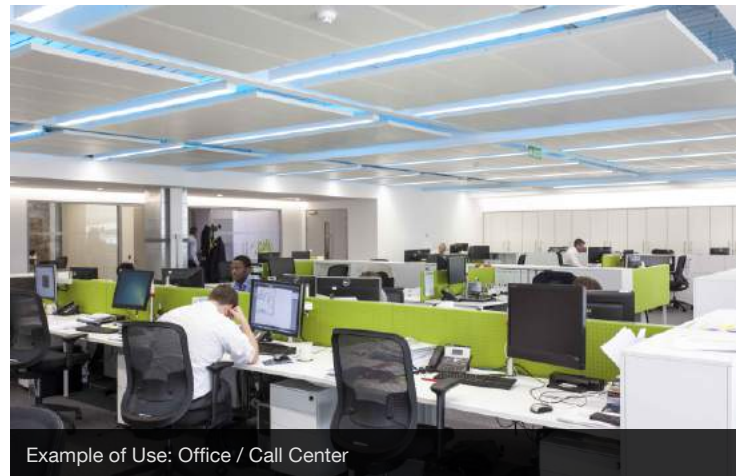
West Side View



Example of Use: Data Center



Example of Use: Creative / Co Working Space (Catapult Lakeland)



Example of Use: Office / Call Center

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# ROOFTOP - 3RD FLOOR

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Rooftop Floor Plan, up to 8,500 SF Available



Lakefront & Downtown Skyline View



Example of Use: Lounge Restaurant



Example of Use: Community Garden



Example of Use: Live Music & Bar



Example of Use: Event Space

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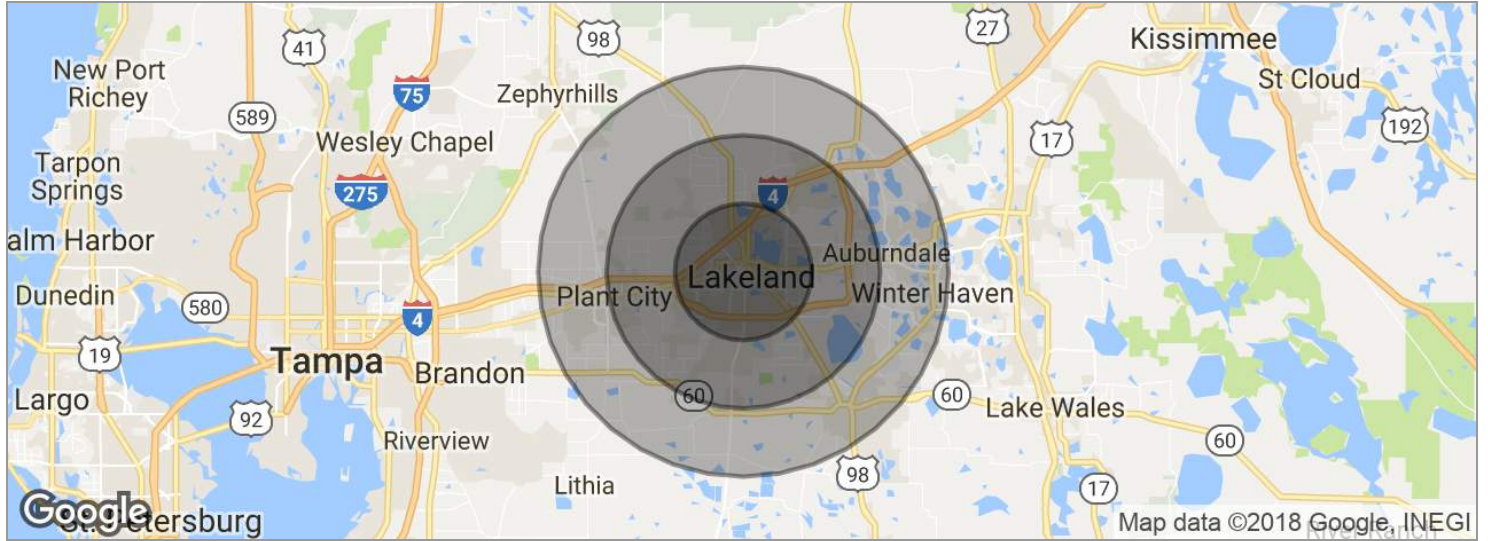
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<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total population	135,743	293,022	450,163
Median age	38.4	38.7	38.5
Median age (male)	36.2	37.0	37.1
Median age (Female)	40.1	40.1	39.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total households	53,857	111,143	168,693
# of persons per HH	2.5	2.6	2.7
Average HH income	\$54,809	\$61,535	\$59,725
Average house value	\$171,474	\$183,110	\$180,845
<b>ETHNICITY (%)</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Hispanic	14.2%	13.0%	14.7%
<b>RACE (%)</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
White	71.2%	78.6%	79.3%
Black	19.2%	13.0%	12.6%
Asian	1.4%	2.0%	1.6%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.3%	0.3%	0.4%
Other	6.0%	4.1%	4.2%

\* Demographic data derived from 2010 US Census

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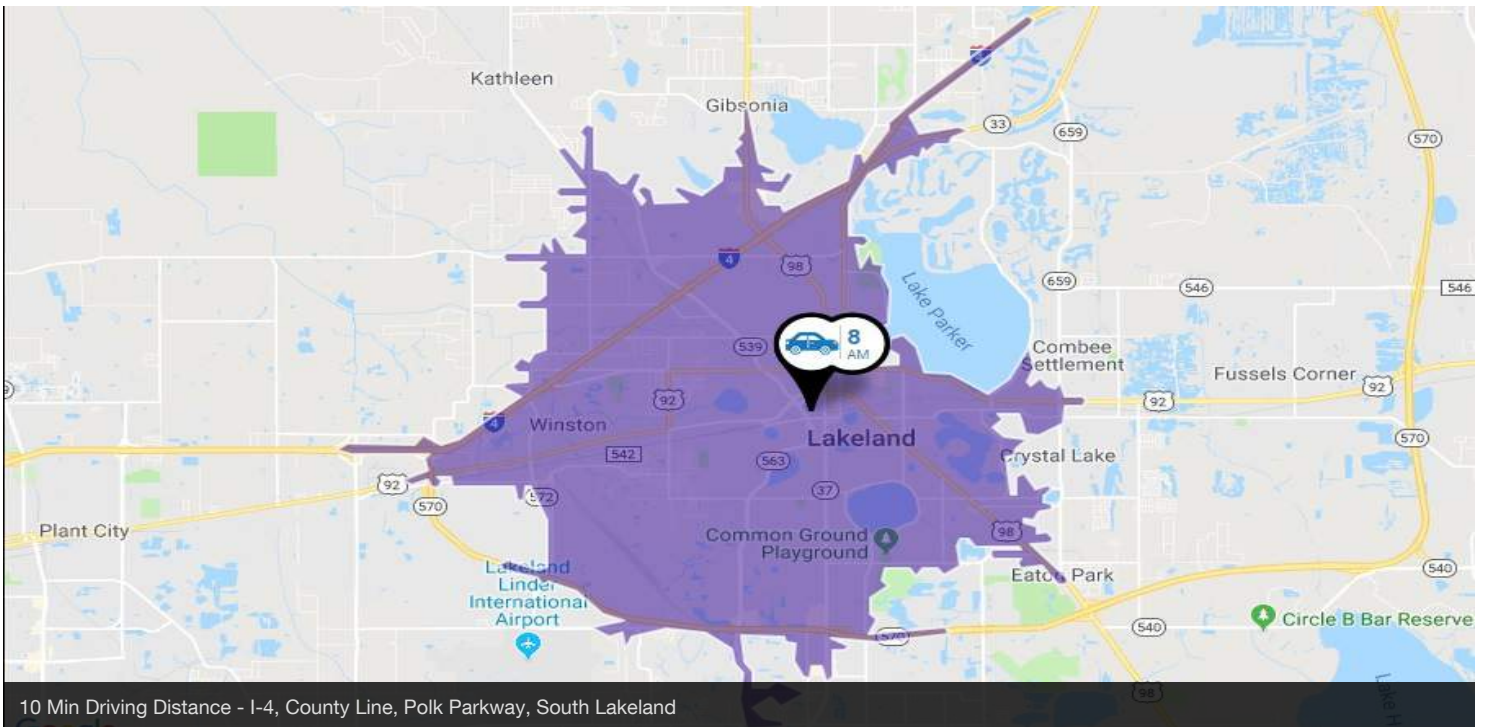
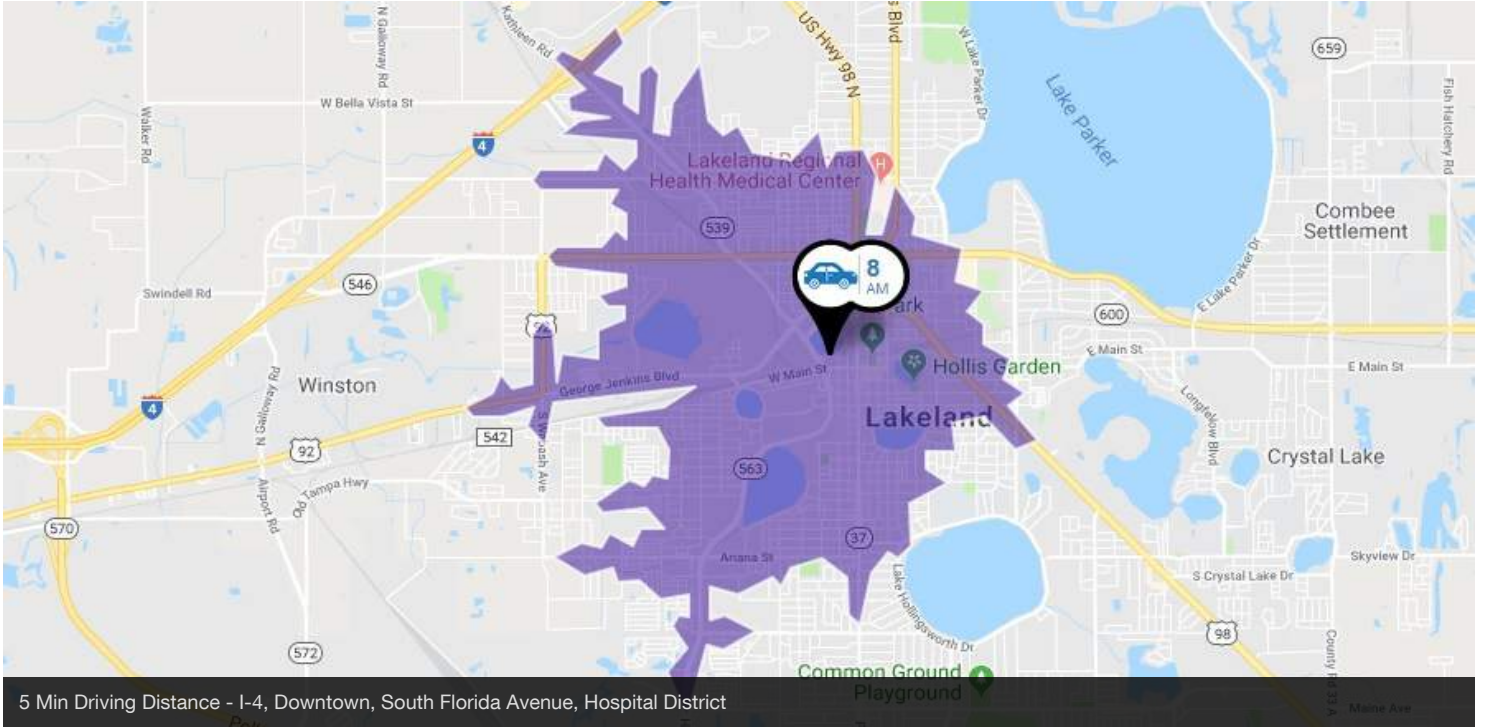
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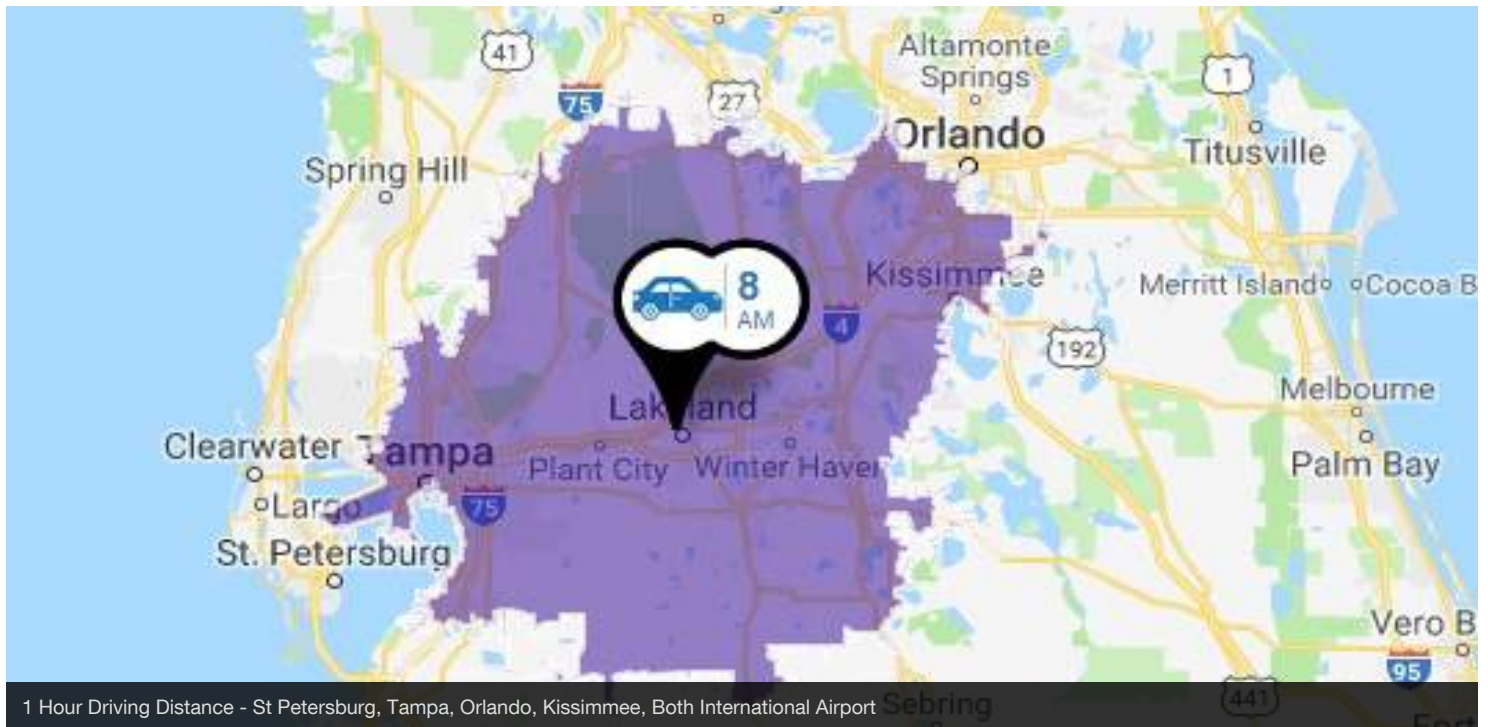
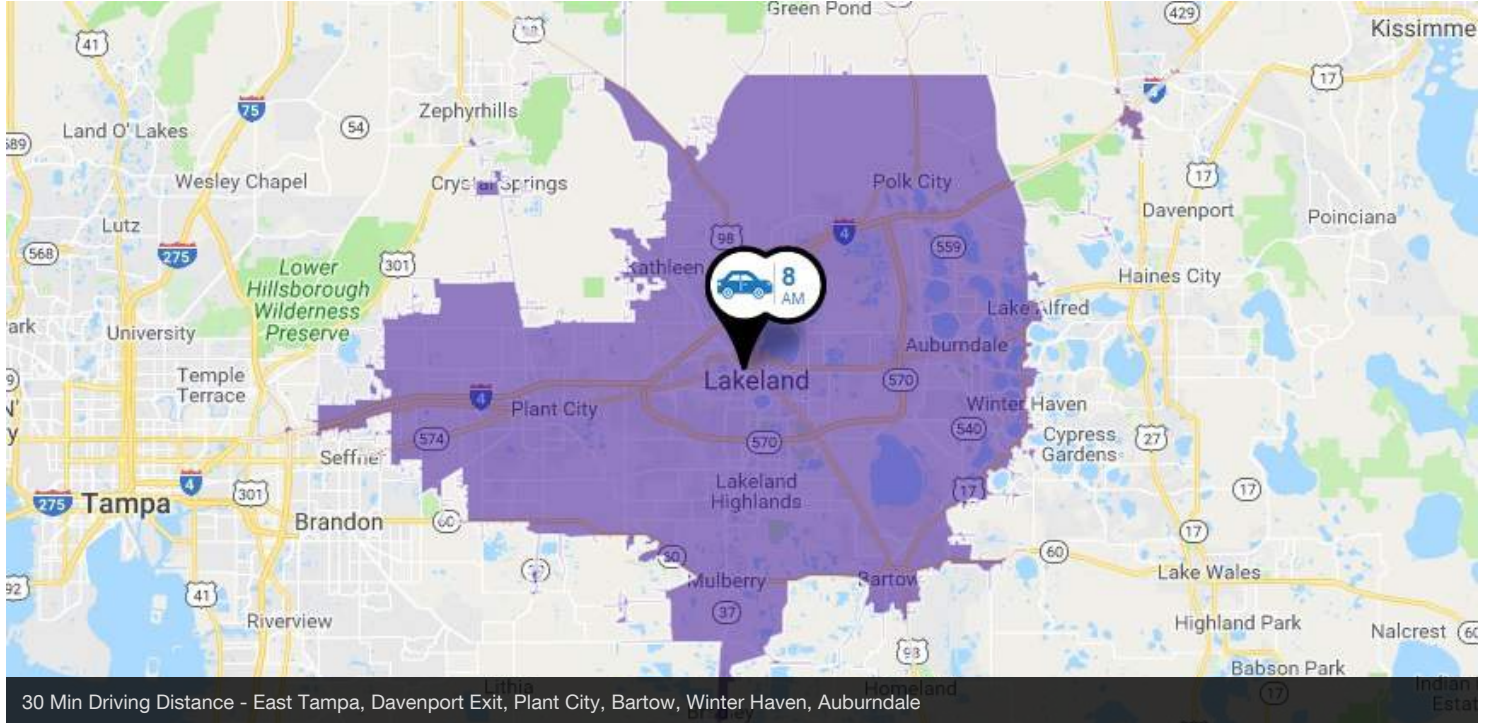
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## **PROFESSIONAL BACKGROUND**

Growing up in Toulouse, France, I always dreamed that one day I would have the opportunity to pursue the American dream. I've always had a strong drive and a burning desire to discover new experiences and knowledge. My travels through Europe and the rest of the world have created a great love for the diversity & culture I experienced.

I followed my passion and arrived in the United States in 2006 under exciting yet unique circumstances. I was a professional paintball player and was blessed to have realized my dream by eventually joining one of the best teams in the world here in Tampa. My entrepreneur spirit led me to create my own business and in 2010 I opened the doors of Action Paintball & Laser Tag in Winter Haven. The facilities include a retail pro-shop while offering 5 different activities and welcoming more than 35,000 players with hundreds of parties each year. With 30 + trained employees, Action Paintball was rated one of the best fields in Florida. It also exceeded my original business plan from inception and was successfully purchased by an investor in March 2017.

My business allowed me to stay engaged with the community and my desire to meet people on a personal and professional level led me to the real estate industry. I started my career in residential while being part of the number one sales team in my county with over 400 units sold per year. I enjoy the dynamics of investing and advising on all aspects of real estate transactions and it wasn't long until my experience and passion led me to commercial real estate where my team and I assist clients through Keller Williams Commercial division whose focus on client's relationships and technology made it the fastest growing commercial real estate in the United States.

I'm a strong believer in personal development and am very grateful for all the people I have met and who have helped me. I love to achieve and provide results by creating opportunities through analyzing the problem and finding a durable solution by using all resources available. In order to succeed in a project, I've been known to create new resources and solutions and I'm always looking at new ways to add value and skills. I look forward to meeting with you on how my commitment and experience can meet your needs and goals.

## **MEMBERSHIPS & AFFILIATIONS**

International Council of Shopping Center Member  
Winter Haven Chamber of Commerce  
National Realtor Association  
Lakeland Association of Realtors

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lakeland in compliance with all applicable fair housing and equal opportunity laws.

*PRESENTED BY:*

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