



Alex Delannoy  
(863) 224-6915



## 3308 Cleveland Heights Blvd

8,725 SF of Office Space Available in Lakeland, FL



### HIGHLIGHTS

- Located on golf course, trail and tennis courts
- Move-in ready office space
- Located near Polk Parkway and S Florida Ave
- Strong demographic within 3 miles and within 15 minutes from Downtown

## ALL AVAILABLE SPACES(2)

| SPACE           | SIZE     | TERM       | RATE         | SPACE USE | CONDITION | AVAILABLE |
|-----------------|----------|------------|--------------|-----------|-----------|-----------|
| 1st Floor       | 8,053 SF | Negotiable | Upon Request | Office    | -         | 90 Days   |
| 2nd Fl, Ste 201 | 672 SF   | Negotiable | Upon Request | Office    | -         | Now       |

## PROPERTY OVERVIEW

This office building has a total of 11,637 SF is located on Cleveland Heights Blvd, on a golf course and trail near Polk Parkway and S Florida Ave. The building has two floors with elevator, total of 58 parking spaces, signage available with 16,700 cars per day. Uses include general office, medical, great fit for a corporate HQ, call center, back-office or non-profit.

The 1st floor is 8,053 SF, currently set up for an attorney office with reception, 16+ offices with staff sections, 2 conference rooms, files room, cafeteria, 6 restrooms and more. Majority signage available on the monument sign available.

The 2nd floor is a total of 3,583 SF with 4 suites

- Air Conditioning

and common restrooms and kitchenette. Suite 201 is 672 SF with 1 large open space, 1 shared office and 1 private office. Suite 202 is 968 SF with 1 large open space and 5 private offices. Suite 203 is 654 SF with 1 large open space and 3 private office. All suites could be combined. The property is located South Lakeland, near Polk Parkway (easy access to Tampa/Orlando/Winter Haven) and Bartow in the heart of Lakeland near hotels, restaurant, retail, fitness, services, coffee shop, banks and more. Strong demographic within 3 miles and within 15 minutes from Downtown, I-4, Plant City, Bartow, Mulberry, County Line Rd, Auburndale and west Winter Haven.

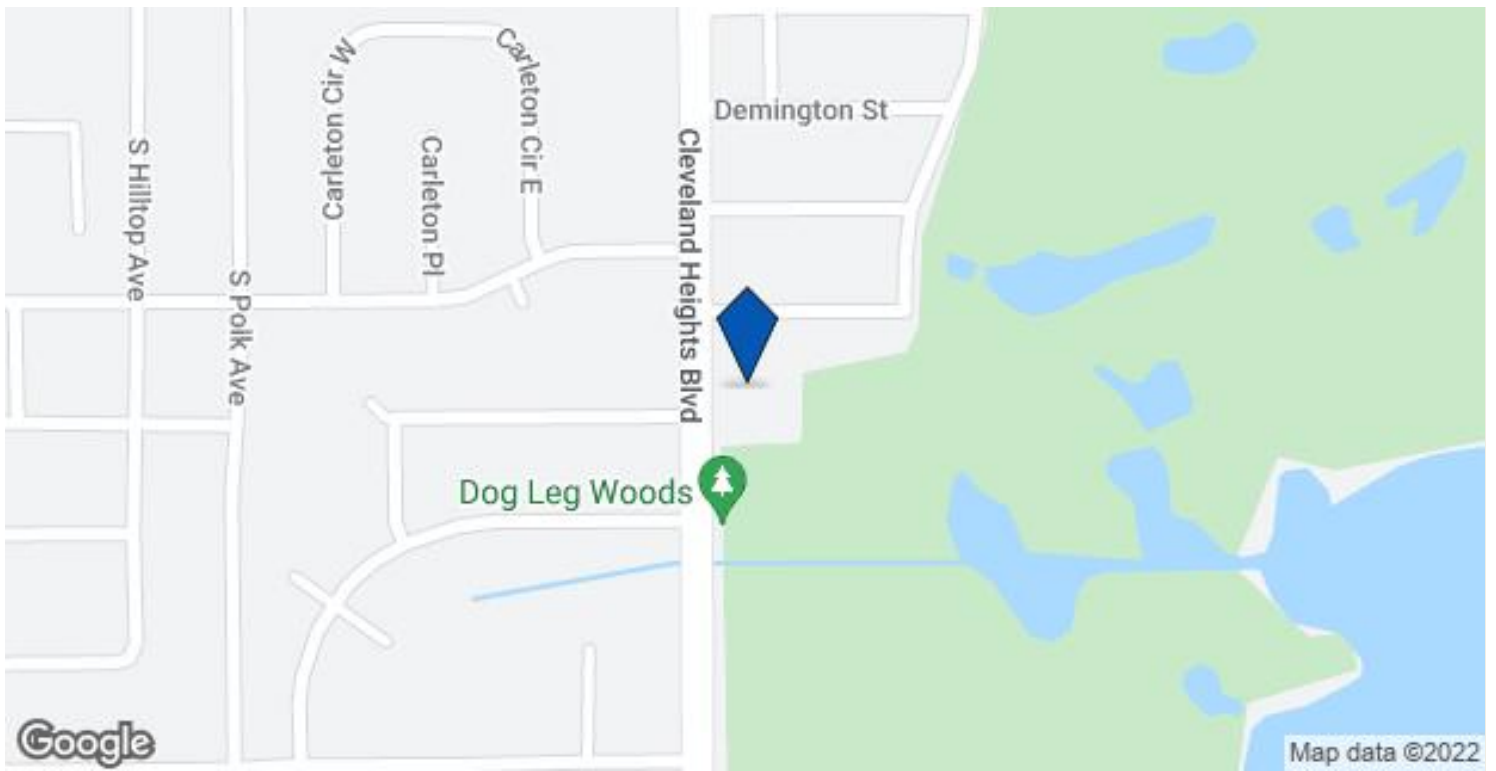
## PROPERTY FACTS

|                    |                           |
|--------------------|---------------------------|
| Building Type      | Office                    |
| Year Built         | 2005                      |
| Building Height    | 2 Stories                 |
| Building Size      | 12,562 SF                 |
| Building Class     | B                         |
| Typical Floor Size | 6,281 SF                  |
| Parking            | 58 Surface Parking Spaces |

## BIKE SCORE ®

Somewhat Bikeable (74)

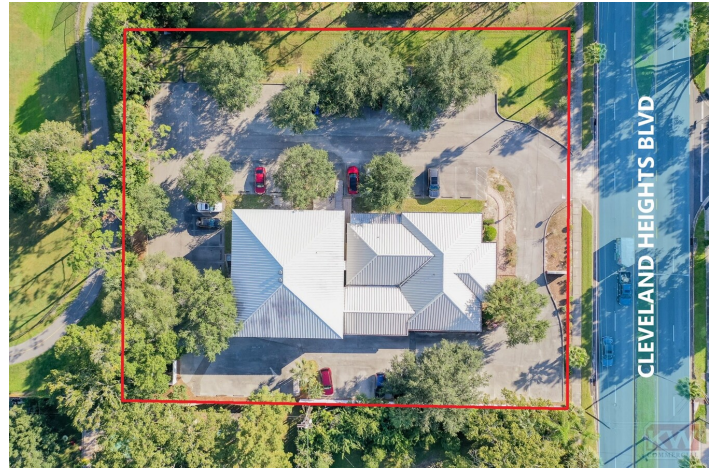
MAP OF 3308 CLEVELAND HEIGHTS BLVD LAKELAND, FL 33803



## ADDITIONAL PHOTOS



Located on a Golf Course



Aerial View



Close to Downtown



Signage Available



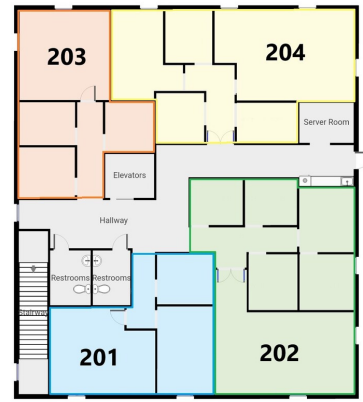
Close to Polk Parkway



Plenty of parking



1st Floor Suite



2nd Floor - Floor Plan



1st Floor - Floor Plan



2nd Floor Common Area



2nd Floor Entrance



2nd Floor Common Area



2nd Floor Common Area



Suite 201 - Private Office



Suite 201 - Private Office



Suite 201 - Private Office



Suite 201 - Private Office



Suite 203 - Private Office



Suite 203 - Private Office



2nd Floor Kitchenette



Suite 203 - Shared Office



Front Building

**Listing ID: 24466867**

**Date Created: 11/10/2021**

**Last Updated: 3/11/2022**

**Address: 3308 Cleveland Heights Blvd, Lakeland, FL**

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