



Jack Stollo, Broker
100 S. Kentucky Avenue, Suite 290
Lakeland, Florida 33801
Office | 863.683.3425 x103
Cell/Text | 863.640.8238
www.resbroadway.com
jstollo@resbroadway.com



FOR LEASE

OFFICE | SOUTH LAKE LAND

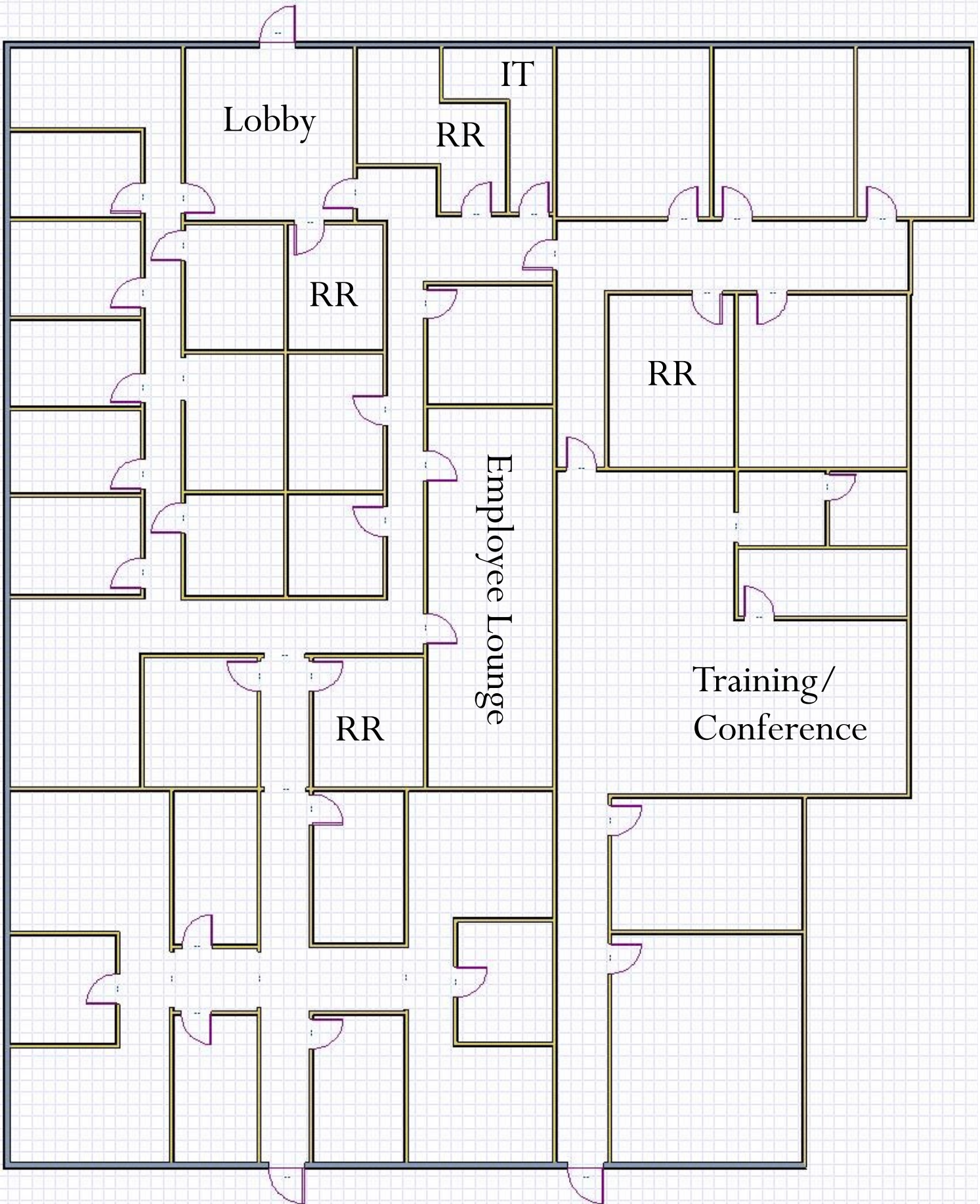
Address: 3939 US Hwy 98 South, Lakeland, Florida 33803

Property: 6,500+/- sf of quiet office building. Property features multiple office suite configuration, covered parking in the rear, ample onsite parking in the front, secured entry, large employee lounge, conference/training room, mail room, and file/storage rooms.

Location: Located near the intersection of Winterlake Road and US Highway 98 South. Access cuts across highway for Northbound traffic. Property also features ample parking for any sized vehicles, would make an excellent medical complex, or corporate office. Just seconds from the Polk Parkway, this site has easy access to Tampa, Orlando, Bartow, Winter Haven and I-4 .

Lease Rate: \$13.00 per RSF, modified gross (tenant pays own utilities, IT, and phones)

Every effort has been made to provide accurate information. However, we are not responsible for errors, omissions, prior sale, change of price or withdrawal from market without notice. Buyer, independent of the broker or owner, shall determine status of all permitting, utilities, concurrency, consistency, zoning and compliance with the Americans with Disabilities Act. Broadway Brokerage, LLC, 500 South Florida Avenue, Lakeland, Florida 33801, (863) 683-3425, is the agent for this Seller.



(Plans not to scale, but indicate appx placement of all doors and features)



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.



Provided by: Central Florida Economic Development Council of Polk County



