



Commercial Real Estate Services
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*Commercial
Real Estate Services*

From Local to Global

Since 1998

For further information
regarding this property,
please contact:

Maria Mahoney,
FL, Real Estate Broker
863-619-6740



Office Suite for Lease Prime Location S. Florida Avenue



832 South Florida Avenue, Lakeland, FL 33801

Next to the new Florida Southern College School of Physical Therapy

- **The Building comprises 5,715 \pm SF of professional space, with 2 private entrances. Easily Divisible into 2 sides 4,427 \pm SF and 990 \pm SF. Upscale amenities and plenty of parking.**



DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



**FOR LEASE - CENTRAL LAKELAND
PROFESSIONAL OFFICE SUITE**

Property Address: 832 SOUTH FLORIDA AVENUE, LAKELAND, FL 33801

Property Location: SE corner of S. Florida Avenue (Lakeland's main North/South thoroughfare) and Ridgewood Street across the new Florida Southern College School of Physical Therapy.

Property Type: Professional office building with several suites. Each suite has its own private entrance. Brick building with prominent exposure on South Florida Avenue.

Available Space: 5,417 \pm SF - Available in whole or part, as follows:

Suite 1: 4,427 \pm SF consisting of a large reception, 8 perimeter private offices surrounding an administrative core, large boardroom, library, open area for modular desks, IT room, large kitchen/lounge and other amenities. Upscale features (coffered ceiling in corner office, high quality carpet and parquet floor in reception).

Suite 2: 990 \pm SF consisting of 2 executive offices with large windows, one 20' x 29' open room that can easily be improved for additional offices and/or modular desks. Amenities include 2 ADA RR. Entrance on Ridgewood Street.

Land Use/Zoning: Professional – City of Lakeland

Utilities: City of Lakeland Electric, Water and Sewer. Tenant to be billed separately for electric.

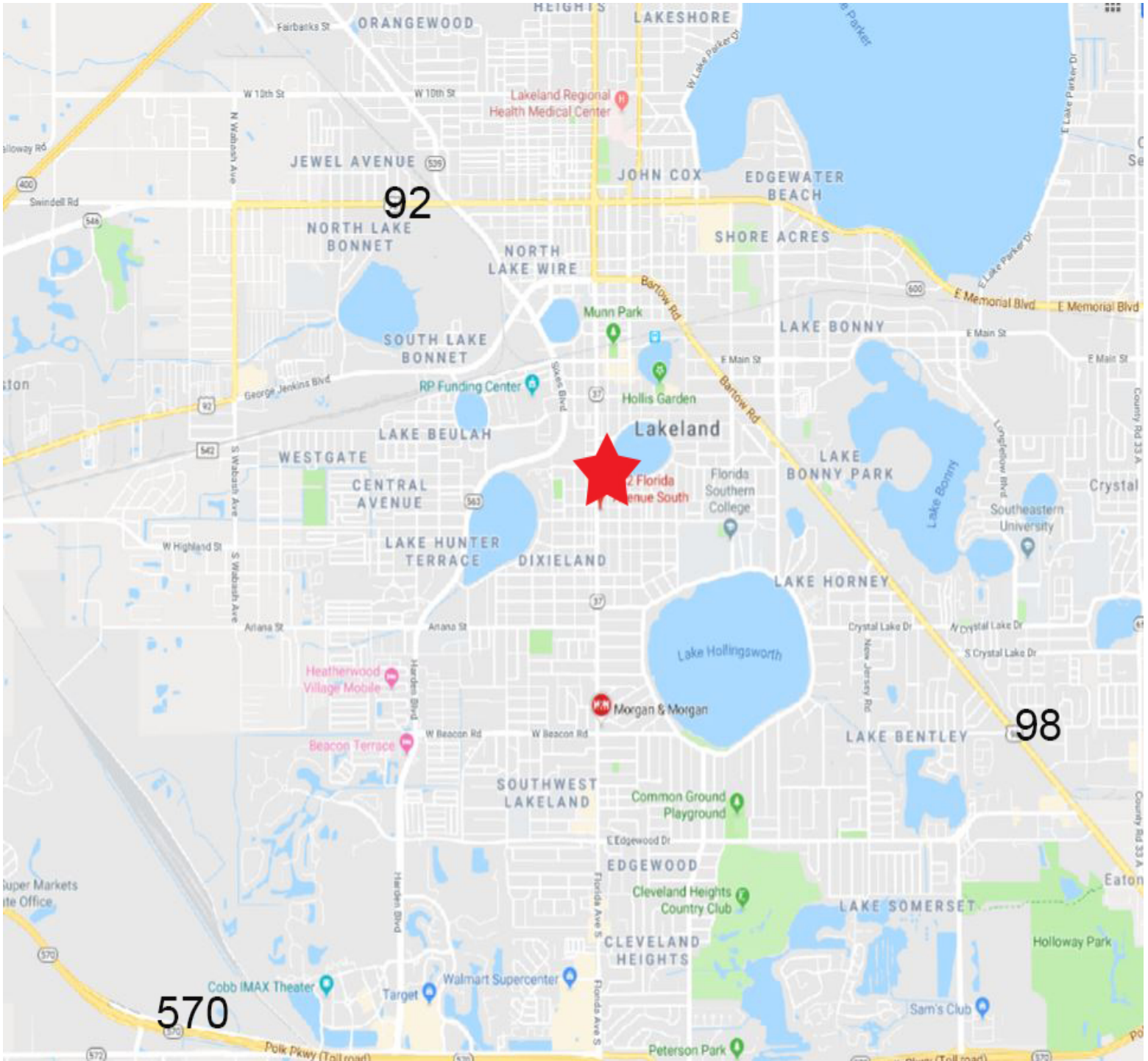
Lease Rate: \$14.00/SF, NNN plus applicable State sales tax.

Comments: This office building offers a high profile professional image with great exposure on South Florida Avenue, ample parking and excellent location with immediate access to Lakeland's main roads.

Contact: Maria Mahoney, Florida Licensed Real Estate Broker
Will Daniel, Commercial Associate
863 619-6740



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