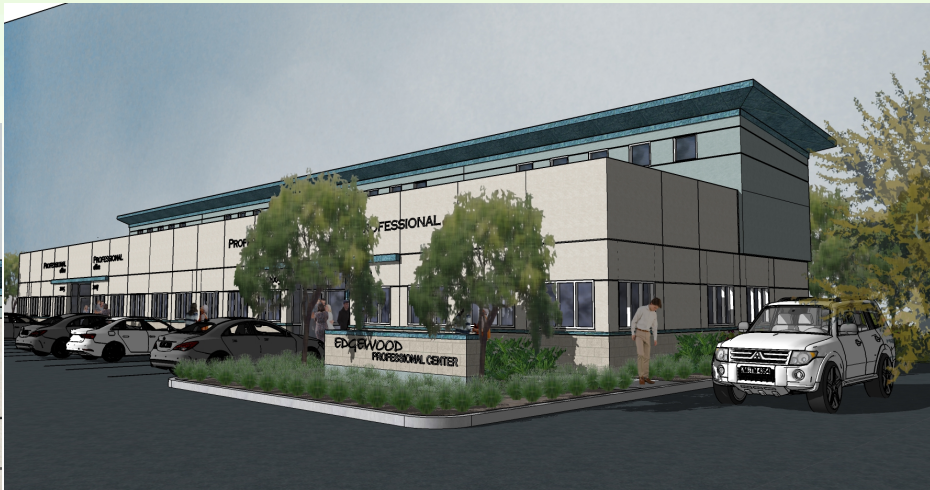


EDGEWOOD PROFESSIONAL CENTER



**NOW PRE-LEASING
FOR Fall 2020
OCCUPANCY**

2019 E. Edgewood Drive, Lakeland, FL 33803



8,040 + SF Professional Building

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 or tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813 is the agent of and represents the Owner/Landlord. This is a artistic rendition and may not be the final representation of the building.



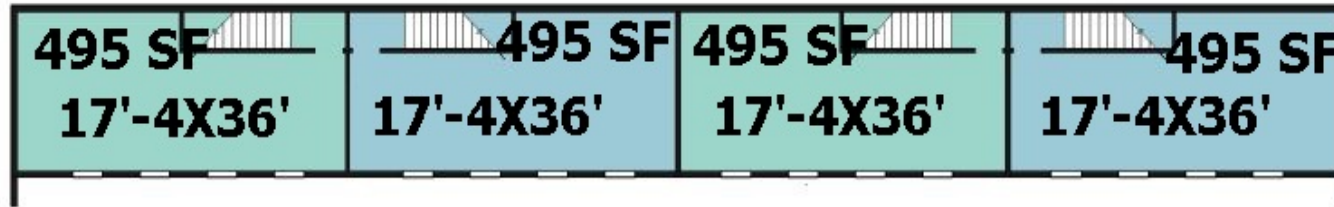
***PRE-LEASING!* EDGEWOOD PROFESSIONAL CENTER
LAKELAND'S NEWEST OFFICE BUILDING**

| | |
|-----------------------|--|
| Property Address: | 2019 E. EDGEWOOD DRIVE, LAKELAND, FL 33803 |
| Property Location: | South side of E. Edgewood Drive, between Lakeland Highlands Drive and US Highway 98 South (Bartow Road). Within the Lakeland Pediatric Dentistry medical complex. |
| Property Type: | Professional office building with four 2 nd floor lofts of 495 SF each. |
| Building Size: | 8,040 ± SF – can be leased in whole or part. |
| Description/Features: | The 2-story contemporary design forms a presence that draws your attention and captures traffic visibility from Edgewood Drive while both setting itself apart and maintaining harmony with its surroundings. CB/frame construction, fully sprinklered, natural tile accents, pleasant colors and glass merge to establish a warm and inviting entry to each suite. Monument sign for all tenants. Vanilla Shell delivery condition. |
| Land Use/Zoning: | O-1 (Office-1 Professional) – City of Lakeland |
| Utilities: | City of Lakeland Electric, Water and Sewer. |
| Lease Rate: | \$18.75/SF, NNN plus applicable State sales tax. |
| Parking: | 61 + paved parking spaces within the entire complex, on a non-exclusive basis. |
| Availability: | Fall 2020 |
| Comments: | The building's unique modern form and palette were designed to create an ambiance of professionalism, quality and attention to detail, exactly what you want your clients to think about you. While under construction, the building offers the opportunity for a customizable floor plan to suit a variety of uses (Medical, Office and Professional Services). Immediate access to all points of Lakeland. |
| Contact: | Maria Mahoney, Broker 863 619-6740 Will Daniel, Commercial Realtor 813 695-7371 |

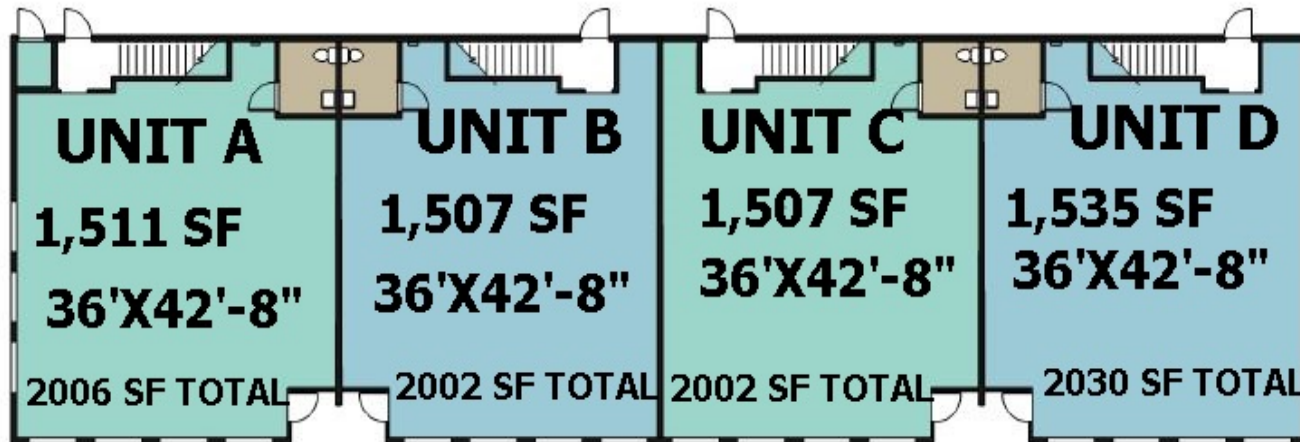
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EDGEWOOD PROFESSIONAL CENTER FLOORPLAN

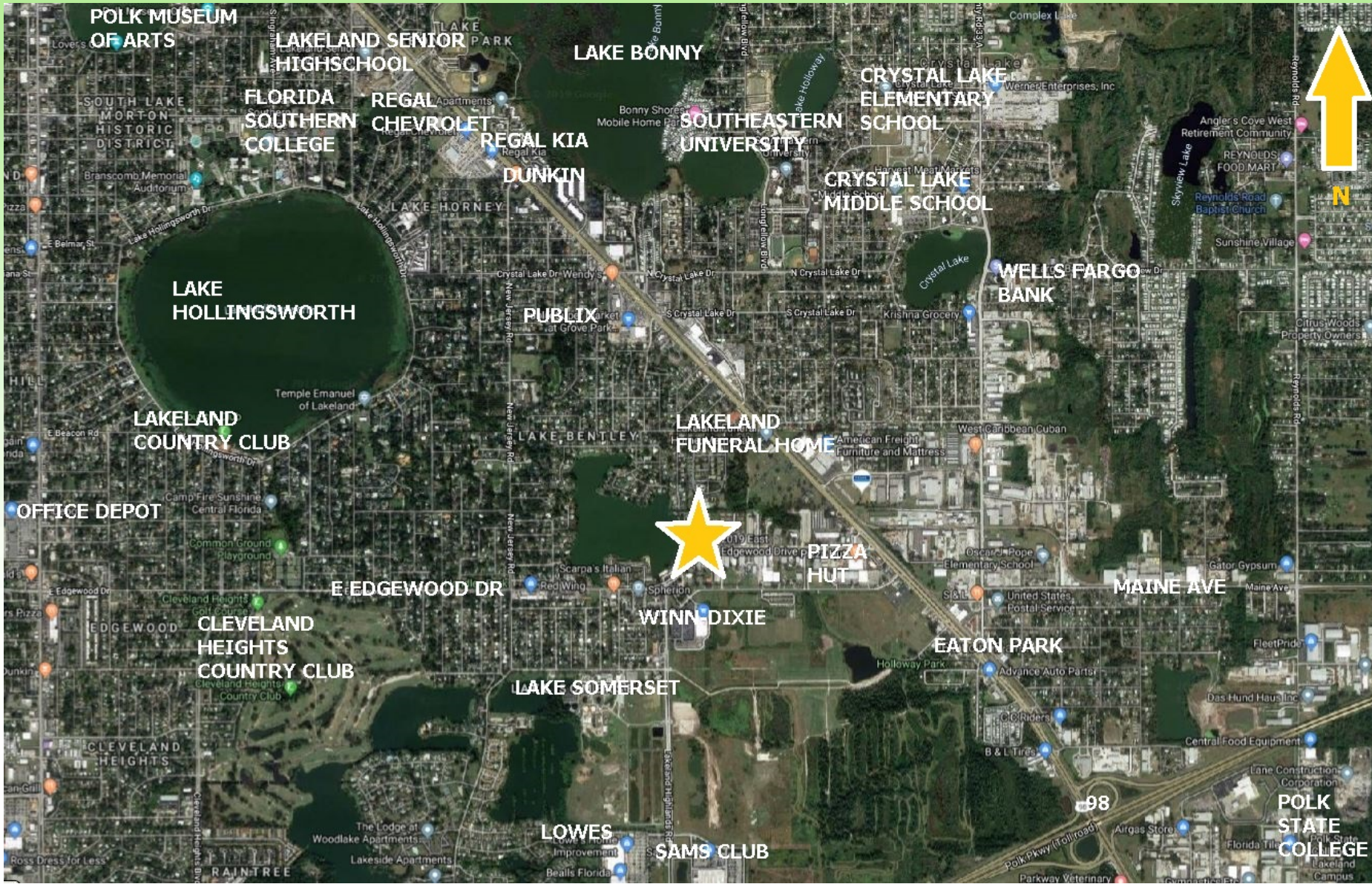


LOFT



GROUND FLOOR

2019 E. EDGEWOOD DRIVE, LAKELAND, FL 33803



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