



For Lease

◀ **Class “A” building** ▶
South Lakeland Office Space

Identification: **NavJay Building**

Property Address: 5001 South Florida Avenue, Lakeland, Florida 33813

Property Location: SW corner of South Florida Avenue (Lakeland’s main North/South thoroughfare) and Pipkin Road at signalized intersection. Catty-corner from Lake Miriam Shopping Center (Publix anchored), surrounded by heavy commercial and residential high demographics area.

Type Property: 2-story Contemporary Office Building.

AVAILABLE 2 ND FLOOR OFFICE SUITES				
SUITE #	SIZE	BASE LEASE RATE	NNN expenses	SUB-TOTAL
201	1,320	\$18.50/SF	\$4.80/SF	\$23.30/SF plus utilities and Janitorial
202	1,200	\$18.50/SF	\$4.80/SF	\$23.30/SF plus utilities and Janitorial
203	1,875	\$18./50/SF	\$4.80/SF	\$23.30/SF plus utilities and Janitorial
204	200	\$500.00/month		All inclusive
205	200	\$500.00/month		All inclusive
206	225	Leased		

Plus applicable State sales tax.

Features: 1st floor lobby ** elevator ** 2nd floor lobby/waiting room ** large bay windows in most offices ** server/data room ** carpet flooring ** 24 Hr access ** 2 sets of stairwells.

Land Use/Zoning: Professional Office – unincorporated Polk County.

Utilities: City of Lakeland Electric, Water and Sewer.

Parking: Excellent parking with 21 dedicated spaces in back parking lot.

Property Folio: 23-29-12-000000-021050 Polk County.

Comments: Excellent opportunity for corporate offices in a premier South Lakeland Office building with high visibility. Great access to Polk Parkway (SR 570).

Contact: Maria Mahoney, Florida Licensed Real Estate Broker 863) 619-6740.

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