



PROPERTY DESCRIPTION

This class A lakefront office building is located downtown Lakeland between Tampa and Orlando.

Suite 150 is a 3,665 SF lakefront view office with 4 executive offices, 2 large bullpen areas, full break-room/kitchen, IT, storage and 3 restrooms. The space includes 2 dedicated, covered parking spots.

Suite 180 to 187 are executive suites located in the back of the building, with shared kitchen, conference room and 7 private offices. The suite 50 in the basement offers up to 10,000 SF with elevator access (see floor plan), space can be accommodated depending on tenant's needs including office space, call center, data center, files storage and more. The suite 300 offers a 8,500 SF rooftop with lake view on Lake Wire and Downtown, potential use include a restaurant, bar or others.

The building can be accessed 24/7 with key card and front signage is available on Lake Wire. High speed Internet service available and broadband provided through dedicated fiber network to building.

OFFERING SUMMARY

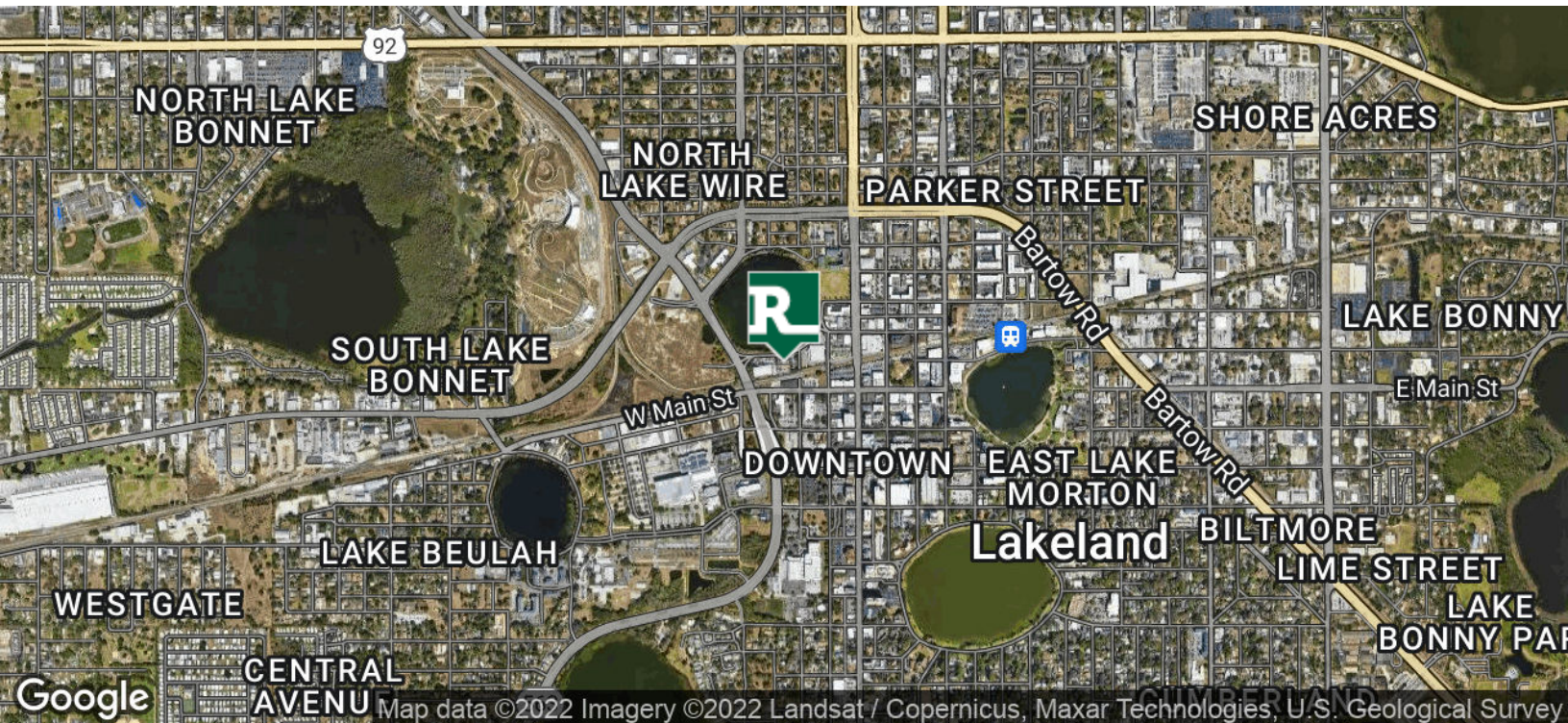
| | |
|--------------------|---|
| Lease Rate: | \$12.00 - 28.20 SF/yr (NNN; Full Service) |
| Available SF: | 266 - 10,000 SF |
| Lot Size: | 1.02 Acres |
| Building Size: | 30,000 SF |
| Parking / Ratio: | 58 (1.8/1,000) + street |
| Floors: | 4 (with elevator) |
| Zoning: | C-6 (Commercial) |
| Built / Renovated: | 1963 / 2018 |
| Submarket: | Lakeland MSA |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 4,071 | 26,663 | 53,843 |
| Total Population | 9,483 | 66,286 | 135,712 |
| Average HH Income | \$37,407 | \$49,711 | \$54,823 |

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CITY OF LAKELAND

Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health care, manufacturing and retail.

Lakeland has received the distinction of being on Money Magazine's "Best Place to Live in America" list. In addition, Lakeland is home to Publix Supermarkets, Florida Southern College and is the winter home to the Detroit Tigers.

DOWNTOWN OVERVIEW

Approximately 7,000 individuals work in Downtown Lakeland every day. Many stay Downtown after hours to eat, shop, and play with over 40 restaurants and bars, 20 retail stores, 7 salons and spas, and a handful of other places to get fit and have fun. The Hyatt Lakeland Center & the historic Terrace Hotel are within walking distance and can accommodate out of town guests.

Every First Friday, they close the streets and welcome more than 5,000 visitors to Downtown to enjoy a Classy Car Show, a Makers Market, and exhibitors offering fun freebies and family-friendly activities. Every Saturday they close four blocks of North Kentucky Avenue and host local growers and artisans at our Downtown Farmers Curb Market.

BONNET SPRING PARK (SEE MAP BELOW):

Local philanthropists are developing a new 180+ acre, privately funded urban park within walking distance of Lake Wire. Proposed plans for Bonnet Springs Park include nature trails, an amphitheater, multiple playground areas, historically-themed areas, tree adventure park, botanical gardens, bike paths, public art displays and much more. The park is slated to open by 2022.

FLORIDA TILE DEVELOPMENT (SEE SIDE MAP):

Commercial and residential mixed-use community. See side map for conceptual plans.



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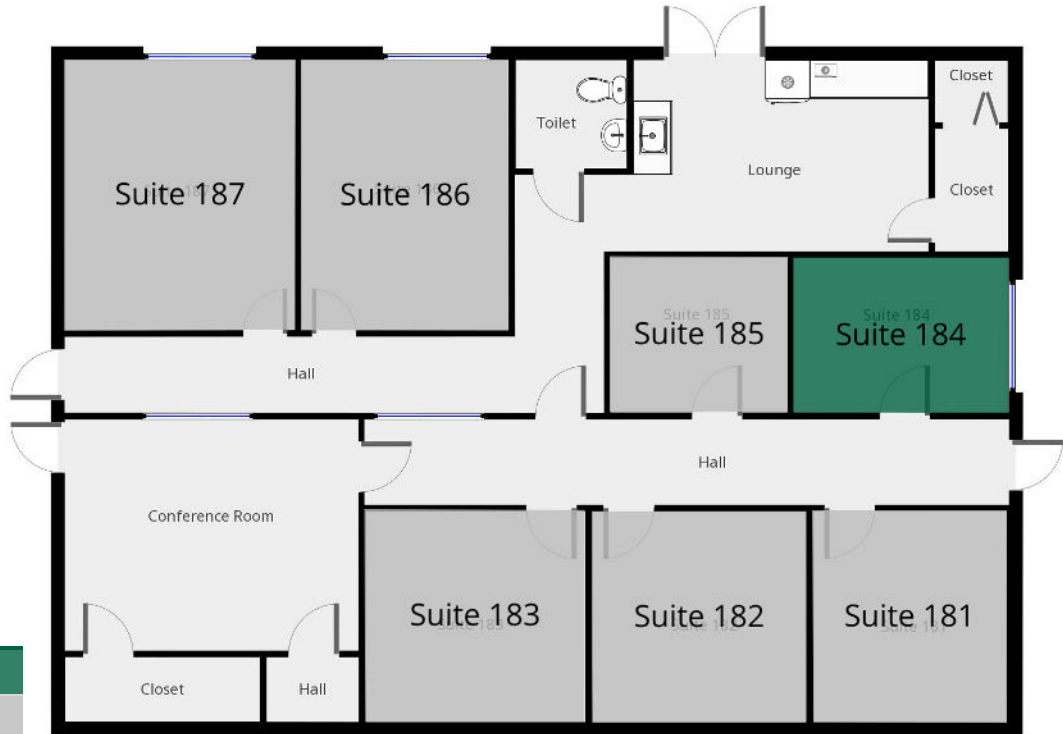


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LEGEND

| |
|-------------|
| Available |
| Unavailable |

LEASE INFORMATION

| | |
|--------------|-------------------|
| Lease Type: | NNN; Full Service |
| Total Space: | 266 - 10,000 SF |

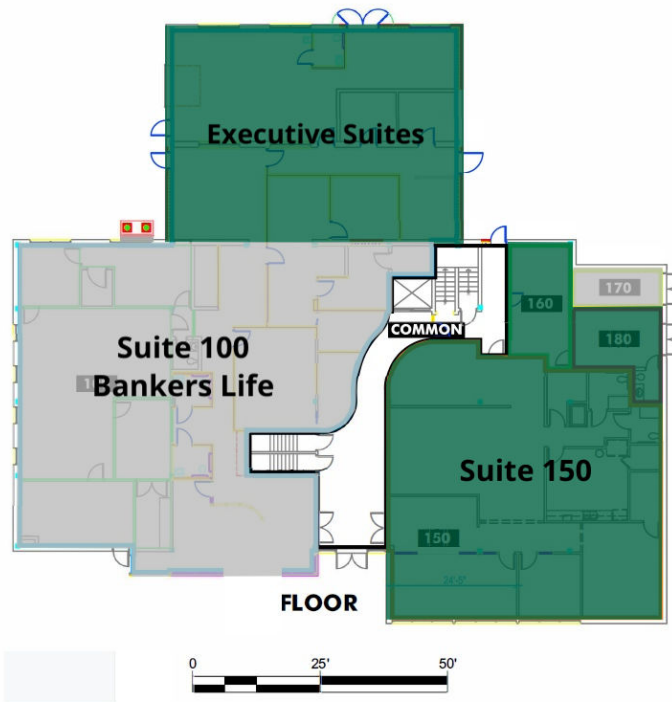
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|-------------|-------------------------|
| Lease Term: | Negotiable |
| Lease Rate: | \$12.00 - \$28.20 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE |
|-----------|-----------|--------|--------------|-----------------|
| Suite 181 | - | 332 SF | Full Service | - |
| Suite 182 | - | 383 SF | Full Service | - |
| Suite 183 | - | 479 SF | Full Service | - |
| Suite 184 | Available | 266 SF | Full Service | \$625 per month |
| Suite 185 | - | 236 SF | Full Service | - |
| Suite 186 | - | 499 SF | Full Service | - |
| Suite 187 | - | 555 SF | Full Service | - |

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LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type: NNN; Full Service

Lease Term: Negotiable

Total Space: 266 - 10,000 SF

Lease Rate: \$12.00 - \$28.20 SF/yr

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE |
|-----------|--------------|----------|--------------|---------------|
| Suite 100 | Bankers Life | 3,500 SF | Full Service | - |
| Suite 150 | Available | 3,665 SF | NNN | \$22.50 SF/yr |

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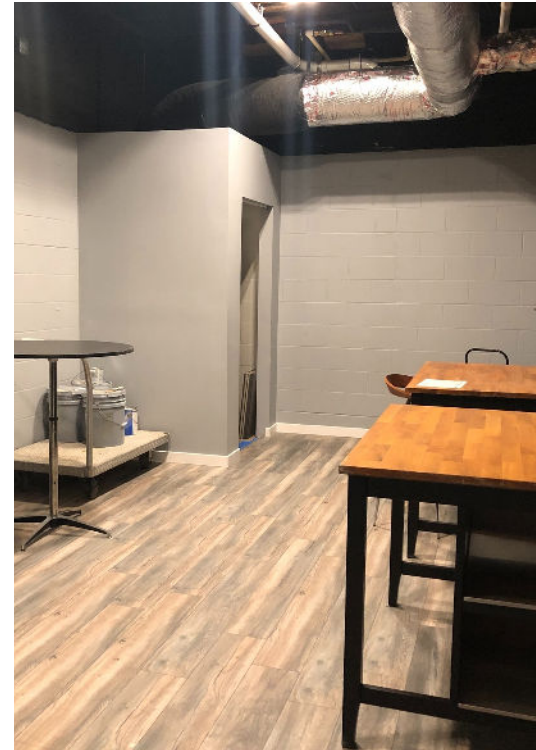
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EXECUTIVE SUITE - 180 TO 187

- Executive suites located in the back of the building
- Shared kitchen, conference room and 7 private offices
- Can be accessed 24/7
- Rates includes all utilities and high speed internet
- 12 months service agreements
- Furnished or unfurnished offices
- First month and deposit to move-in
- Parking available on site
- Remodeled in 2018



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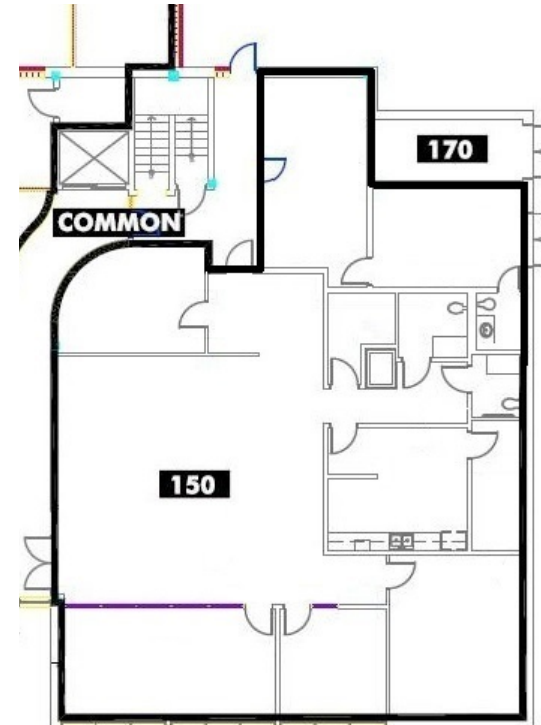
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SUITE 150

- Suite 150 is a 3,665 SF
- Lakefront view office
- 4 executive offices
- 2 large bullpen areas
- Full break-room/kitchen
- IT and storage
- 3 restrooms
- The space includes 2 dedicated, covered parking spots.



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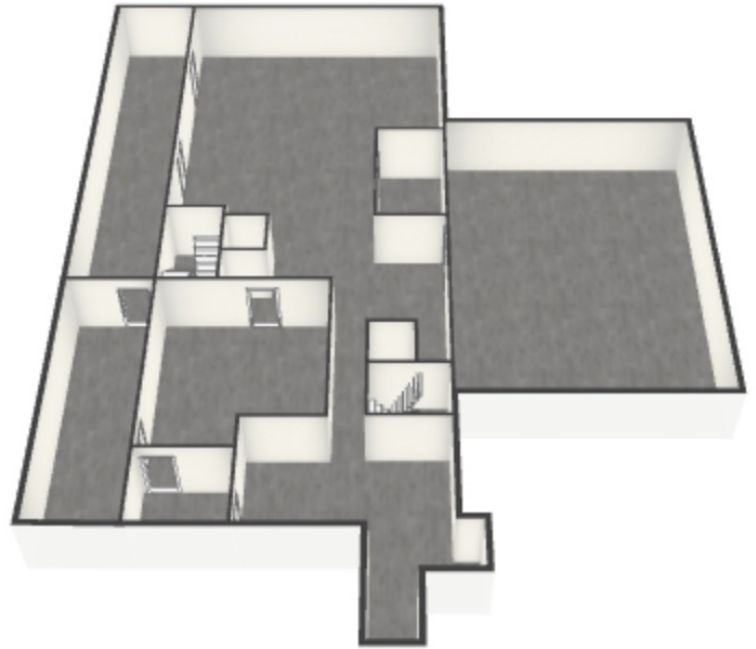
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Suite 50 - Basement Floor Plan



Suite 50 - Basement Conceptual Floor Plan



Rooftop Conceptual



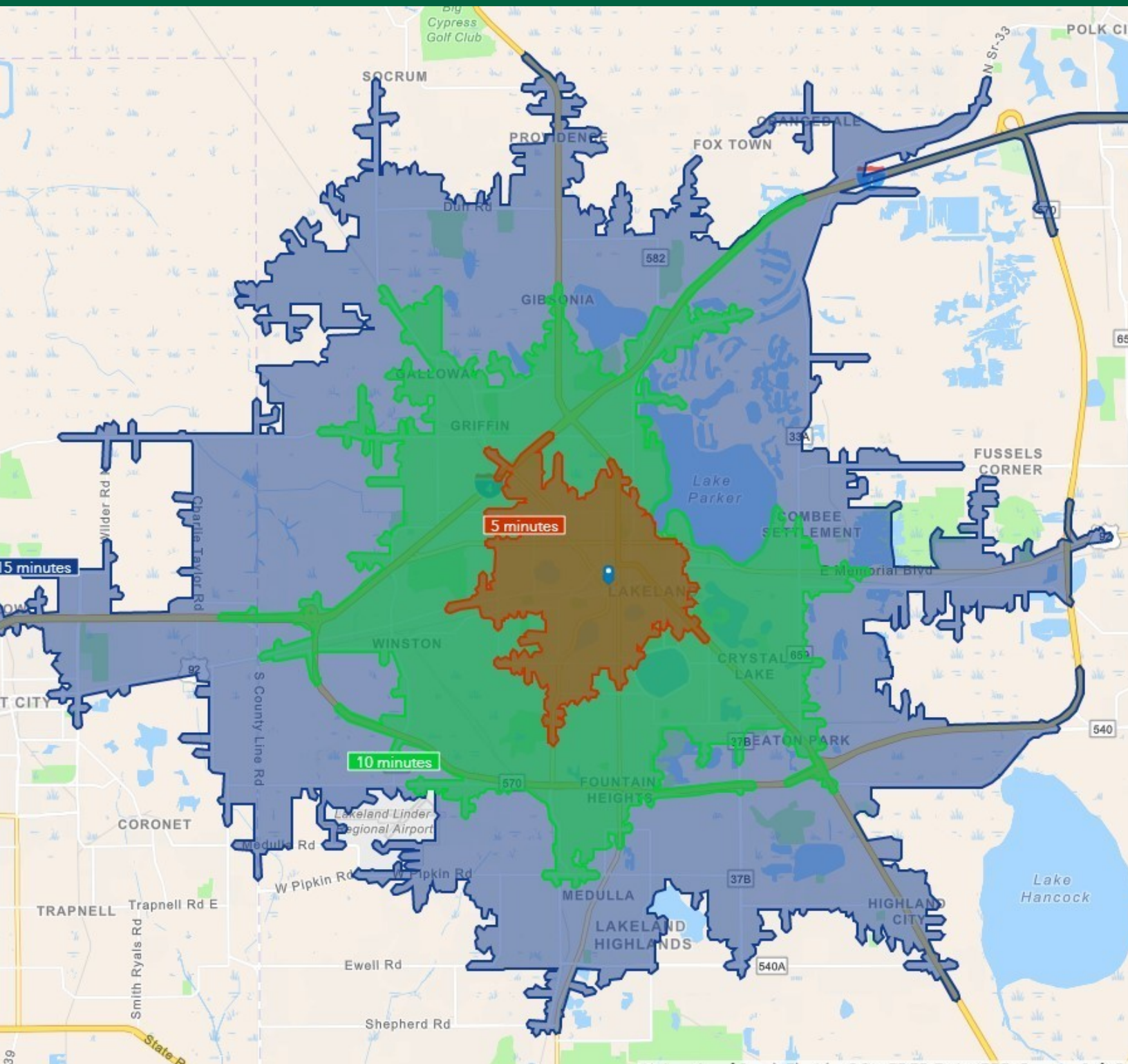
8,500 SF Rooftop - Restaurant/Bar

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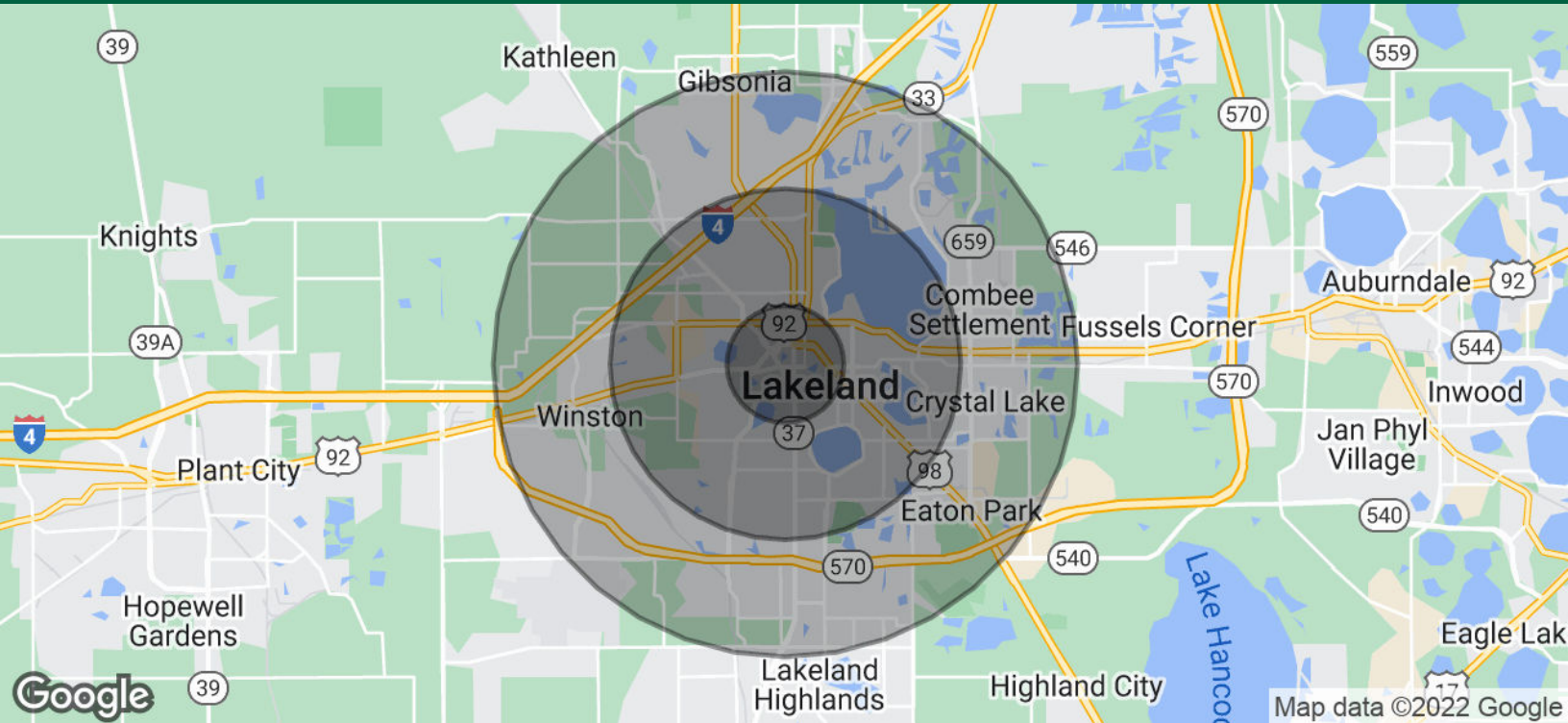


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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 9,483 | 66,286 | 135,712 |
| Average Age | 34.6 | 37.7 | 38.4 |
| Average Age (Male) | 31.4 | 35.0 | 36.2 |
| Average Age (Female) | 36.6 | 39.4 | 40.1 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,071 | 26,663 | 53,843 |
| # of Persons per HH | 2.3 | 2.5 | 2.5 |
| Average HH Income | \$37,407 | \$49,711 | \$54,823 |
| Average House Value | \$140,313 | \$157,354 | \$171,469 |

TRAFFIC COUNTS

| | |
|------------|------------|
| Sikes Blvd | 27,500/day |
|------------|------------|

* Demographic data derived from 2020 ACS - US Census

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Vice President of Brokerage

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PROFESSIONAL BACKGROUND

Alex Delannoy was born and raised in Toulouse, France, with a strong drive and burning desire to discover new experiences and knowledge. His travels through Europe and throughout the world have created a great passion for the diversity and culture he experienced.

Alex became a professional paintball player and came to the United States in 2010 when he joined one of the top teams in the league in the Tampa, FL area. After spending a few years with the team, his entrepreneurial spirit drove him to start his own business in Winter Haven, FL called Action Paintball & Laser Tag. The facility included a retail pro-shop, more than 30 trained employees, room for five different onsite activities, and became a thriving business with more than 35,000 players over the years. The business was purchased by an investor in early 2017.

He joined The Ruthvens in 2022 and leads the charge on our brokerage properties and services. He made a successful name for himself as a senior advisor at KW Commercial, where he built a book of commercial real estate business and managed brokerage assets in the Central Florida area for five years. Alex is known for providing results by creating opportunities through analyzing a problem and finding a durable solution by using all resources available. Alex is always looking at new ways to add value and skills, and his experience in his craft and in the community is a big reason he's a trusted resource to head up the brokerage properties division at The Ruthvens.

EDUCATION

FGCAR Commercial Real Estate University Courses
Lipsey School of Real Estate - Commercial MICP Designation

MEMBERSHIPS

Certified Commercial Investment Member Institute (CCIM), Candidate
Society of Industrial and Office REALTORS (SIOR), Member Associate
Manufacturing & Supply Chain of Mid Florida
NAIOP Member of Central Florida
National Realtor Association
Lakeland Realtor Association

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