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3575 Aviation Drive

Lakeland, Florida 33811

50,283 SF office building for lease

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- | Plug & play office ready for occupancy
- | Freestanding building in private setting
- | Beautifully maintained landscaping surrounds building and parking lot
- | Outdoor patio seating and bike racks
- | 1,000 parking spots
- | Adjacent child care facility along Aviation Drive
- | 3 miles to Polk Parkway (7 min.)
- | 7 miles to Interstate 4 (10 min.)



Building specs

Total Building Size
50,283 SF

Floors
1

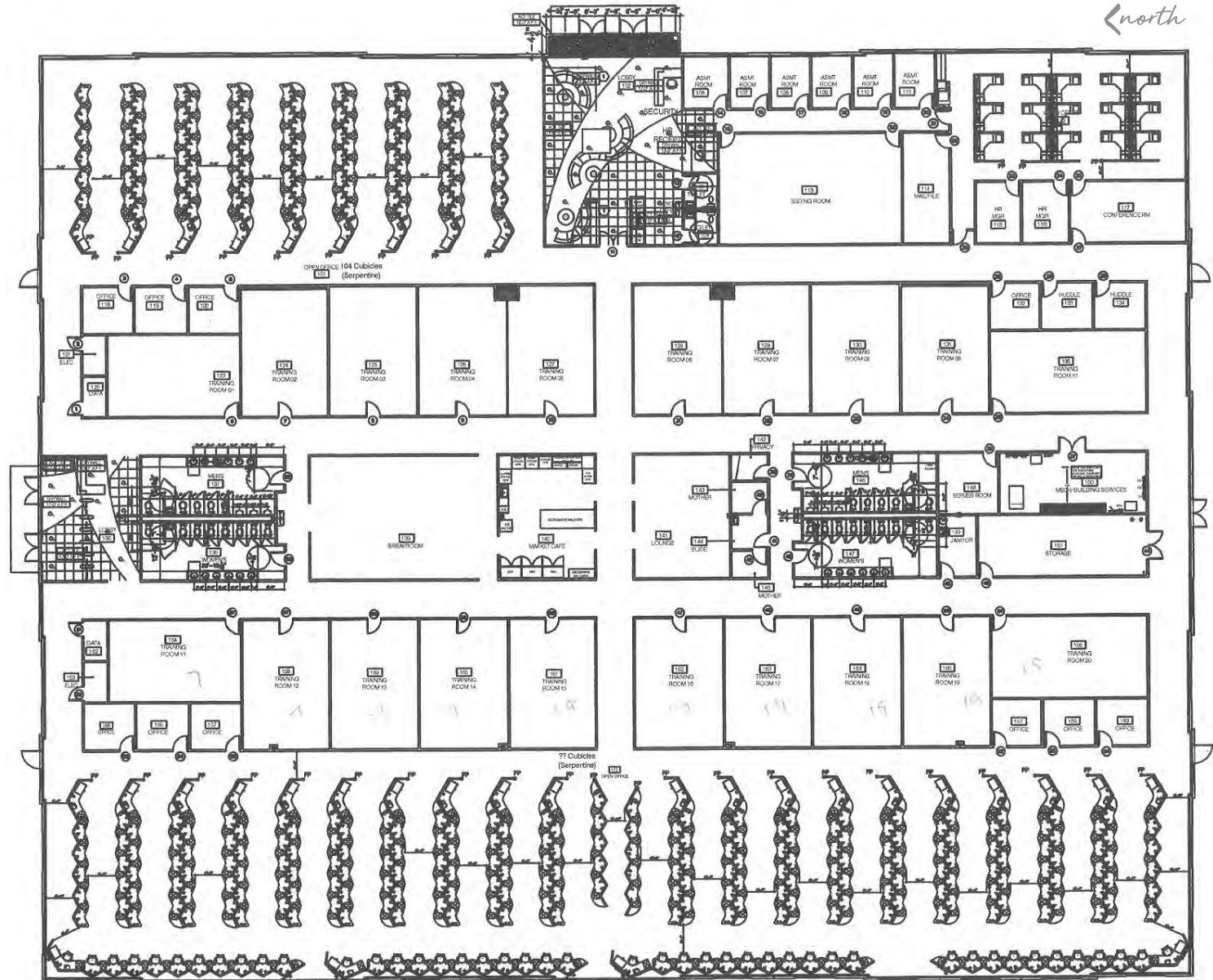
Ceiling height
Minimum 12'

Workstations in place
378

Data & phone
Frontier

Fire safety
Fully sprinklered

Emergency power
UPS plus generator hook-up



3575 Aviation Drive is centrally located along Florida's I4 Corridor, at the south end of Lakeland Linder International Airport

4 miles

Lakeland International Airport

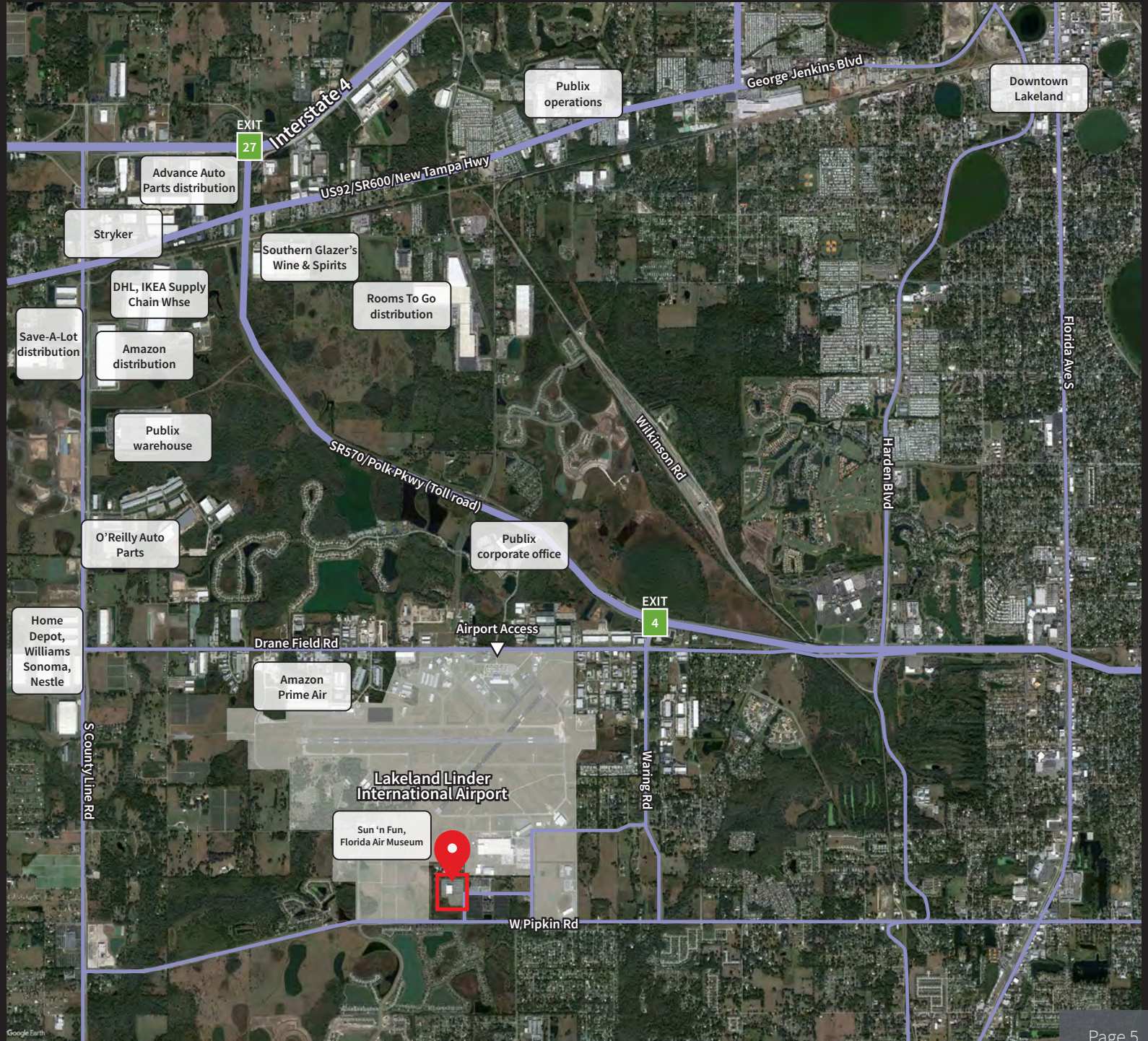
<10 min. drive to departures/arrivals

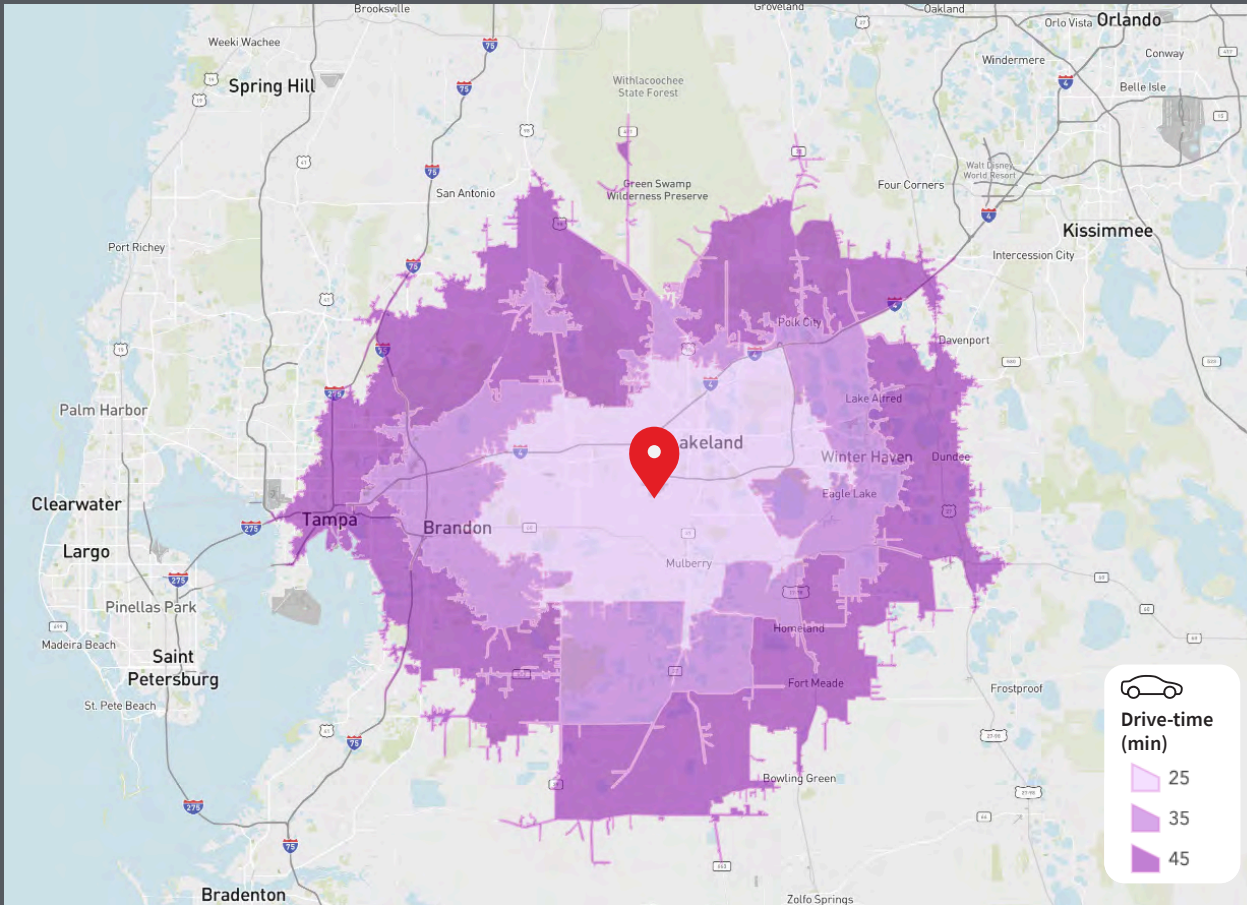
39 miles

Tampa International Airport

64 miles

Orlando International Airport





2022 Drive-time demographics

	25-min	35-min	45-min
Total population	429,980	835,967	1,653,607
Total households	160,502	310,695	625,825
Median home value	\$226,527	\$232,774	\$240,046
Housing affordability index	121	122	115
Labor force	208,487	418,969	841,467
Median age	39.7	39.4	38.2

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Full building plug & play opportunity

