



FOR LEASE

Downtown Lakeland Superb 2nd Floor Office Space 4,095 SF

230 N KENTUCKY AVE

Lakeland, FL 33801



PRESENTED BY:

CRAIG MORBY

C: 863.581.0059

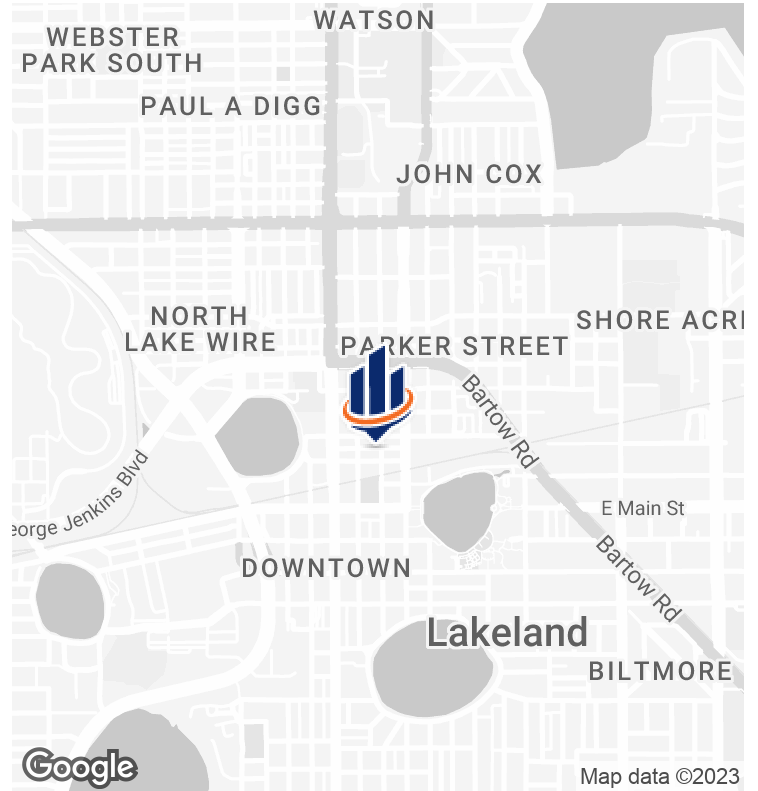
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ERIC AMMON, CCIM

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eric.ammon@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	22.00 PSF NNN
BUILDING SIZE:	4,095 SF
# OF BATHROOMS:	4
ZONING:	C7
APN:	24-28-18-201000-006091

PROPERTY OVERVIEW

Superb professional office space available in vibrant downtown Lakeland, FL. 4,095 SF area on the second floor with 4 bathrooms, kitchen and storage. This downtown location cannot be beat for convenience and exposure - directly on Kentucky Ave, close to restaurants and retail, and on the main path through First Friday's and the Saturday Farmer's Markets.

There is a 24 hour access elevator from the main lobby of the building and a stairwell that takes you straight into the space. Coded entrance to lobby and second floor.

This space is part of the historic Sommer Building, built in 1920 and completely re-built within the exterior brick walls in 2017. Currently, this is a wide open area that can moulded to fit the needs of an end user.

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 4,095 square feet open office space with kitchen and 4 bathrooms.
- \$22.00 PSF Triple Net (Triple Net charges approx. \$2.20PSF)
- Perfect for co-working arrangement or professional office.
- 24 hour access elevator from the main lobby of the building takes you straight into the second floor.
- Coded entrance to lobby and floor.
- Main stairwell to second floor, and additional separate fire escape stairwell.
- 11 foot ceiling height, compressed bamboo wood floors.
- Excellent downtown location near shopping, entertainment, . Tremendous exposure from pedestrian and road traffic, First Fridays, and the Farmer's Market.
- 120 parking spaces available within a 5 minute walk of the property. City parking passes available at main garages, and street and meter parking are also available at hourly rate or in some cases, free. See below for main parking addresses.
- Heritage Garage | 227 South Kentucky Avenue
- Main Street Garage | 314 East Main Street
- Munn Park Lot | 196 N Kentucky Ave
- Trinity Lot | 175 E Oak St
- Lot D | 249 N Kentucky Avenue, North of Mitchell's Coffee House)
-
- Separate meter for electric. Common water meter for entire building - tenant to pay pro rata share.
- Four (4) Five Ton A/C units cool the area.
- Signage available at front in the window and hanging sign space below the awning.
- Natural light abounds in the space, with great views of Kentucky Ave.

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230 N KENTUCKY RETAILER MAP



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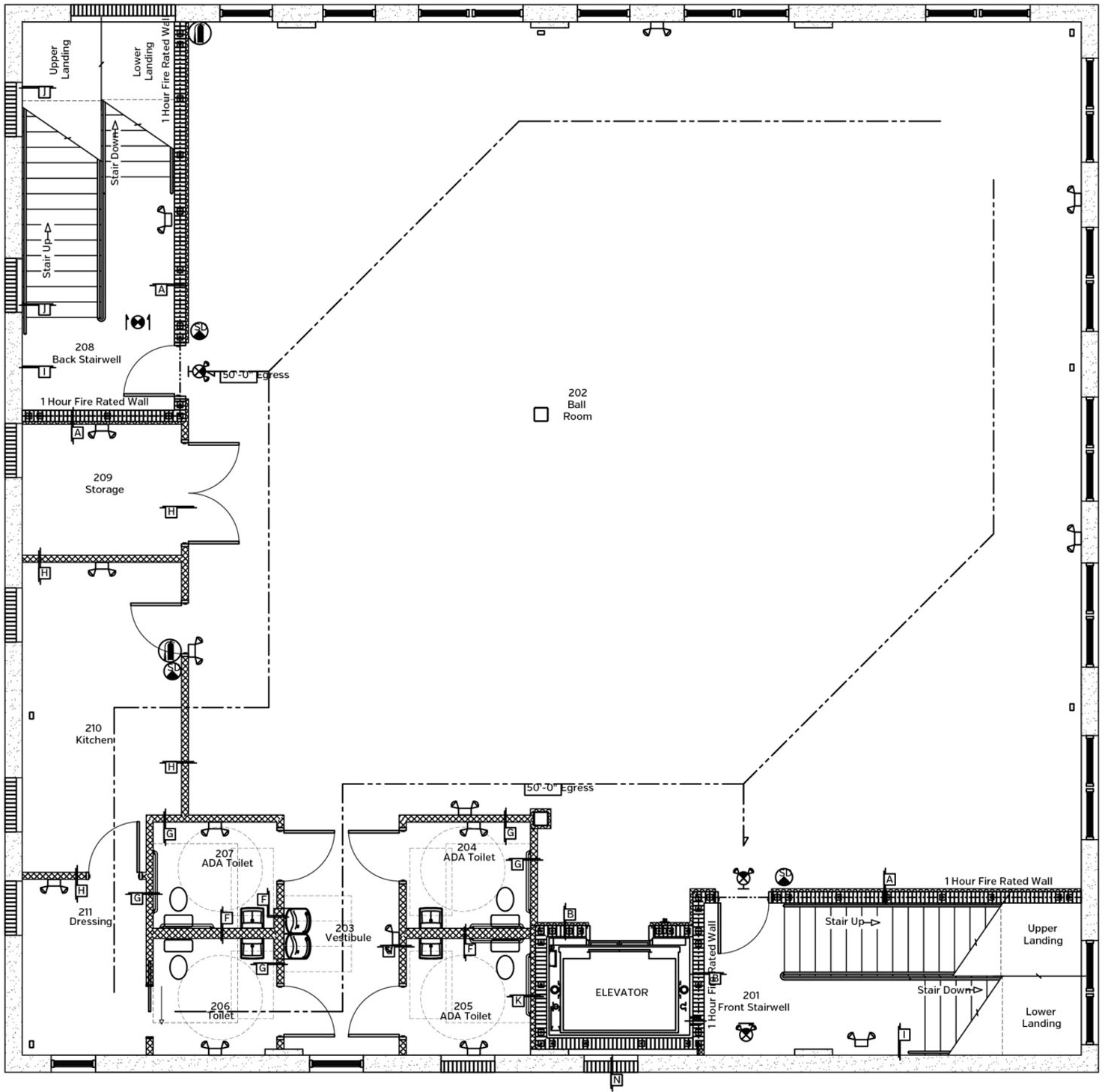
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2ND FLOOR PLAN 230 KENTUCKY



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ADDITIONAL PHOTOS



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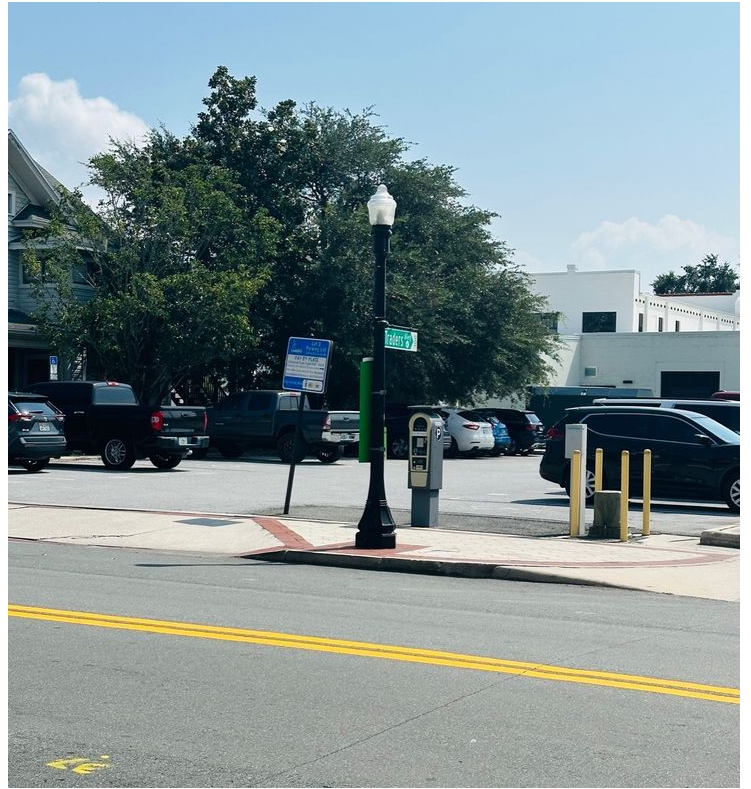
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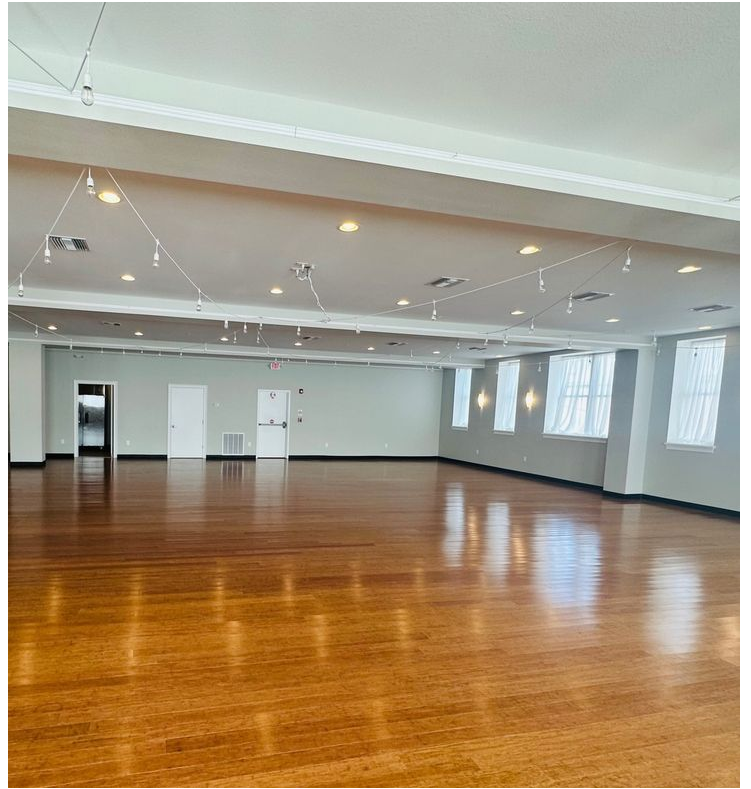
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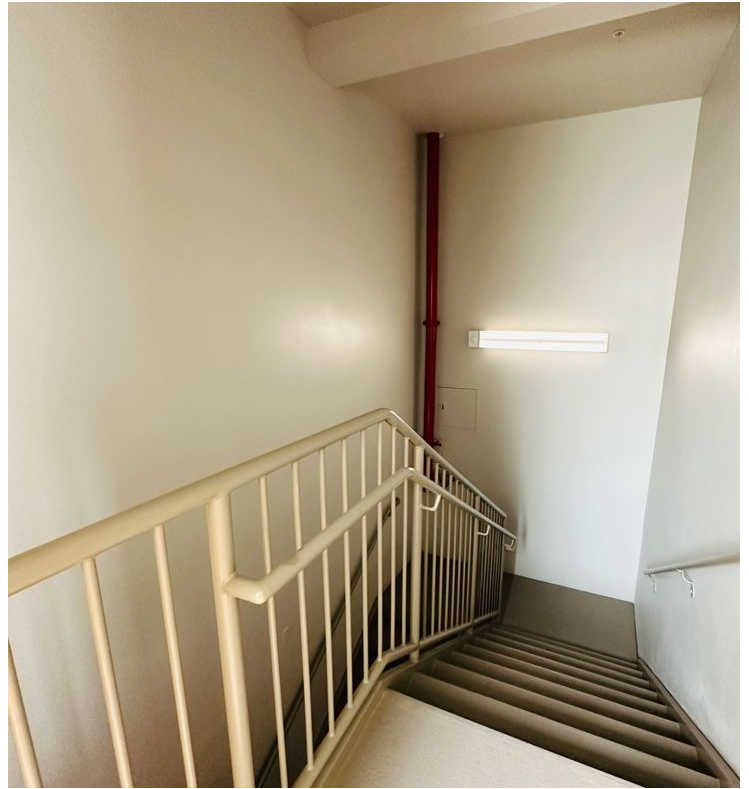
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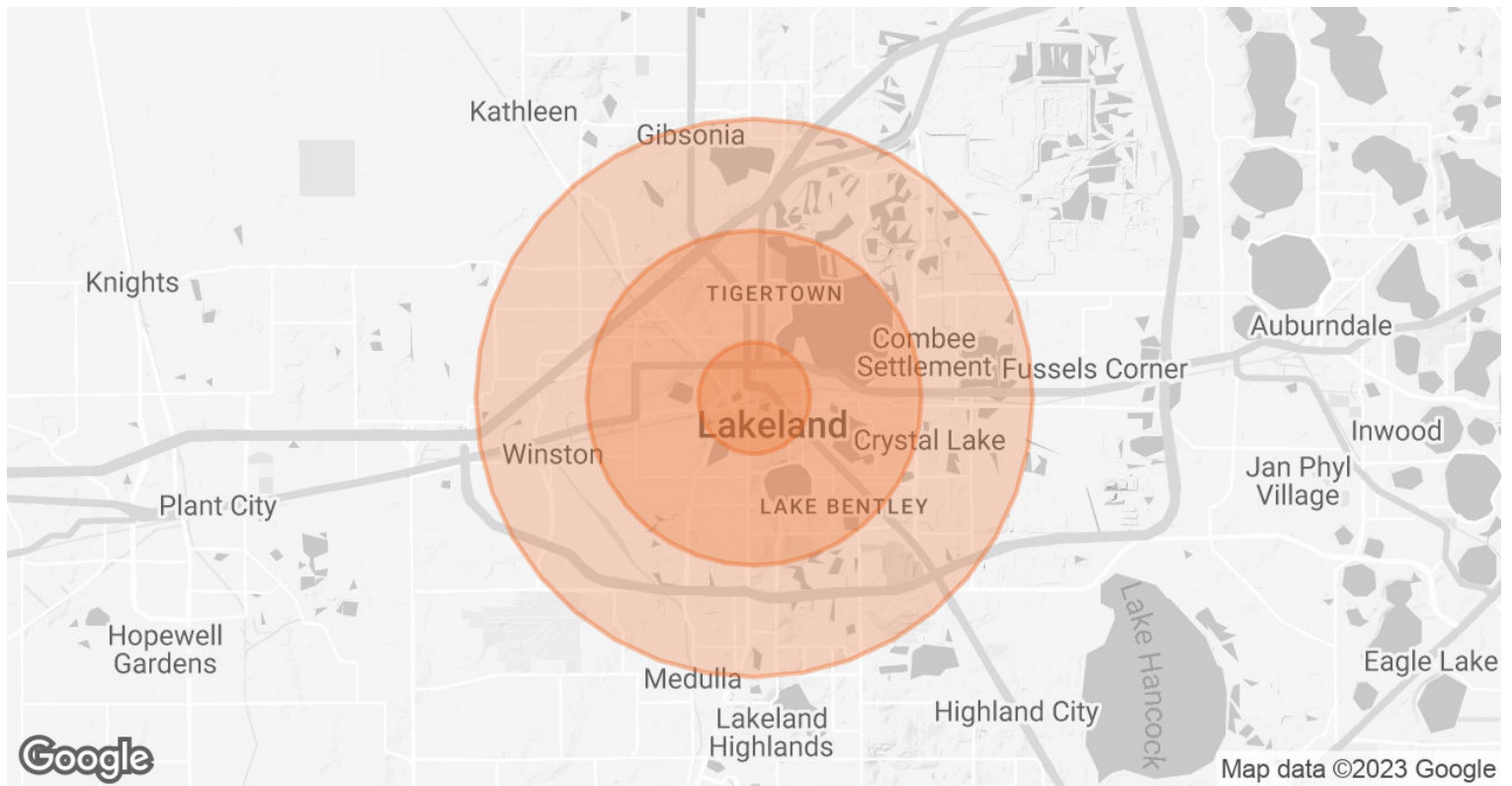
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DEMOGRAPHICS MAP & REPORT

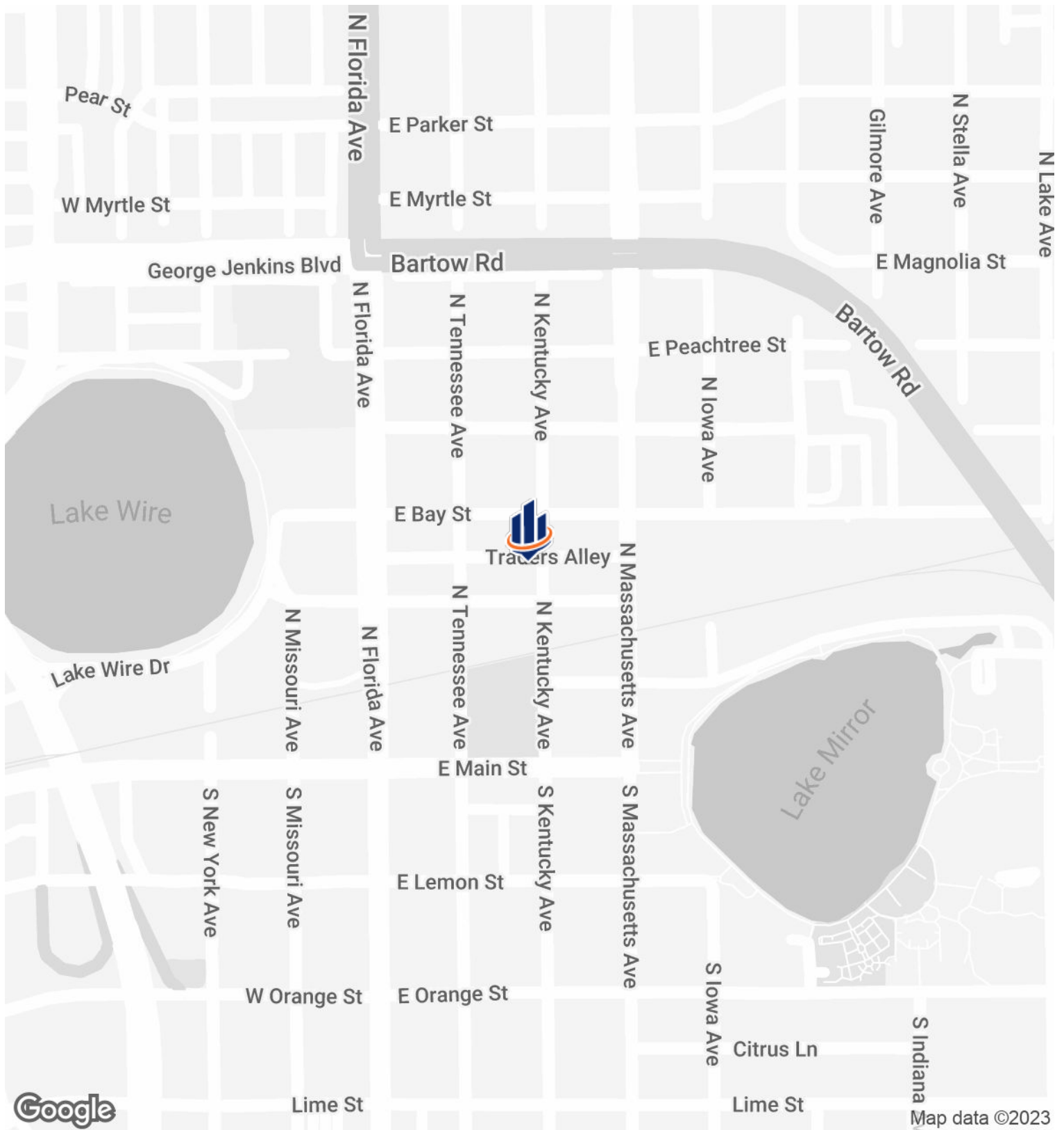


POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,974	71,220	137,230
AVERAGE AGE	37.3	37.4	38.7
AVERAGE AGE (MALE)	35.9	35.7	37.0
AVERAGE AGE (FEMALE)	39.6	39.5	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,238	31,351	60,128
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$38,680	\$45,745	\$53,672
AVERAGE HOUSE VALUE	\$116,677	\$116,617	\$134,884

* Demographic data derived from 2020 ACS - US Census

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LOCATION MAP



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ADVISOR BIOGRAPHY



CRAIG MORBY

Senior Advisor

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Direct: **877.518.5263 x442** | Cell: **863.581.0059**

PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at SVN | Saunders Ralston Dantzler in Lakeland Florida.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 12 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and as the Commercial and Industrial Development Co-Chair for the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and three cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- CID Co-Chair - Lakeland Association of Realtors

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PROFESSIONAL BACKGROUND

Eric Ammon, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

MEMBERSHIPS

Certified Commercial Investment Member

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