



**PRIME SOUTH FLORIDA AVENUE/POLK PARKWAY
TWO FURNISHED EXECUTIVE OFFICES – FOR LEASE**

Property Address: 3825 S. Florida Avenue, Lakeland, FL 33813-1103

Property Location: SW corner of South Florida Avenue next to Popeye’s Chicken restaurant, at the off ramp of SR 570 (Polk Parkway) exit 7.

Type Property: 2-story – 4,550 SF – CB construction, professional building – contemporary design – no elevator – some bay windows – two RR – 25 parking spaces

Suite 2B – furnished executive office – 300 ± NRSF – includes a shared reception / waiting room – French glass doors – fully carpeted – wall mural of Venice, Italy. New building HVAC (2024) – common RR with hot water – rent includes all utilities, Wi-Fi, weekly janitorial, microwave, ample parking.

Suite 4C - furnished executive office – 300 ± NRSF – includes a shared sitting area – French glass doors – fully carpeted. New building HVAC (2024) – common RR with hot water – rent includes all utilities, Wi-Fi, weekly janitorial, microwave and ample parking.

Comments: Immediate access to Polk Parkway (SR 570) and S. Florida Avenue (Lakeland’s main North/South thoroughfare, in the hub of commercial activity.

Lease Rate: \$700.00/month includes utilities, Wifi, weekly janitorial, microwave and furnishings.

Signage: Landlord provides interior signage.
Tenant provides exterior signage on large pylon.
Great visibility and access.

Contact: Maria Mahoney, Florida Lic. R.E. Broker/Owner
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