



Office Suites at West Woods Complex

6810 New Tampa Hwy, Lakeland, Florida 33815

Lauren Ralston Smith, CCIM, CPM
Senior Advisor
863-873-1970
lauren@saundersrealestate.com



PROPERTY SUMMARY



Offering Summary

Lease Rate:	Negotiable
Estimated NNN:	\$4.00/SF
Office Complex Size:	84,200 SF
Available SF:	2,688 - 8,323 SF
Lot Size:	8.31± AC
Year Built:	6810-50: 1999 6790: 2007
Parking:	379 ± Spaces
Traffic Count:	10,900 Cars per Day
PIN:	232819000000023070, 232819000000023040

Property Overview

Office suites are available for lease within a well-maintained office complex nestled among large oak trees and comprised of four buildings. The property is easily accessible and has high visibility. With ample parking and quiet surroundings, it is a perfect place to work. Each suite in buildings 6810 and 6830 have their own entrance. Buildings 6850 and 6790 have common area lobbies with restrooms.

Location Overview

Conveniently located on the I-4 corridor between Tampa and Orlando, West Woods is the premier place to conduct business in the Central Florida area. Since Polk County is centrally located it has become one of the fastest-growing areas in the nation. At the Lakeland Airport, Amazon has planned to double its space and commercial flights are soon to follow. In addition, the trade area includes major national brands such as Publix, Ikea, and Advance Auto Parts. The local demographics allow for a wide range of potential employees to pull from for new hires.

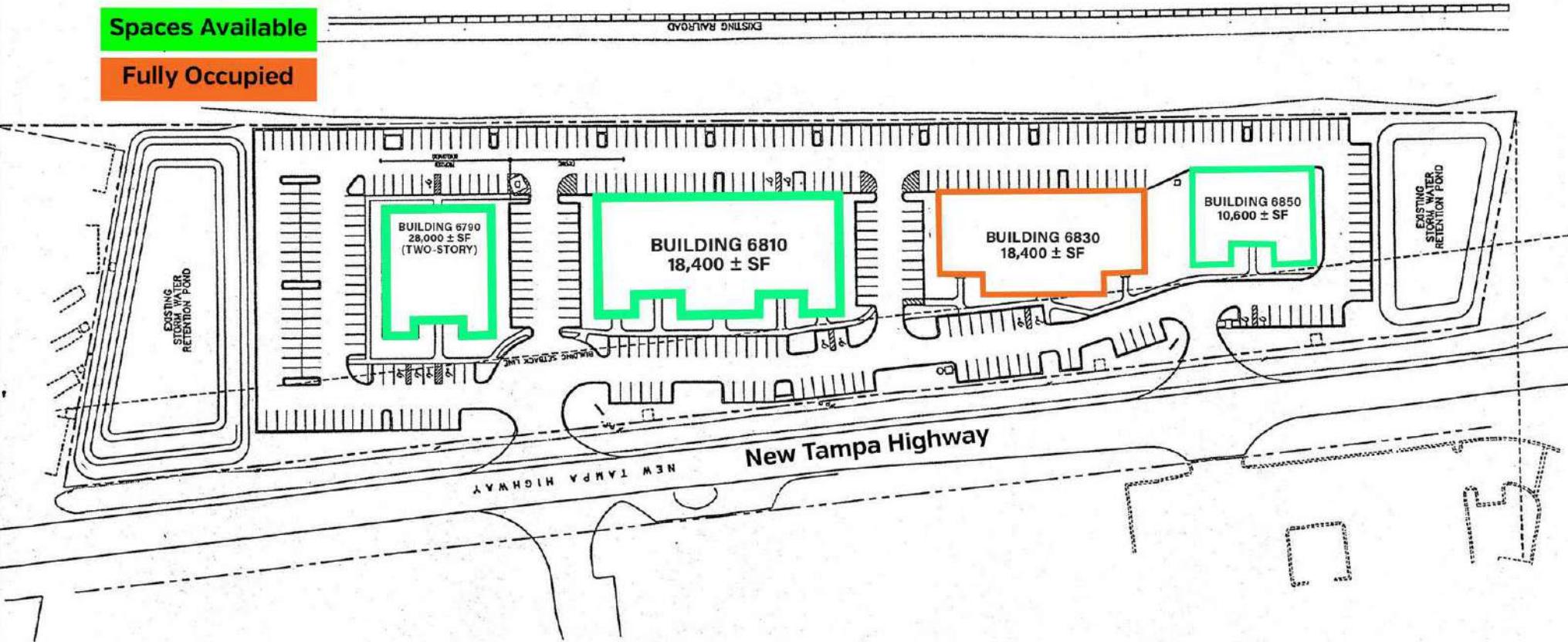
WEST WOODS SITE PLAN

ARCHITECTURAL SITE PLAN



Spaces Available

Fully Occupied



LEASE SPACES

Lease Information

Lease Type: NNN Lease Term: Negotiable
Total Space: 3,733 - 4,740 ± SF Lease Rate: Negotiable

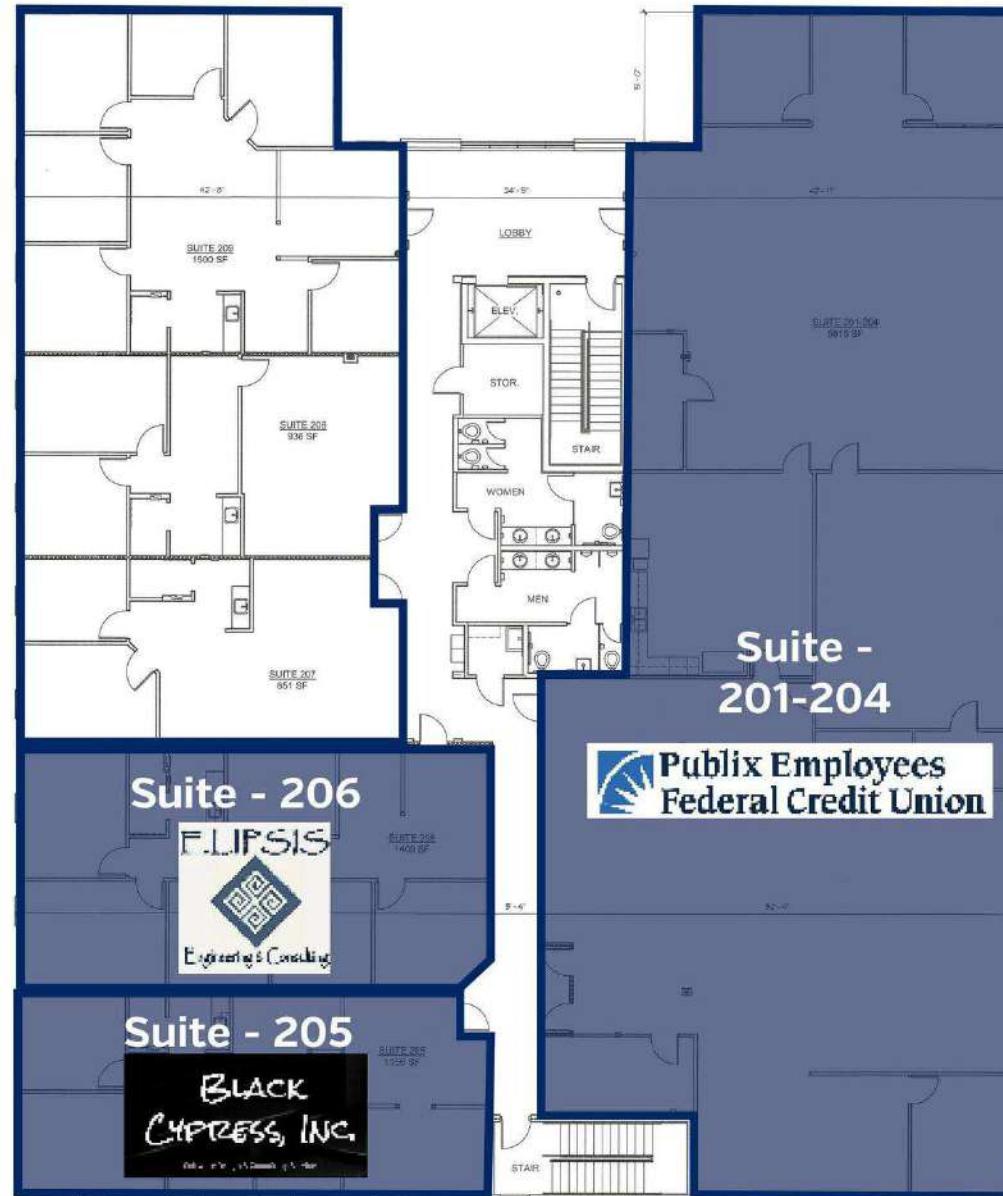
Available Spaces

Suite	Tenant	Size (SF)	Matterport
Bldg 6810 - Suite 100 New Tampa Hwy	Available	4,740 SF	View Here
Bldg 6810 - Suite 400/500 New Tampa Hwy	Available	8,323 SF	View Here
Bldg 6790 - Suite 207 New Tampa Hwy	Available	3,733 SF	View Here
Bldg 6850 - Suite 100	Available	2,688 SF	View Here

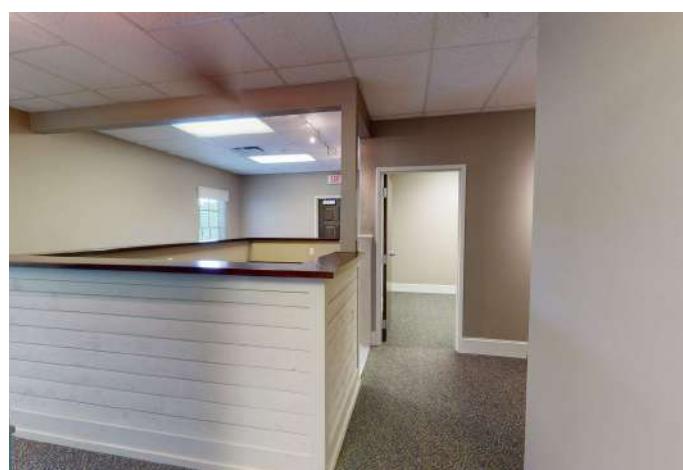


BLDG. 6790 - AVAILABLE SPACES

**Suite -
207-209
3,733 ± SF**

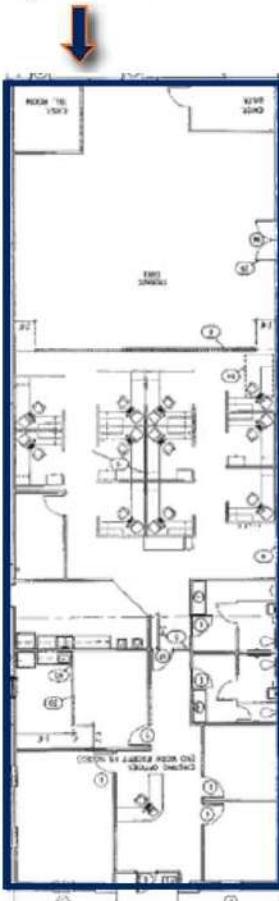


BLDG 6790 - SUITE 207-209

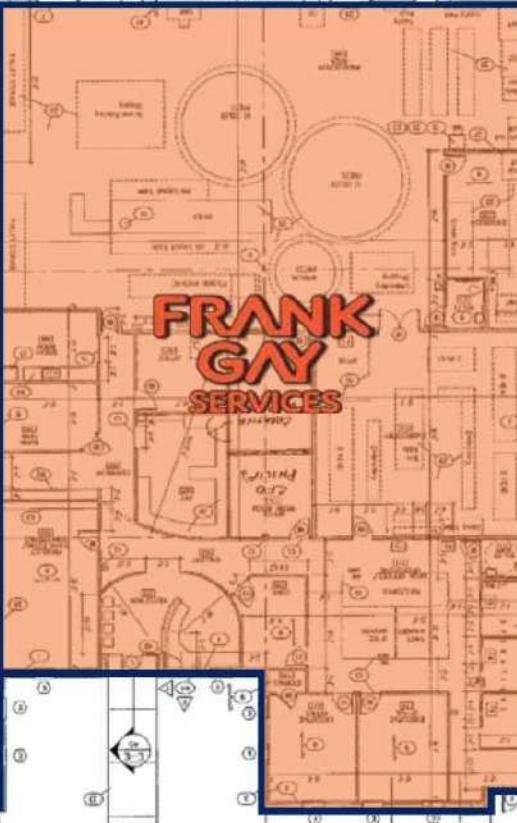


BLDG. 6810 - AVAILABLE SPACES

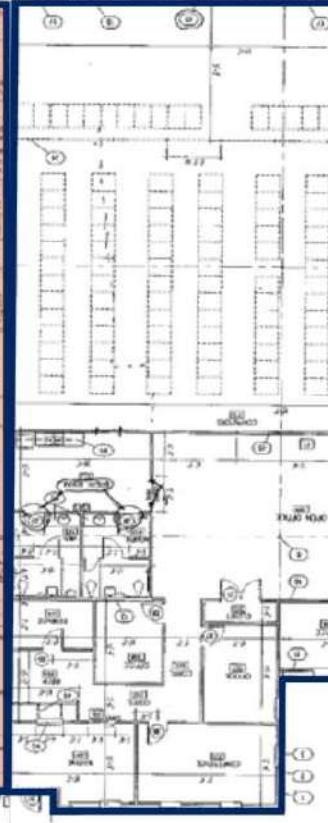
**Suite 100
4,740 ± SF**



Suite 200 - 300



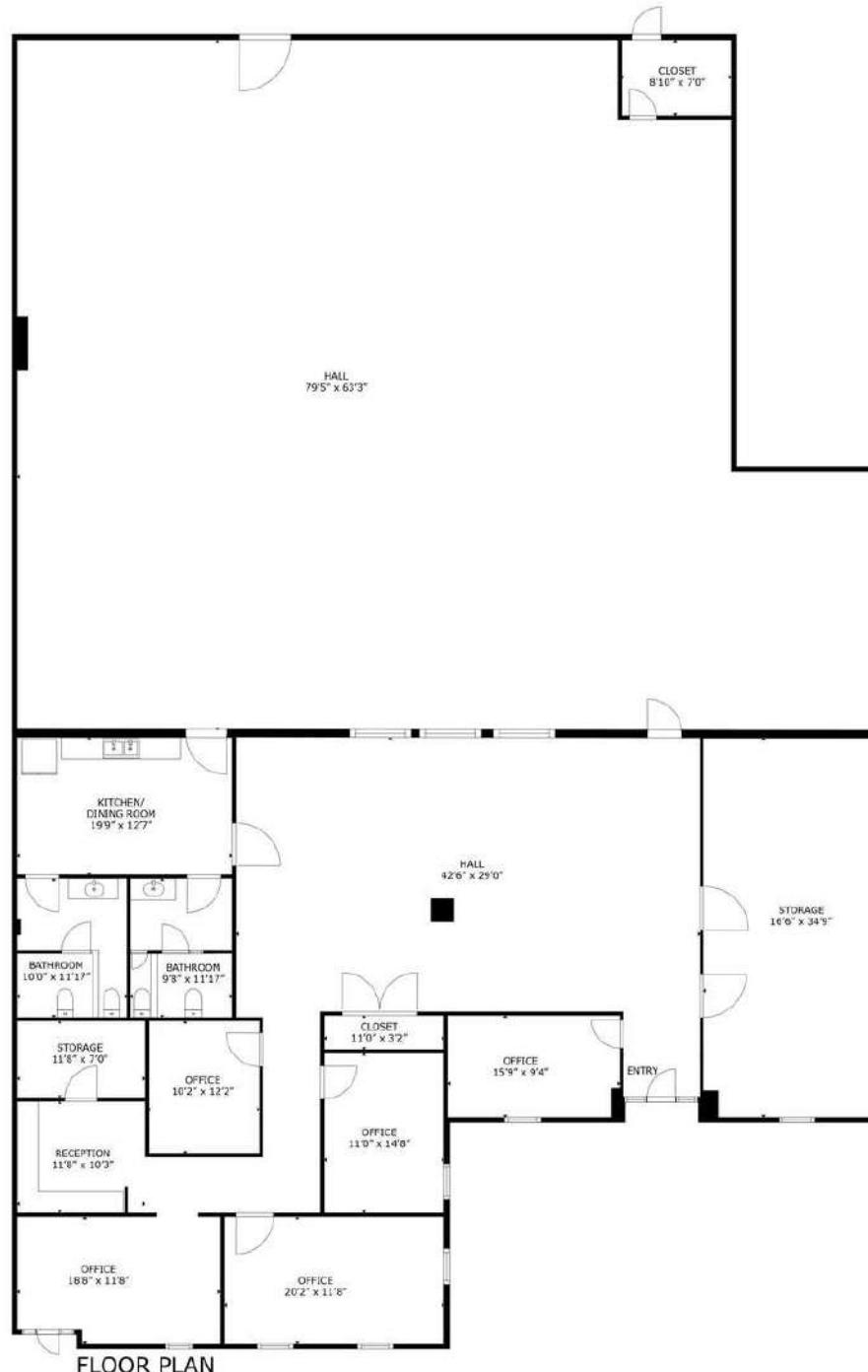
**Suite 400 - 500
8,323 ± SF**



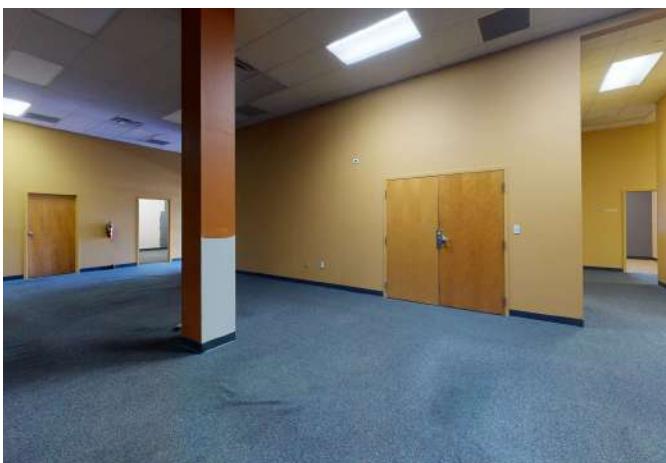
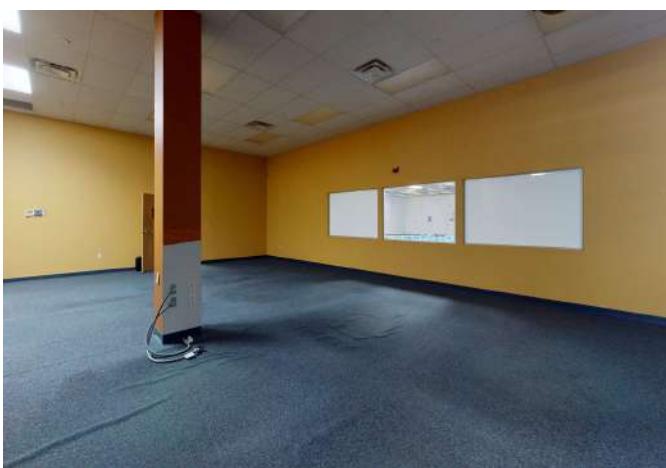
**Suite 600
5,277 ± SF**



BLDG. 6810 -
SUITE 400-500 FLOOR PLAN



BLDG. 6810 - SUITE 400-500



BLDG. 6810 - SUITE 100



BLDG. 6810 - SUITE 100



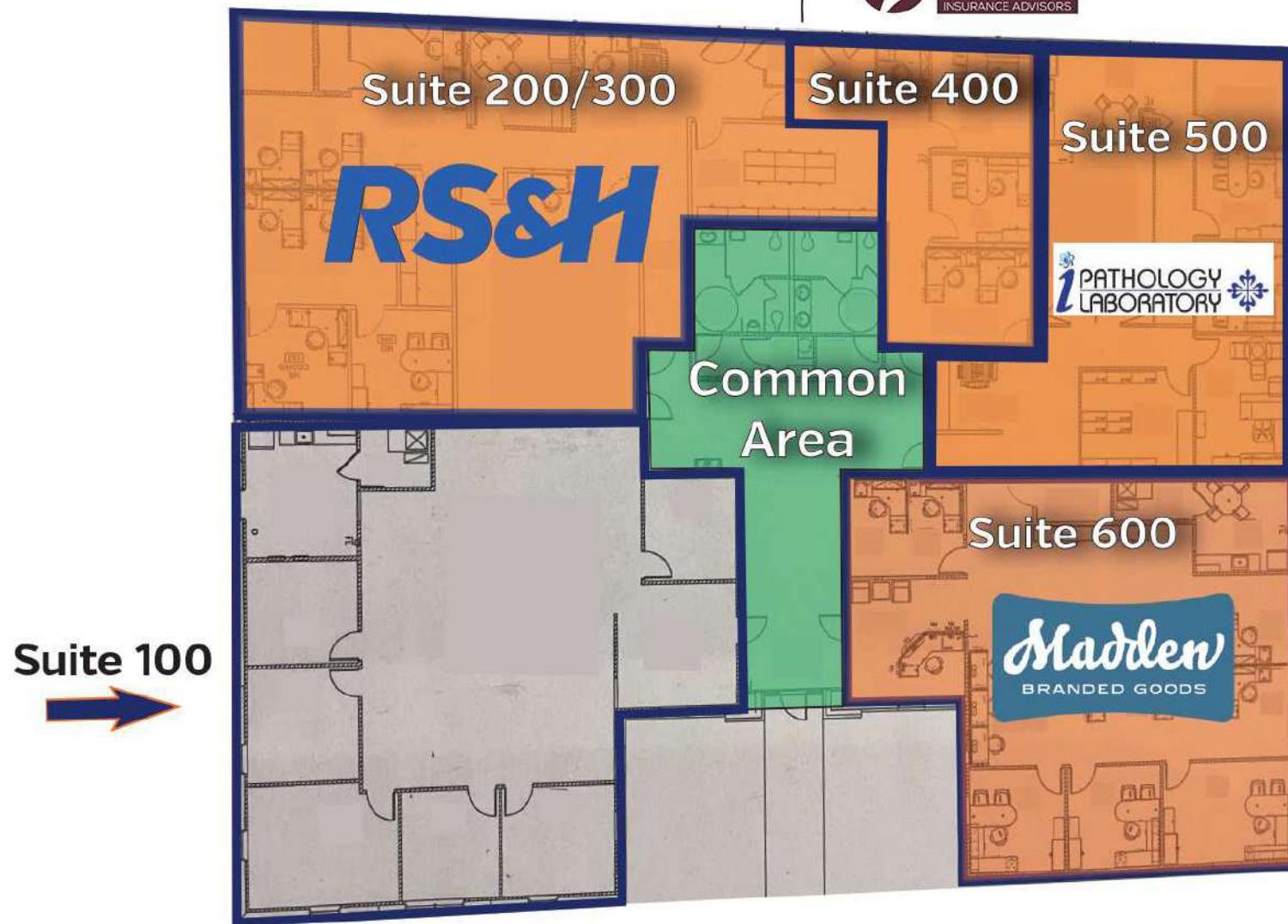
BLDG. 6830 - AVAILABLE SPACES

Suite 100/200
9,130 ± SF

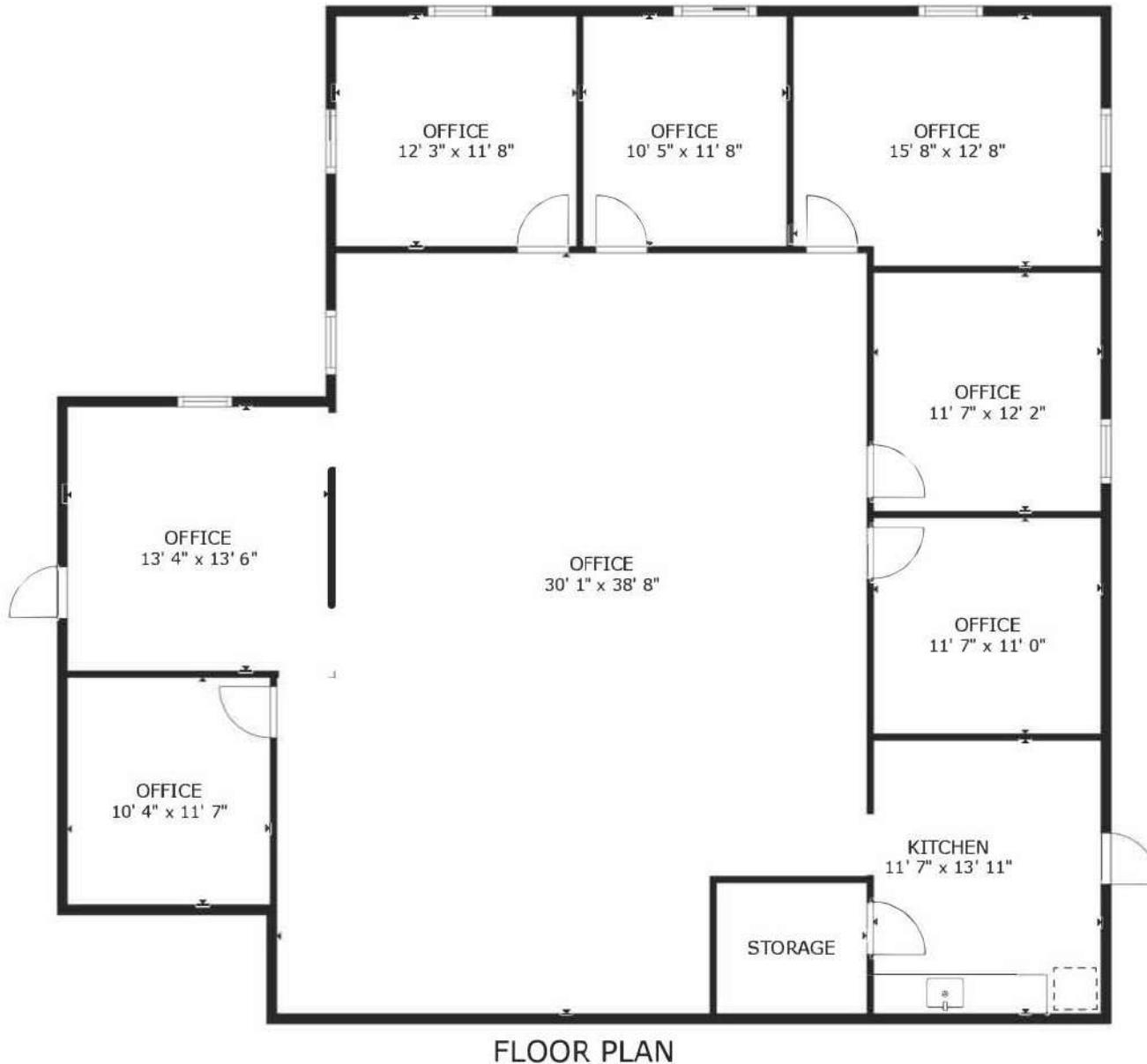
Suite 300/400
9,690 ± SF



BLDG. 6850 - AVAILABLE SPACES

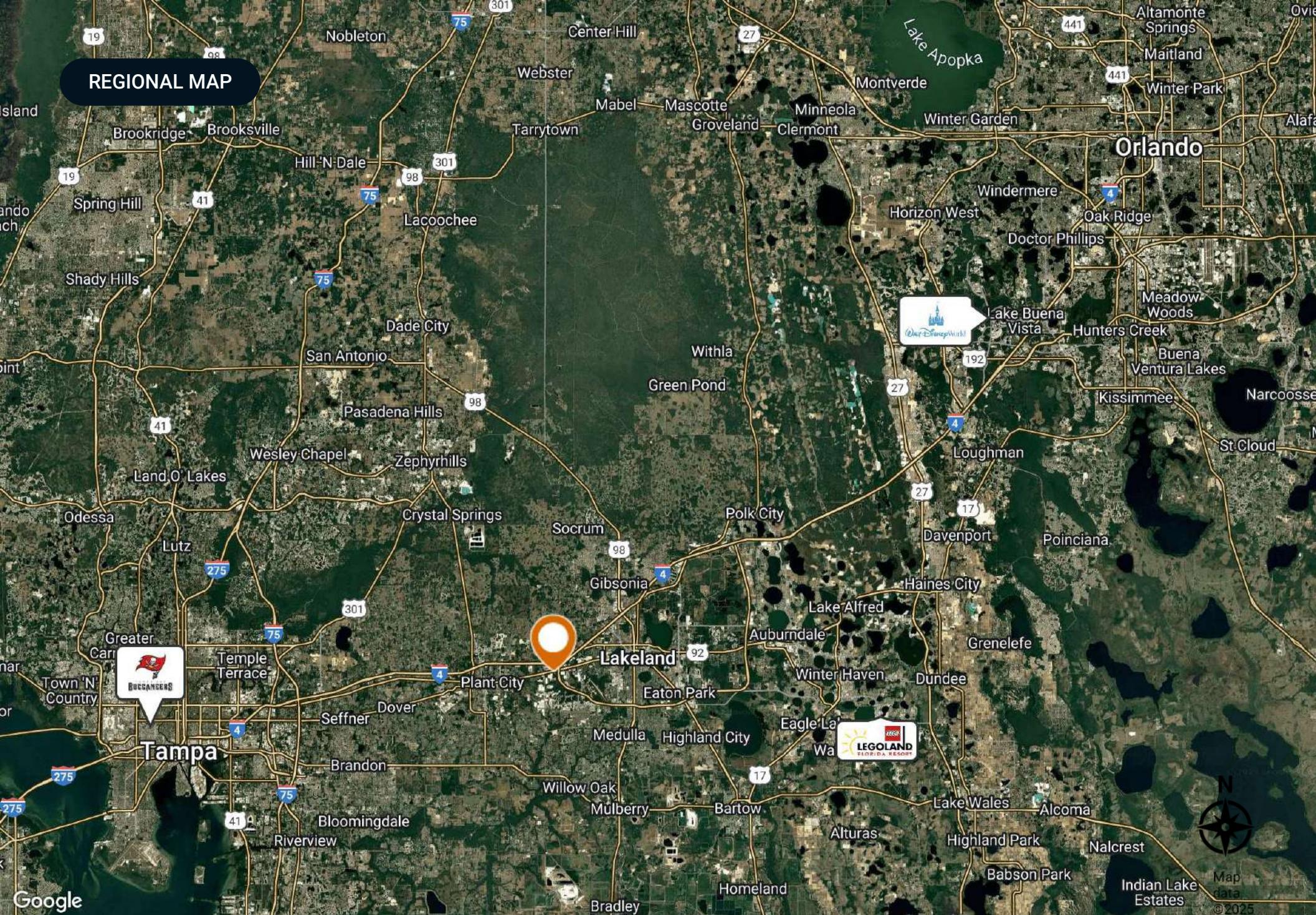


BLDG. 6850 - SUITE 100 FLOOR PLAN

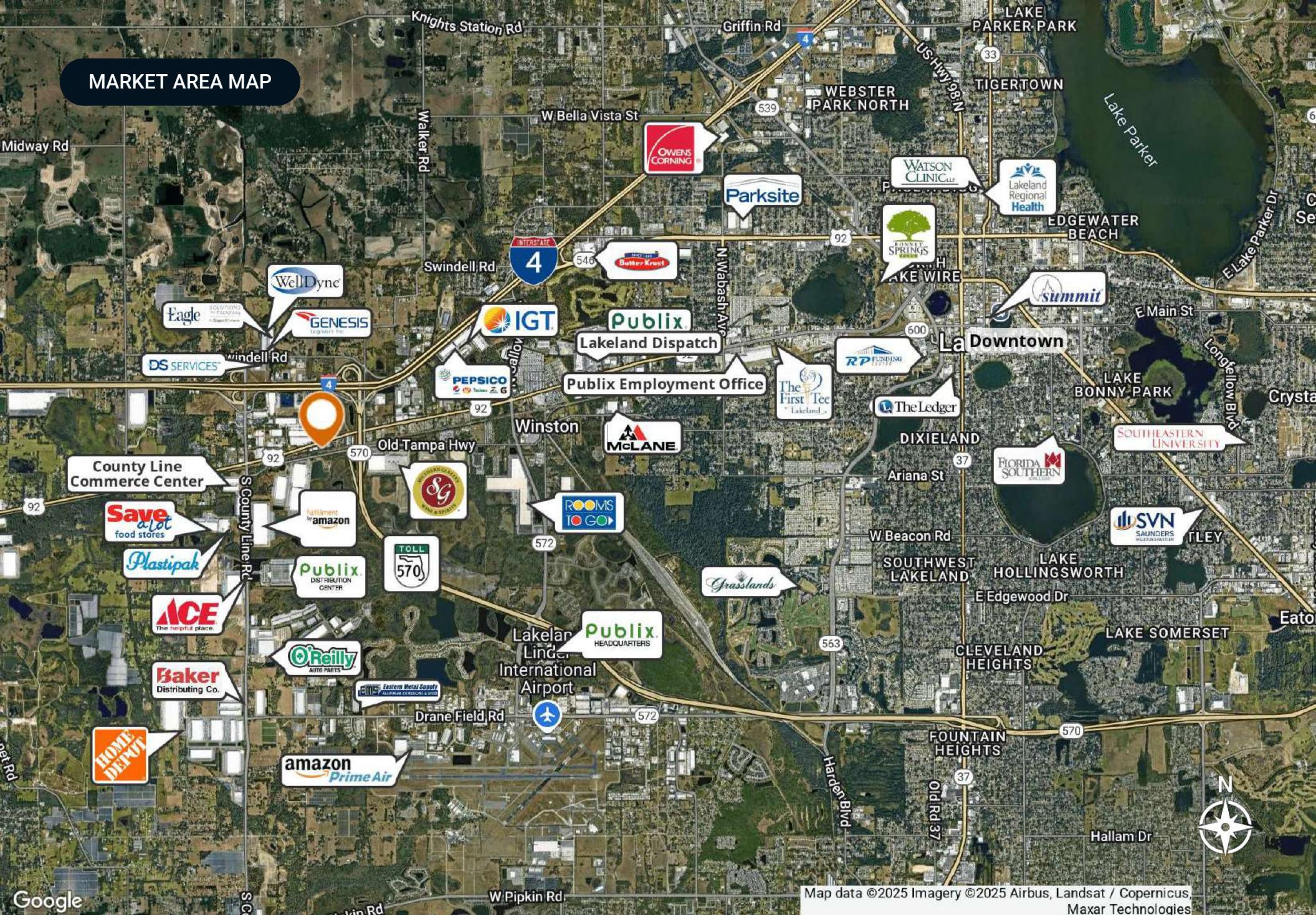


FLOOR PLAN

REGIONAL MAP



MARKET AREA MAP

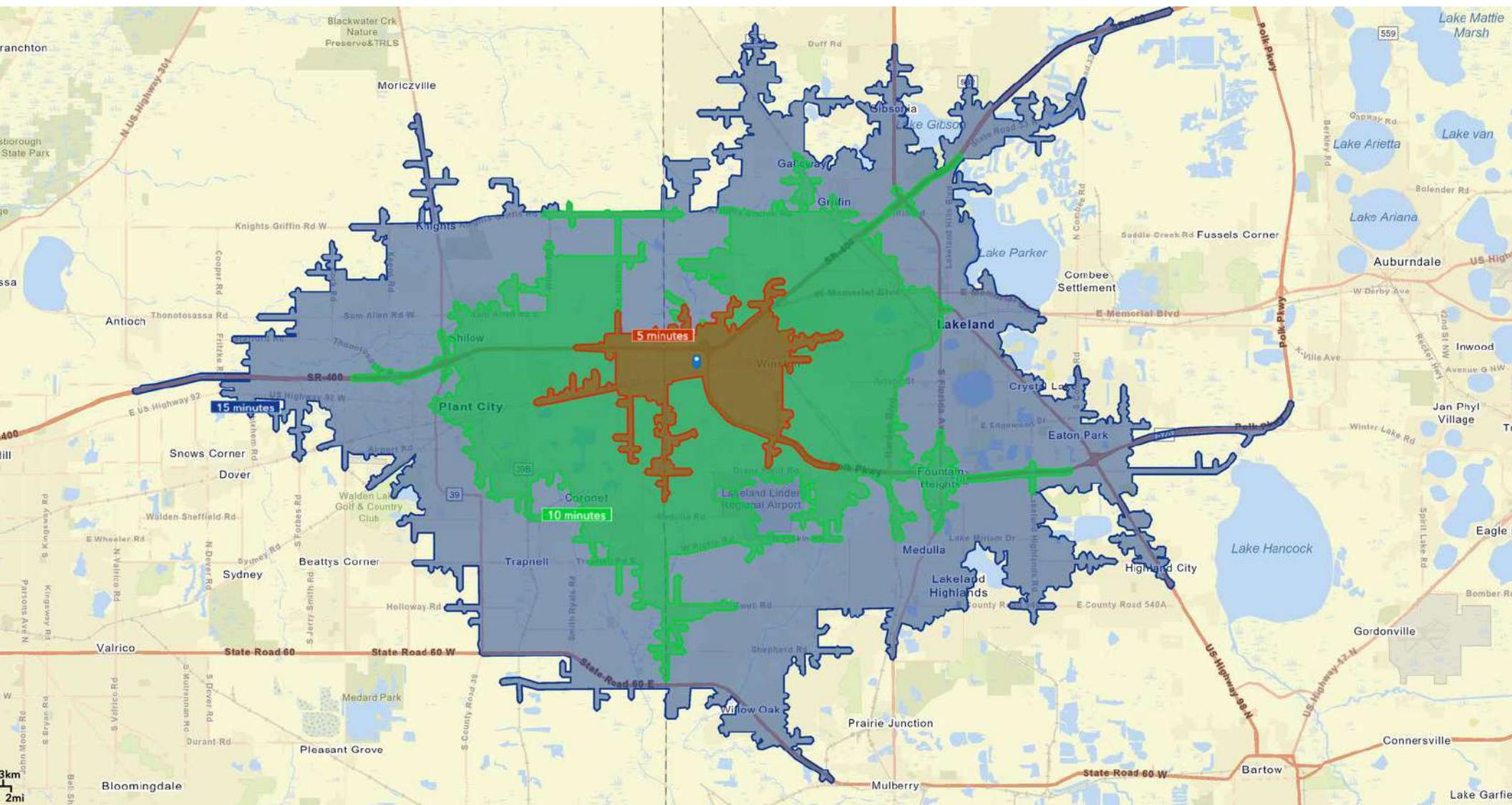


Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

TRADE AREA MAP



5,10,15 MINUTE DRIVE TIMES



RANKINGS



#1 TOP CITIES TO BUY A HOME
[Businessinsider.com](https://www.businessinsider.com)



BEST PLACE TO START A BUSINESS
[Thelakelander.com](https://www.thelakelander.com)



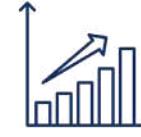
#80 IN BEST PLACES TO LIVE
[Usnews.com](https://www.usnews.com)



#7 BEST PLACE TO MOVE IN THE US
[Usnews.com](https://www.usnews.com)



#14 IN SAFEST PLACES TO LIVE
[Usnews.com](https://www.usnews.com)



#5 IN FASTEST-GROWING PLACES IN THE U.S.
[Usnews.com](https://www.usnews.com)

Lakeland is a vibrant community conveniently located along I-4 between Tampa and Orlando. With a population of just over 100,000, the city limits cover 74.4 square miles. Lakeland has many lakes that are community focal points, providing scenic areas for recreation. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found in the community.

The City embraces its past, and that is evident strolling the tree-lined brick streets in the historic neighborhoods found throughout Lakeland. The area is home to Southeastern University, Florida Polytechnic University, Polk State College's Lakeland campus, and Florida Southern College, which hosts Frank Lloyd Wright architecture's most extensive on-site collection.

SITE AERIAL



AERIAL FACING EAST

ORLANDO
59 ± MILES

DOWNTOWN
LAKELAND



EXTERIOR PHOTOS



AERIAL FACING WEST

TAMPA
28.3 ± MILES



ADVISOR BIOGRAPHY



Lauren Ralston Smith, CCIM, CPM

Senior Advisor

lauren@saunderstrealestate.com

Direct: **877-518-5263 x428** | Cell: **863-873-1970**

FL #BK3235233

Professional Background

Lauren Ralston Smith, CCIM, CPM is a Senior Advisor at Saunders Real Estate.

Lauren brings over 20 years of experience in the real estate industry, specializing in helping clients build and protect their legacies through strategic real estate investment portfolios. As a Licensed Real Estate Broker, she takes a client-focused approach, meticulously evaluating each property's strengths and weaknesses to maximize efficiency, profitability, and long-term value.

Throughout her career, Lauren has excelled in key areas such as sales, leasing, property management, and development. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM) and a member of the International Council of Shopping Centers (ICSC). In 2021, she further distinguished herself by earning the prestigious Certified Commercial Investment Member (CCIM) designation, a hallmark of expertise in commercial real estate.

Lauren's professional background extends beyond real estate, with significant experience in business development. She has successfully guided small businesses in accounting, marketing, human resources, and operations. Her academic foundation includes a Bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

With a focus on delivering exceptional results, Lauren is committed to empowering clients to grow and safeguard their wealth through real estate investments. Using her expertise in sales, leasing, property management, and development, she is able to tailor strategies to achieve both immediate goals and enduring financial success.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development



Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com