

OFFICE SUITE FOR SUBLEASE

3,068 RSF

225 EAST LEMON STREET, SUITE 200
LAKELAND, FLORIDA 33801

225

HERITAGE PLAZA



863-686-9000

LOBBY HOURS
7:30 - 5:00 M-F

All Deliveries Received at
Garage Side ENTRY



VIDEO & AUDIO SURVEILLANCE
SYSTEM HAS BEEN INSTALLED
FOR THE PURPOSE OF SECURITY
FOR THE PREMISES PER
FL STATUTE § 10.145(15B)

HERITAGE PLAZA

HERITAGE PLAZA



Morgan Stanley



 FranklinStreet

FSOI, LLC | A Licensed Florida Broker # CQ1048040

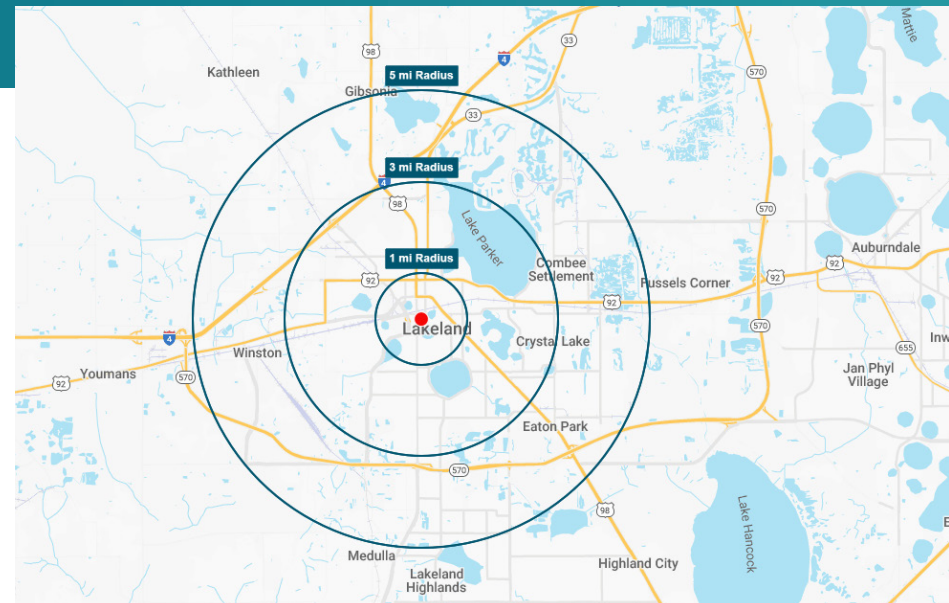
KATHERINE SCATUORCHIO | DIRECTOR
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

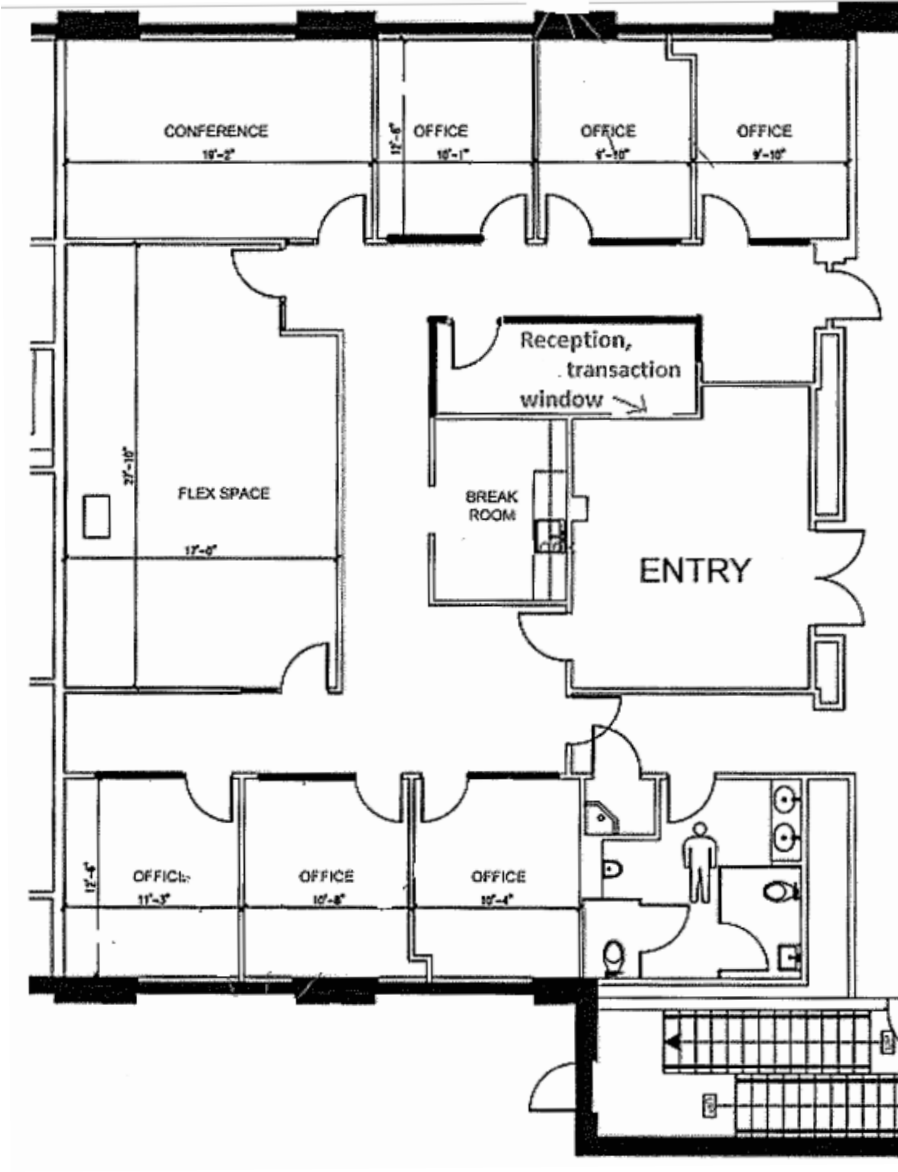
- Ground Floor Office Suite
- 3,068 RSF
- High Ceilings and wood-look flooring throughout
- Located in walkable Downtown Lakeland
- Sublease available through January 31, 2027
- \$27.50/RSF on a Full-Service Basis



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	13,247	81,217	150,610
Employees	14,842	46,196	82,429
Average HH Income	\$56,070	\$62,148	\$68,008
Median Age	32.1	36.3	37.7

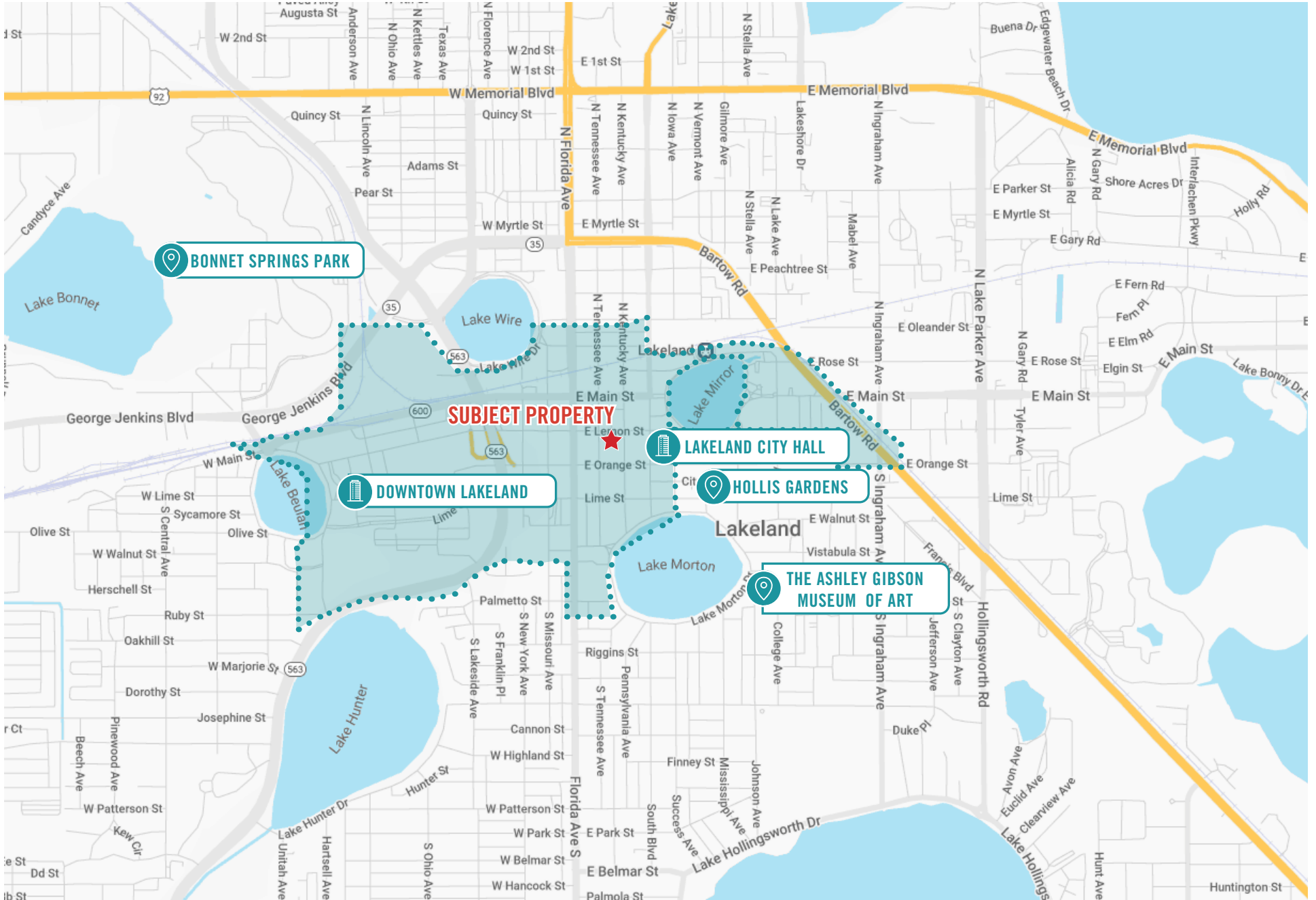
FLOORPLAN



PHOTOS



AREA OVERVIEW



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Director

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