



FOR SALE*  *NNN INVESTMENT
Premier Office/Medical Building
3671-3675 Innovation Drive, Lakeland, Florida 33812

Location:	Off US Highway 98 South, within the Parkway University Medical Center behind Wendy's restaurant. South of USF Lakeland and Polk State College Campuses. Immediate access to SR 570 (Polk Parkway) and 8 miles North of Bartow.
Property Type:	Free standing professional office/medical building.
Size Building:	8,000 SF
Size Land:	1.26 Acres (54,886 SF)
Property Dimensions:	288.23' LF frontage on Innovation Drive x 192.08 LF East
Description:	CB construction/stucco built Year 2005. Currently divided into 2 equal size spaces with 9-12' ceilings. Central fire alarm system. Large glass windows on entire North façade of building. 100% occupancy with 2 tenants (national and regional).
Building Expansion:	Plans were drawn in 2015 for a 2,200 ± SF addition to the East of the building.
Zoning:	Professional/Medical – Unincorporated Polk County.
Utilities:	Municipal Electric, water and sewer, City of Lakeland
Ad Valorem taxes:	\$18,735.86 (Year 2023) - Folio 24-29-10-280562-000130
Parking:	52 parking spaces (6.5/1,000 SF)
Sale/Purchase Price:	\$3,800,000.00, cash to Seller.
Comments:	Investment financials available upon NDA Registration. Rare NNN office investment in well-established market.
Exclusive Agent:	Maria Mahoney, Lic. R.E. Broker 863 640-0445 Will Daniel, Lic. Broker-Associate 863 619-6740

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The Mahoney Group, Inc. 3825 South Florida Avenue, Suite 5, Lakeland, FL 33813 is the agent of and represents the property owner.
