



**FOR LEASE
OFFICE SPACE
\$17.00 NNN**

RENOVATED MULTI-OFFICE BUILDING FOR LEASE |
WINTER HAVEN

725 W CENTRAL AVE, WINTER HAVEN, FL 33880



**LORENA@CROSBYDIRT.COM
LORENA ALVAREZ CORDERO
863.412.9288**



**CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881**



LEASE RATE

3541.66
MONTHLY

OFFERING SUMMARY

Listing Price	\$17 SF/yr
County	Polk
Zoning	R-4
Utilities	City of Winter Haven
Parcel IDs	262829632000003160
Coordinates	28.0226385, -81.7358661
Real Estate Taxes	2400

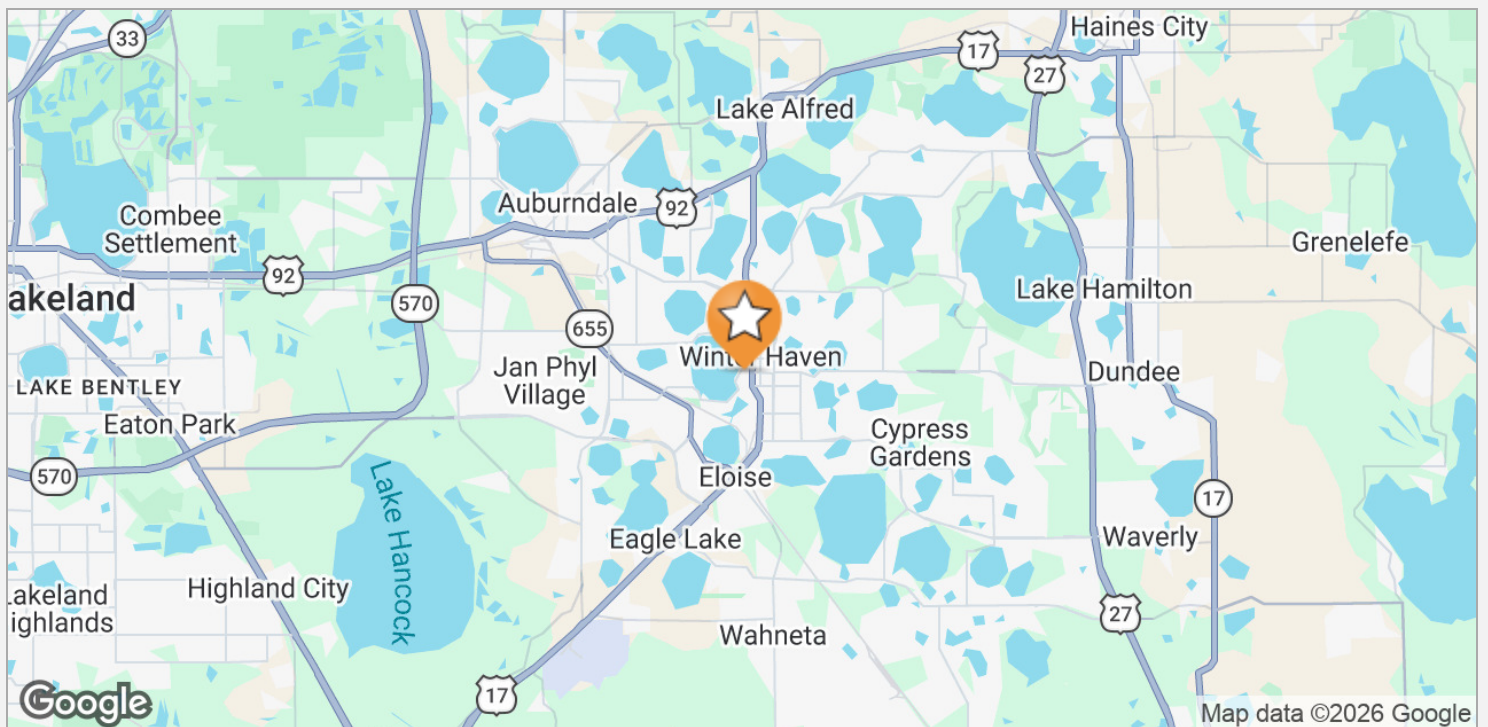
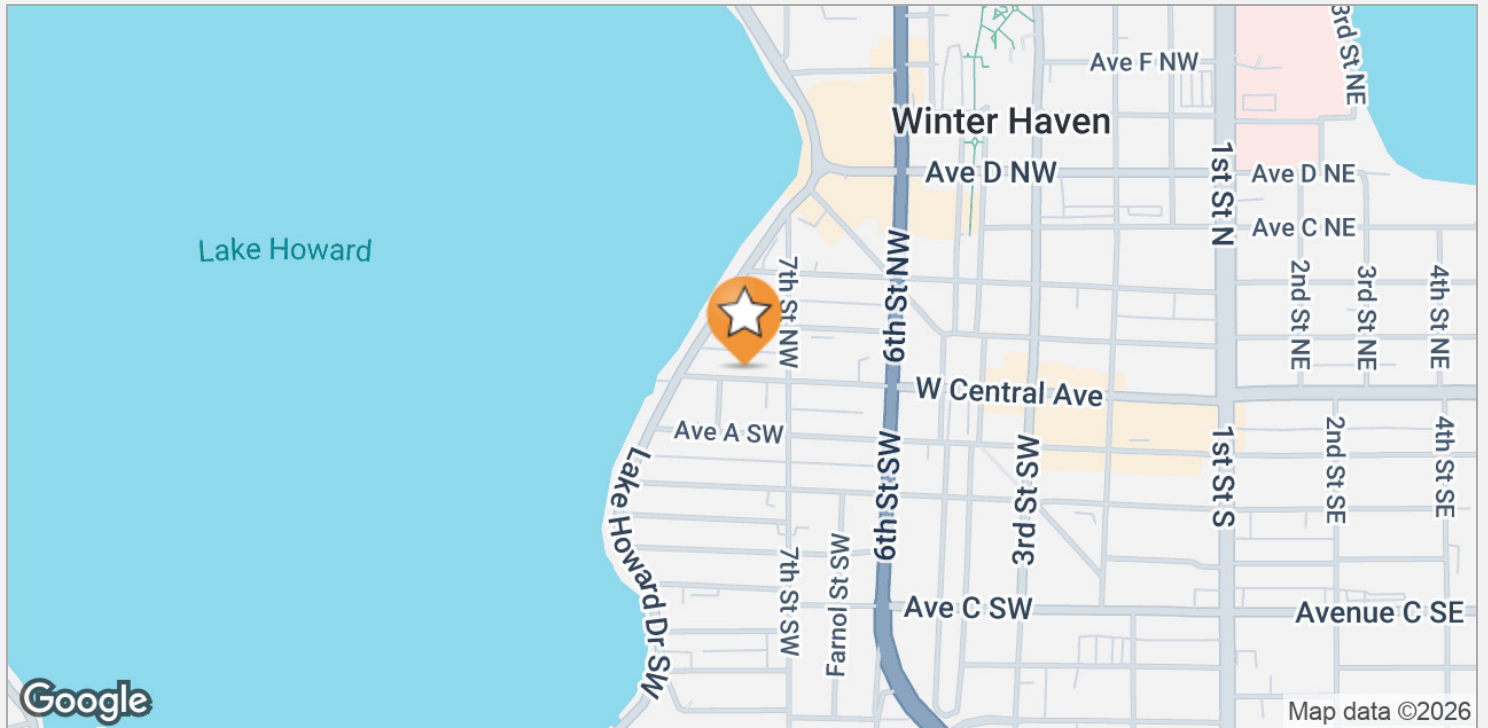
PROPERTY OVERVIEW

725 W Central Ave, Winter Haven, FL 33880- Renovated office building available for lease in the heart of Winter Haven. The property offers 7 private offices, with 3 offices on the ground floor and 4 offices on the second floor, plus an additional upstairs area ideal for reception, administrative use, or open workspace. Please note there is no elevator. Interior features include real wood flooring throughout the main office areas, a tiled kitchen with granite countertops, and 2.5 tiled restrooms. The property also includes approximately 10 on-site parking spaces, with additional street parking available. Offered at \$17.00/SF NNN for office or commercial use only. Residential use is not permitted. Basement is not included in the lease. NNN expenses are \$400 a month for property taxes and insurance. Tenant must carry liability insurance naming both tenant and owner. Future Land Use is PMUH. Current land use and zoning may allow for a range of office and commercial uses, subject to tenant's intended use and any required approvals.

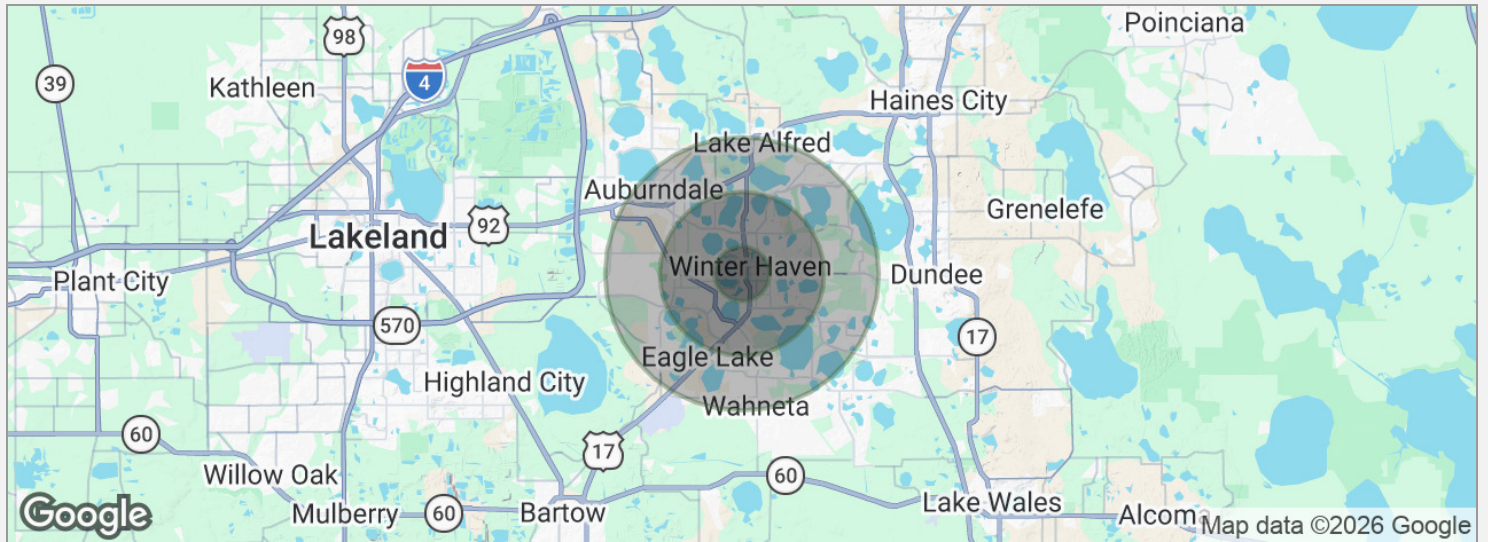
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,964	51,112	110,929
Median age	39.9	38.9	39.3
Median age (male)	33.2	36.4	37.6
Median age (Female)	50.3	41.6	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,609	19,230	40,022
# of persons per HH	2.3	2.7	2.8
Average HH income	\$67,733	\$73,317	\$79,143
Average house value	\$207,130	\$219,980	\$225,621

* Demographic data derived from 2020 ACS - US Census

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LORENA ALVAREZ CORDERO

Broker

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FL #BK3480328

PROFESSIONAL BACKGROUND

Lorena Cordero is a seasoned commercial, industrial, and vacant land specialist at Crosby & Associates, bringing deep expertise and a personal touch to Florida’s dynamic real estate market. Based in WinterHaven, she skillfully guides clients through complex transactions involving development land, industrial sites, and commercial investments.

At Crosby, Lorena has spearheaded a variety of high-profile listings—from shovel-ready subdivisions to retail and hospitality parcels. Her local market savvy and full-service approach ensure investors and developers alike receive tailored, strategic guidance.

A native Spanish speaker with strong local roots, Lorena is committed to serving a diverse client base across Polk and neighboring counties. Her career is defined by client-first service, transparent communication, and a deep understanding of market trends and entitlement processes.

Beyond her professional life, Lorena is a dedicated mother of two: Andrés, currently in high school, and Esteban, in elementary school. As the parent of a special-needs child, Lorena brings extra empathy, patience, and advocacy skills—qualities she channels into her work, ensuring each client feels truly heard and supported.

Lorena holds a real estate broker’s license in Florida and maintains active involvement in community and professional circles. She also supports local education and inclusion initiatives, reflecting her commitment to giving back to the region she serves.

EDUCATION

A.A.- Polk State College

MEMBERSHIPS

Active Member with East Polk County Realtors Association

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