

McKay Building

FOR LEASE



100 South Kentucky Avenue, Lakeland, Florida 33801

Property Highlights

- CENTRAL CBD LOCATION
- ON MUNN PARK
- CLASS A
- RECENTLY REMODELED
- DOWNTOWN OFFICE SPACE



Broadway Real Estate Services

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100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801



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Property: Property: The McKay Building 30,000 sf, two story historic office building. Exterior and interior lobby area has been fully remodeled. Interior common areas are elegant and well maintained with beautiful lobby area featuring soaring 20' ceilings, and custom commissioned artwork by renowned artist Tom Monaco. Property is one of Downtown Lakeland's most notable office buildings. Co-tenants include, Merrill Lynch, Broadway Real Estate, SCORE, StoreRight, and more!

Location: The site is located in the heart of the CBD, directly across from Munn Park on Main St. It is steps away from area retailers, banking, city parks and offices, restaurants and parks. The tree lined streets surrounding Munn Park are highly sought after retail locations. Downtown has valet parking along with two hour free parking surrounding this area.

Lease Rate: Suite 110 - 1,882 sq. ft. -\$23.00 per rsf, Mod Gross
Suite 260 - 901 sq. ft.- \$23.00 per rsf, Mod Gross



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Area Information: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area there areas along the I-4 corridor. There are over 10,000,000 people within a 100 mile radius of Lakeland; a fact that is causing exponential growth in the area.

History buffs and art lovers will enjoy the Polk Museum of Art in Lakeland, and flight enthusiasts can't miss the annual SUN 'n FUN Flyin. And don't forget Spring Training with the Detroit Tigers at the newly renovated Joker Marchant Stadium! In the heart of Lakeland's downtown, Lake Mirror Park offers a historic promenade, amphitheater and pedestrian walkways. Hollis Garden, found around the walkway, is a breathtaking formal garden that showcases more than 10,000 flowers and Florida indigenous plants. Make sure to dine at one of the over 30 restaurants in downtown, in what is quickly becoming the hottest restaurant scene in central Florida



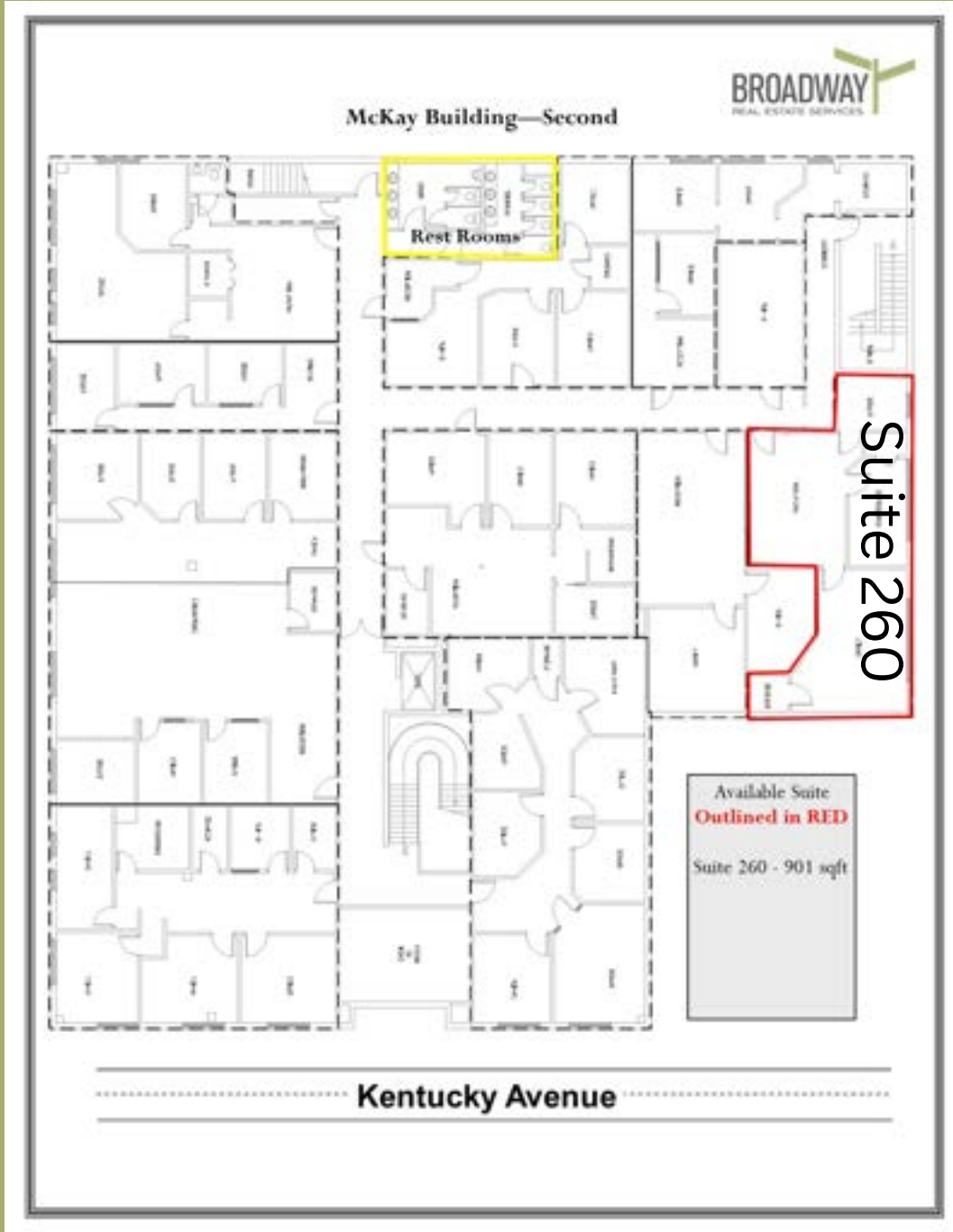
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Floorplan Suite 110
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Suite 260 features a large open reception and waiting area with either two offices or a single office with a conference room. There is also a break/storage area.



Photos
100 South Kentucky Avenue, Lakeland FL 33801





Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In proximity are two international airports, two interstate highways, passenger, and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.

LAKELAND RANKINGS

- **#1 FASTEST GROWING CITY IN US**
(Bloomberg)
- **#2 TOP METRO HIGHEST IN MIGRATION**
(CoreLogic, Inc.)
- **#3 TOP BOOMTOWNS IN AMERICA**
(Lendingtree)
- **#4 IN FASTEST-GROWING PLACES**
(Usnews.com)
- **#5 SAFEST PLACE TO LIVE**
(Usnews.com)
- **#12 BEST PLACES TO LIVE IN FLORIDA**
(Usnews.com)
- **BEST PLACE TO START A BUSINESS**
(Inc.com)

LAKELAND BENEFITS

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **32 Miles from Tampa, 54 Miles from Orlando**
- **CSX Rail Access**
- **Lakeland Linder International Airport for jet use and Amazon Prime Air**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 120,280**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**