

FOR LEASE

CENTRAL FLORIDA OFFICE/FLEX FOR LEASE

2855 INTERSTATE DRIVE
SUITE 115

Lakeland, FL 33805

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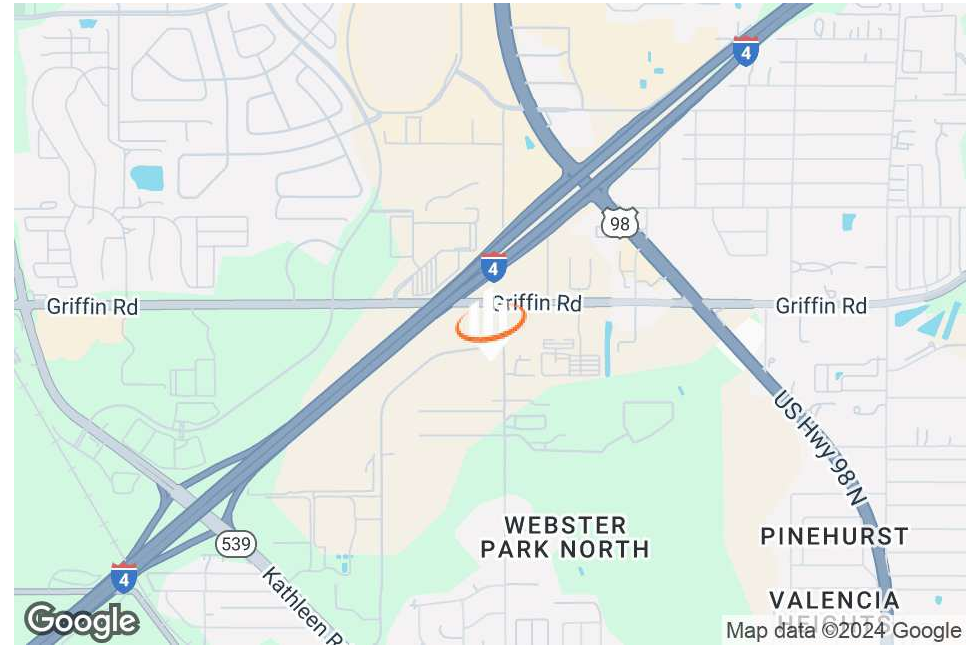
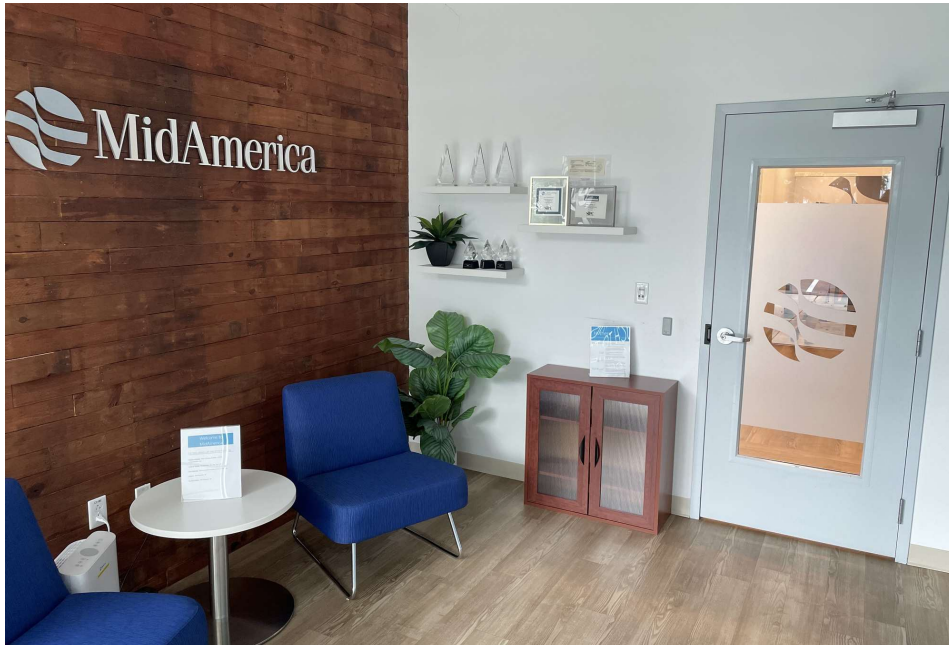
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SECTION 1

PROPERTY INFORMATION





OFFERING SUMMARY

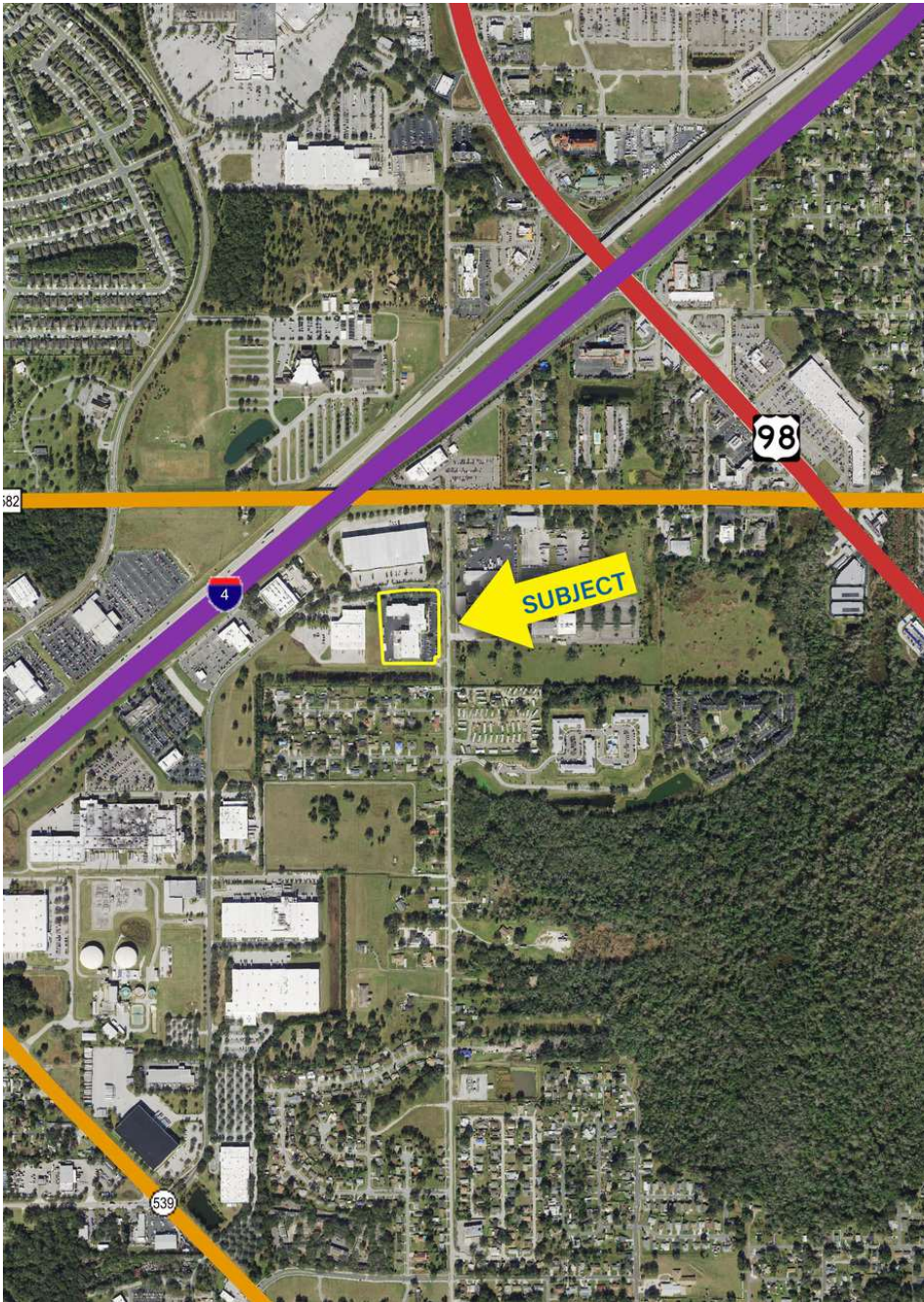
LEASE RATE:	\$13.00 SF/yr (NNN)
BUILDING SIZE:	56,760 SF
AVAILABLE SF:	14,500 SF
LOT SIZE:	4.87 Acres
YEAR BUILT:	2008
ZONING:	PUD Industrial
MARKET:	Lakeland - Winter Haven
SUBMARKET:	Lakeland Interstate
APN:	02-28-23-020501-000091

PROPERTY OVERVIEW

Sublease from current tenant through June 30, 2029. \$13/SF NNN. Excellent interior buildout suitable for a wide variety of uses. The property is a total of 14,500 SF that contains open plan space, private offices, and conference rooms.

PROPERTY HIGHLIGHTS

- Professional Space for Call Center, Client Fulfillment, Insurance, R&D.
- Combination of Open Plan and Private Offices.
- Quality Finishes and Maintenance.
- Large Break Room for Employees.



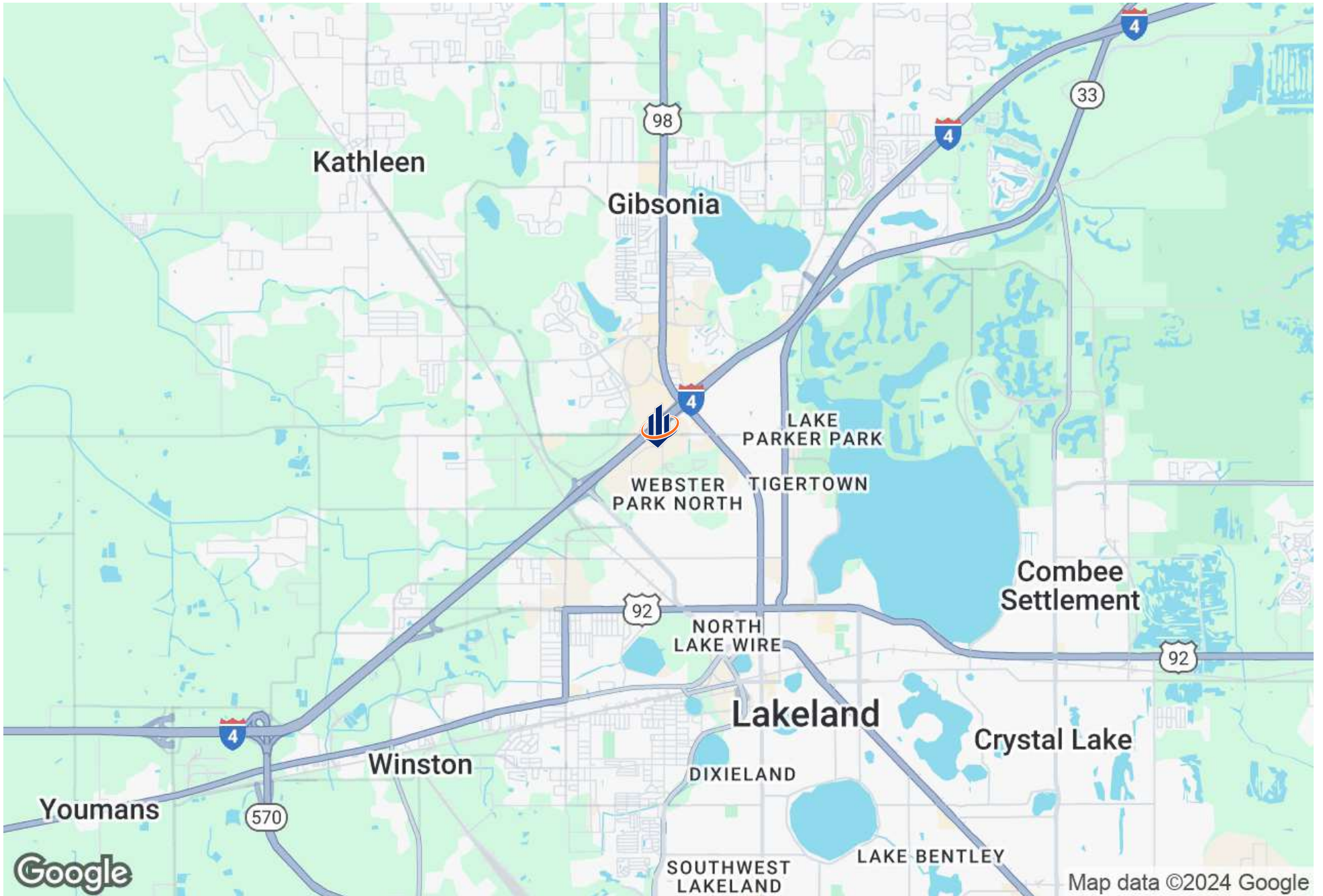
LOCATION DESCRIPTION

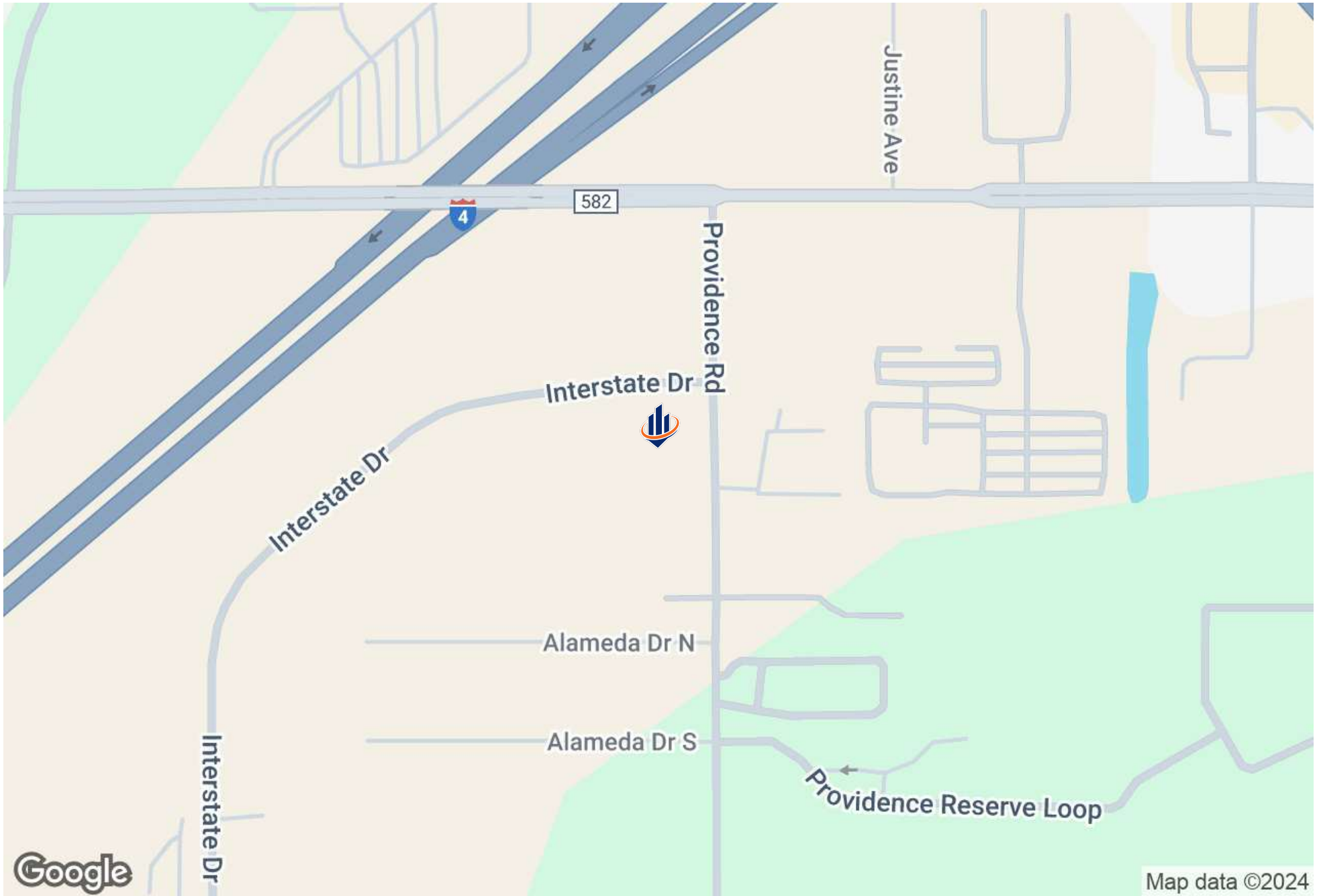
Commercial office and light industrial park professionally designed and maintained. Plentiful parking at the door. Midway between Tampa and Orlando in growing Lakeland market. The property sits just east of I-4 and south of U.S Hwy 98, allowing for excellent accessibility.

SECTION 2

LOCATION
INFORMATION









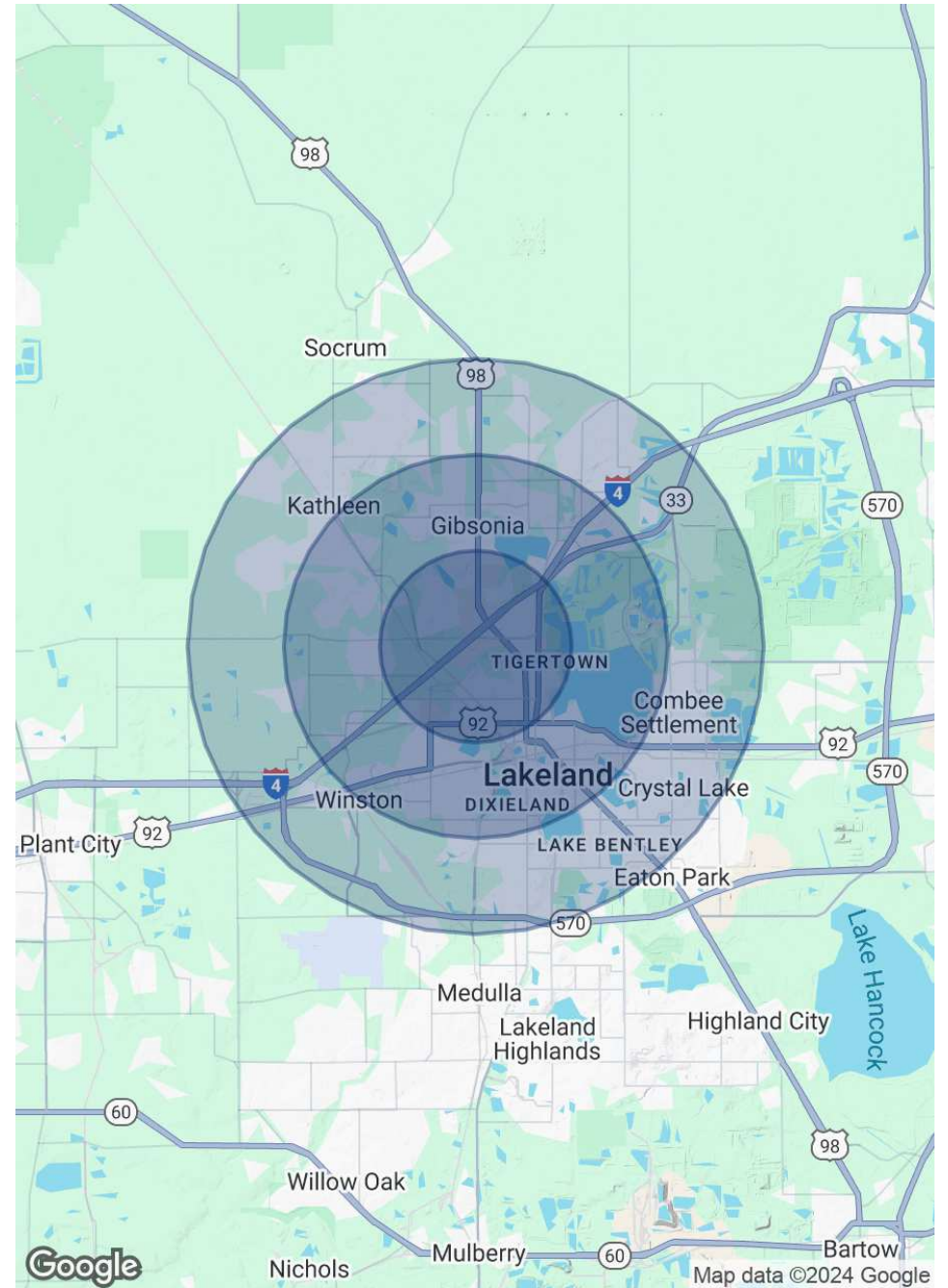
POPULATION

	2 MILES	4 MILES	6 MILES
TOTAL POPULATION	34,820	103,523	192,729
AVERAGE AGE	41	42	41
AVERAGE AGE (MALE)	39	40	40
AVERAGE AGE (FEMALE)	42	43	42

HOUSEHOLDS & INCOME

	2 MILES	4 MILES	6 MILES
TOTAL HOUSEHOLDS	13,447	40,622	74,609
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$64,367	\$70,599	\$77,758
AVERAGE HOUSE VALUE	\$211,829	\$233,991	\$255,575

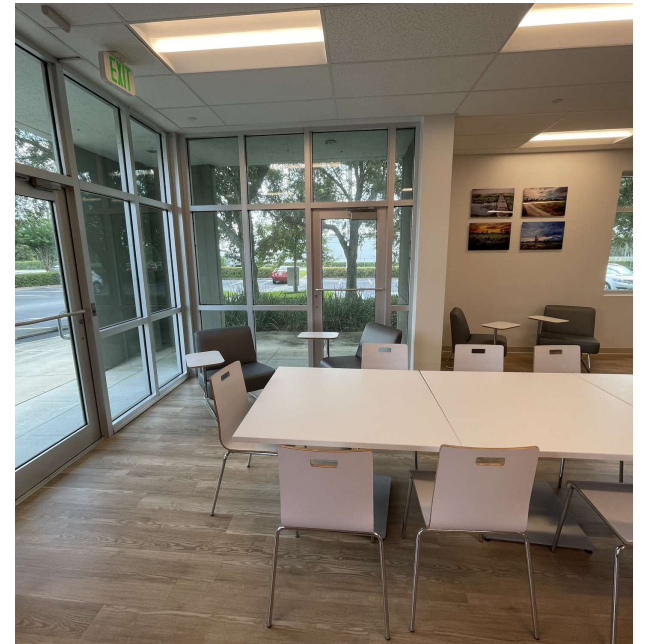
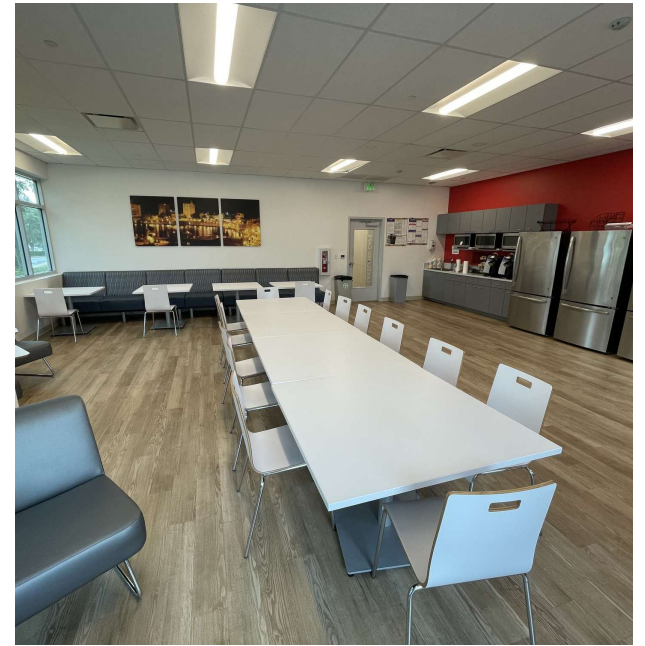
Demographics data derived from AlphaMap

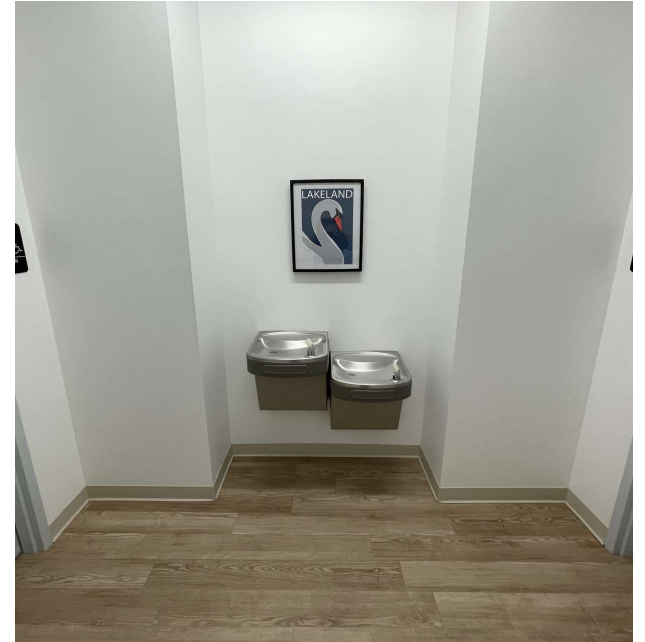


SECTION 3

MAPS AND
PHOTOS









LAKELAND

POLK COUNTY

FOUNDED	1885
POPULATION	117,606 [2023]
AREA	74.4 sq mi
WEBSITE	lakelandgov.net
MAJOR EMPLOYERS	Publix Supermarkets Saddle Creek Logistics Geico Insurance Amazon Rooms to Go Welldyne

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just under 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland’s culture and iconic neighborhoods are built around the 38 named lakes found within the city.

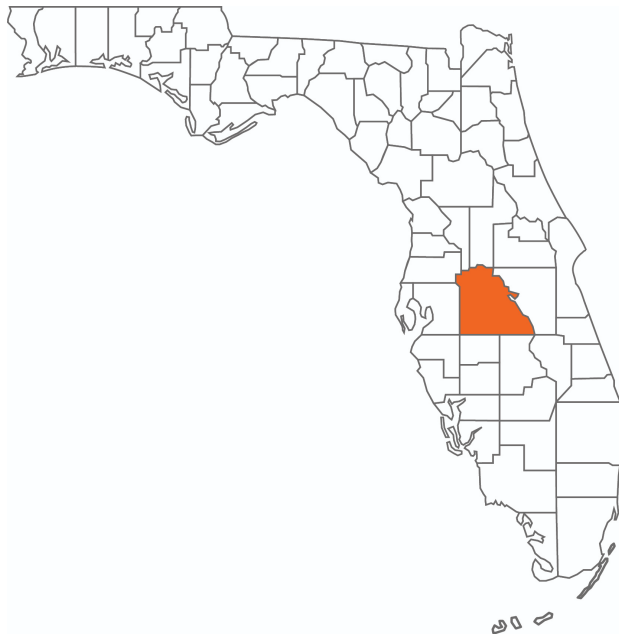
Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland’s living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland’s rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright’s most extensive on-site collection of architecture.



POLK COUNTY

FLORIDA



FOUNDED	1861	DENSITY	386.5 [2019]
COUNTY SEAT	Bartow	POPULATION	775,084 [2023]
AREA	1,875 sq. mi.	WEBSITE	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



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Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

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