

**CENTURY 21
COMMERCIAL®**
Carioti

LEASE



**STUART AVE
LEASE**

**2 North 1st Street
Lake Wales, FL 33853**

An exceptional leasing opportunity in the heart of downtown Lake Wales—just a half mile from State Rt 27 and perfectly positioned directly across from the soon-to-be completely revitalized Historic Walesbilt Hotel. This striking former bank building commands attention as you enter the downtown district, offering unmatched visibility and presence. With multiple street access points and a secure, building-wide access control system, the property combines high exposure with modern convenience and peace of mind. The entire first floor plus half of the second floor is now available. Currently arranged as three distinct office suites, the space offers outstanding flexibility to create a custom, single-tenant layout tailored to your desire.

**ANNUAL RENT
\$23.00 / Sq. Ft.**

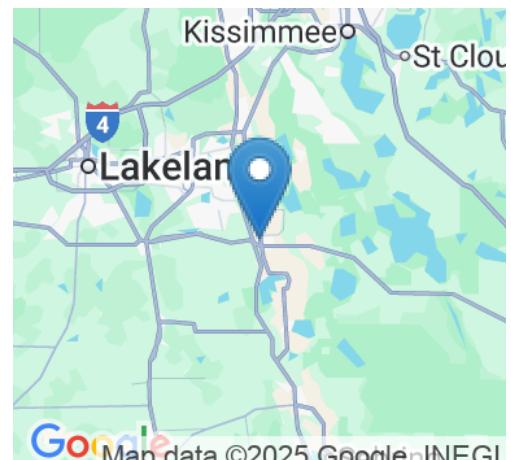
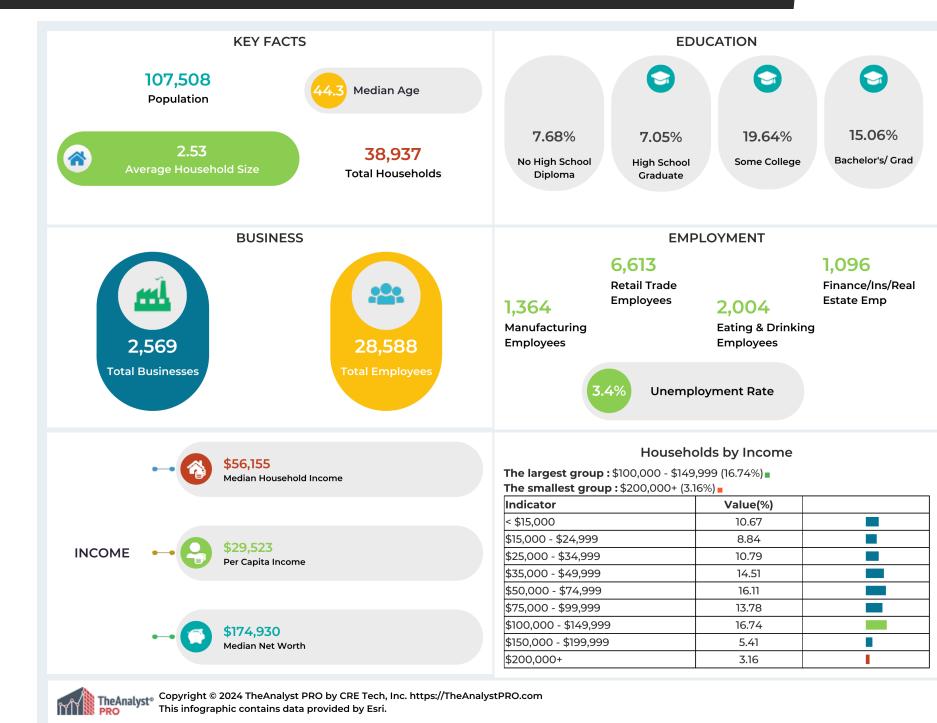
**Rental Area:
9,760 Sq. Ft.
Year Built: 1989**

**Contact:
407-747-0793**

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