



5,000 SF PRIME MEDICAL SUITE - AVAILABLE FOR LEASE

For details, please contact: Maria Mahoney, FL Lic. RE Broker - 863 640-0445



5,000 ± SF MEDICAL OFFICE SUITE – FOR LEASE

Property Address:	3317 US Highway 98 South, Lakeland, Florida 33812
Property Location:	Directly on US Highway 98 South, South of the signalized intersection of Combee Road, about .4 mile North of Polk Parkway (SR 570) exit and ½ mile South of Edgewood Drive, a main East/West connector. Surrounded by three hospitals (Bartow BayCare – Lakeland Regional Health Center and soon-to-open Orlando Hospital. In the midst of commercial activity, between Lakeland and Bartow, (County seat).
Property Type:	10,000 + SF free standing, professional/medical building, built 2006, steel/stucco construction,
Available Space:	5,000 ± SF Medical Suite located on the South side of building.
Amenities:	Large reception, double waiting rooms with 12' ceilings and wood planking floor, additional large Admin. office behind reception, 8 exam rooms (6 with sink), dual treatment room, procedure rooms, offices, nurse's station, lead-lined X-ray room, 2 nd floor 500 SF conference/training room, 3 ADA RR + 1 RR in private office, overhead PA system, high speed internet cable in every room, A/C data server room, shared breakroom. Ample parking spaces (non-exclusive to the property)
Land Size	3.44 acres (149,846.40 SF) - Land Dimensions: 468.38' LF US Highway98 S x 247.59 West boundary
Zoning	Professional Center/Medical – Unincorporated Polk County
Lease Rate	\$28.00/SF, on a triple net basis
Availability:	Spring 2025
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Disclaimer – Information contained herein is from sources deemed reliable but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers or tenants are encouraged to verify, independently, all pertinent data.
The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813 is the broker of and represents the property owner.

3317 US HIGHWAY 98 SOUTH, LAKELAND, FL 33803



Roads	Tiers	Parcels	HALFFOOT2023	0	70	140	280 Feet
Waterbodies	Dimensions_Parcelfabric	Surrounding Counties	RGB	All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".			
Municipal Boundaries	Dimensions_Carto_Dist	PLSS Townships	Red: Band_1	<div style="text-align: right;"> <p>Marsha M. Faux, CFA, ASA Property Appraiser Polk County, Florida November 26, 2024</p> </div>			
Lots	Dimensions_LabelText	PLSS Sections	Green: Band_2				
Lot and Block Text	Misc Text	PLSS Boundaries	Blue: Band_3				
Blocks	Railroads	Gov't Lots					

Marsha M. Faux, CFA, ASA
Property Appraiser
Polk County, Florida
November 26, 2024



3317 US HIGHWAY 98 SOUTH, LAKELAND FL 33803



View of entire building



Close-up entrance



Electronic monument sign/view of Combee Road intersection



Portico entrance - close-up

3317 US HIGHWAY 98 SOUTH, LAKELAND, FL 33803



South Waiting Room and Reception



North Waiting Room





Typical Exam Room



Typical Exam room





Procedure Room



Other Procedure Room





Breakroom (shared)



2nd Floor – Conference/Training Room