

Google

### **3**317 US HIGHWAY 98 SOUTH, LAKELAND, FL 33803

#### **5,000 SF PRIME MEDICAL SUITE - AVAILABLE FOR LEASE**

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

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ARPA

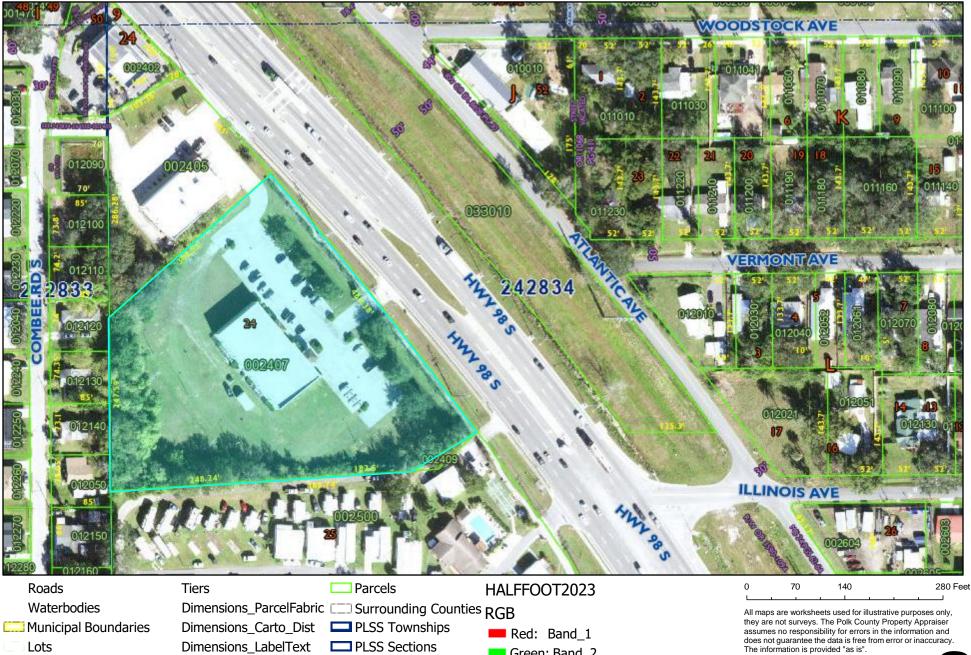


#### 5,000 <u>+</u> SF MEDICAL OFFICE SUITE – FOR LEASE

**Property Address:** 3317 US Highway 98 South, Lakeland, Florida 33812 Directly on US Highway 98 South, South of the signalized intersection of Combee Road, about .4 mile **Property Location:** North of Polk Parkway (SR 570) exit and 1/2 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<sup>nd</sup> 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 Professional Center/Medical – Unincorporated Polk County Zoning Lease Rate \$28.00/SF, on a triple net basis Availability: Spring 2025 Maria Mahoney, Lic. Florida RE Broker 863) 640-0445 Contact

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The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813 is the broker of and represents the property owner.



Misc Text Lot and Block Text

Blocks

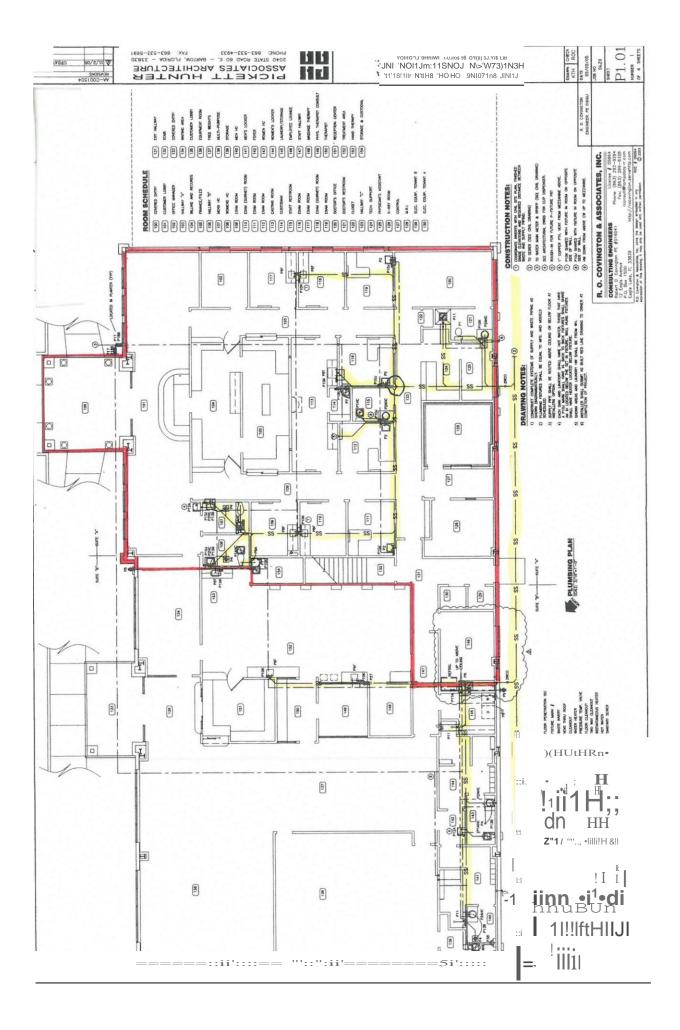
---- Railroads

---- PLSS Boundaries Gov't Lots

Green: Band 2 Blue: Band\_3

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









View of entire building





Electronic monument sign/view of Combee Road intersection



 $Portico\ entrance-close-up$ 





South Waiting Room and Reception



North Waiting Room









Typical Exam Room

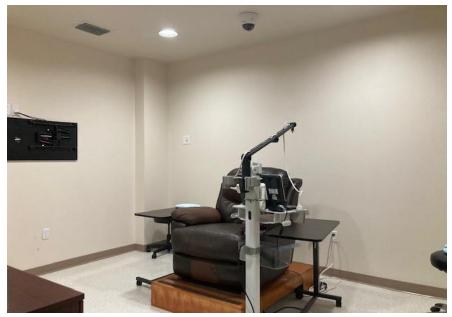


Typical Exam room









Procedure Room





Other Procedure Room







Breakroom (shared)



2<sup>nd</sup> Floor – Conference/Training Room