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# 3575 Aviation Drive

Lakeland, Florida 33811

50,283 SF office building for sublease

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Sublease term through 07/31/2043

Plug & play office ready for occupancy

Freestanding building in private setting

Beautifully maintained landscaping, outdoor patio seating and bike racks

1,000 parking spots

Adjacent child care facility along Aviation Drive

3 miles to Polk Parkway (7 min.) and 7 miles to Interstate 4 (10 min.)

Located on the south side of Lakeland Linder International Airport which is within the Foreign-Trade Zone (FTZ) No. 79



# Building specs

Total building size  
50,283 SF

Floors  
1

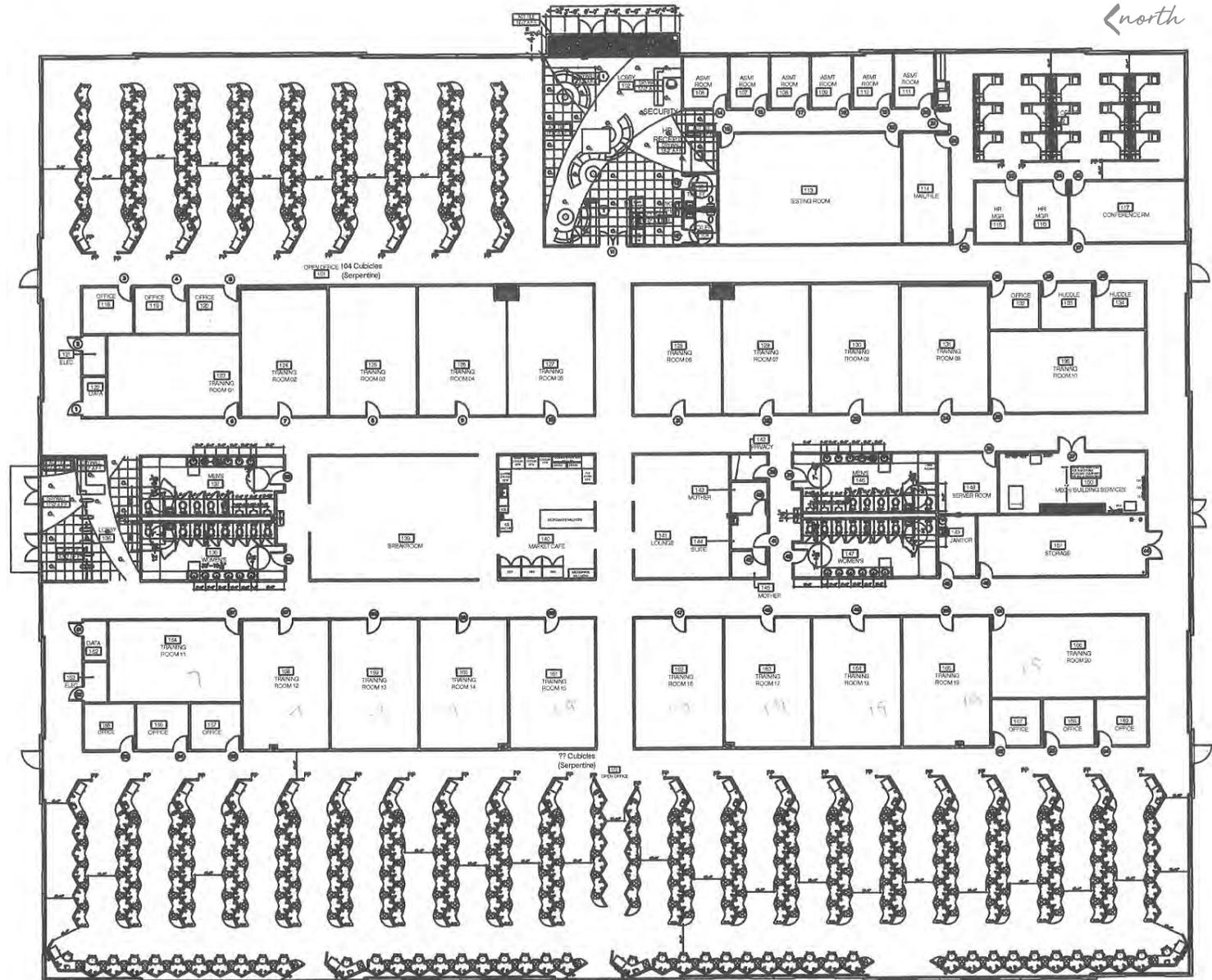
Ceiling height  
Minimum 12'

Plug & play  
378 workstations  
20 training/classrooms  
12 private offices

Data & phone  
Frontier

Fire safety  
Fully sprinklered

Emergency power  
UPS plus generator hook-up



3575 Aviation Drive is centrally located along Florida's I4 Corridor, at the south end of Lakeland Linder International Airport

4 miles

Lakeland International Airport

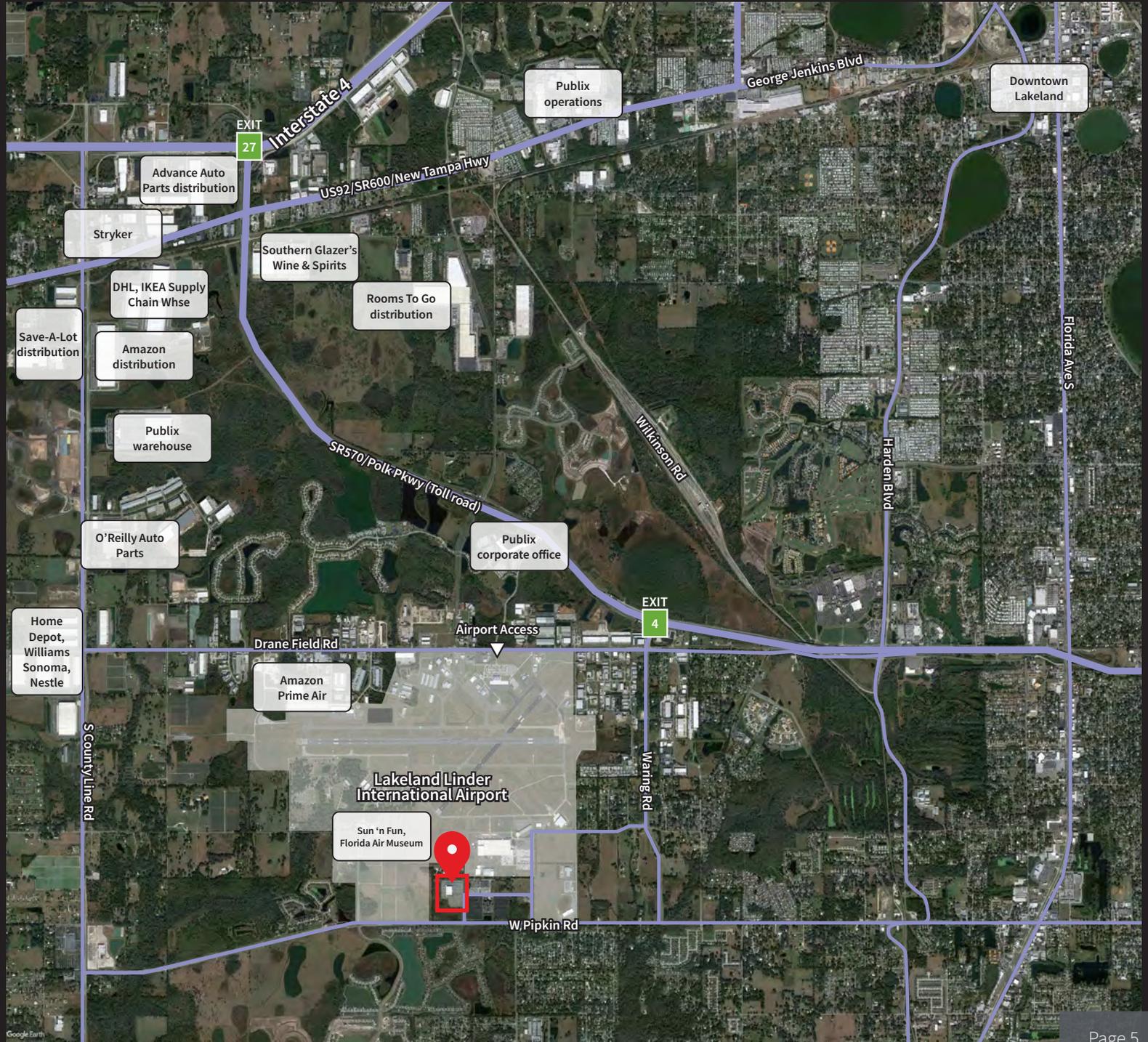
<10 min. drive to departures/arrivals

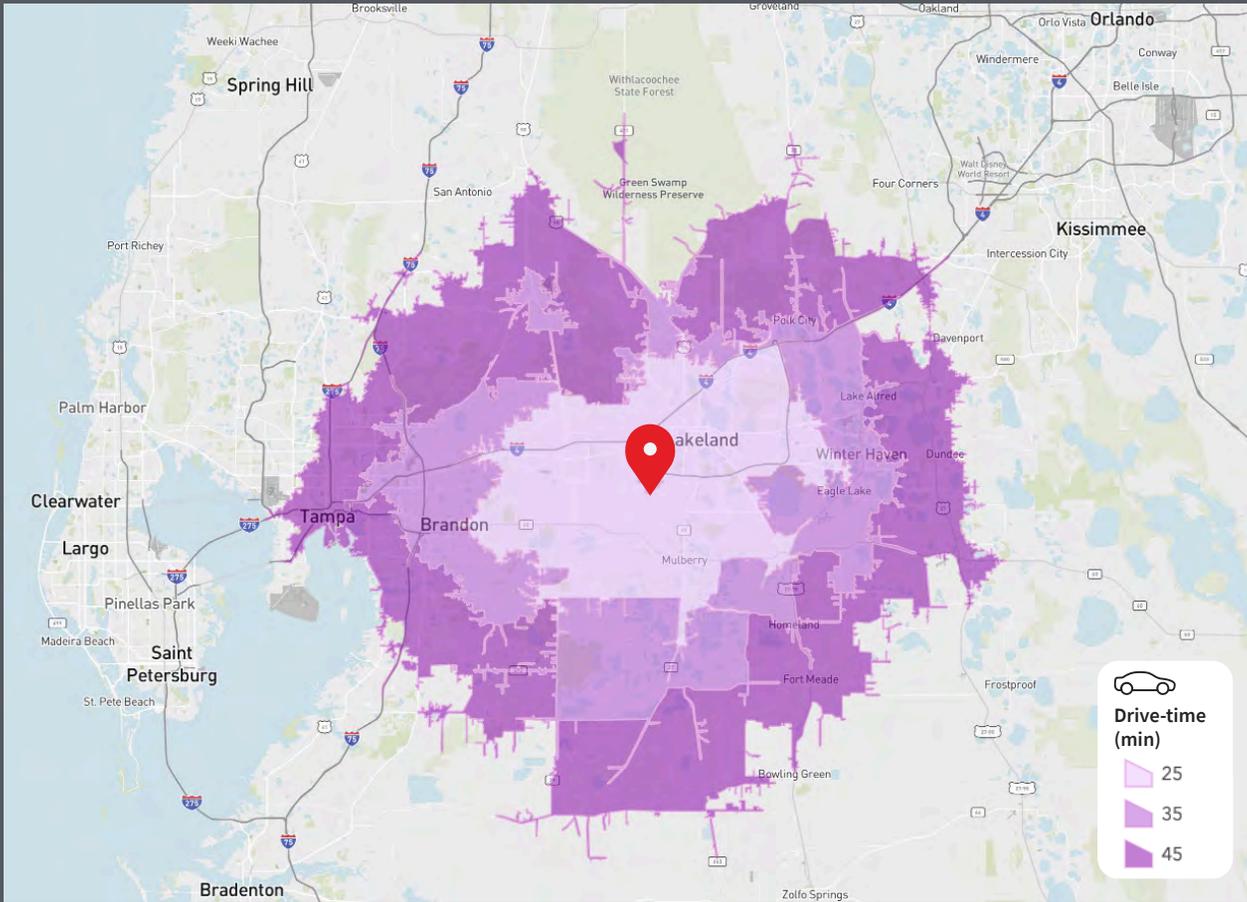
39 miles

Tampa International Airport

64 miles

Orlando International Airport





# 2022 Drive-time demographics

	25-min	35-min	45-min
Total population	429,980	835,967	1,653,607
Total households	160,502	310,695	625,825
Median home value	\$226,527	\$232,774	\$240,046
Housing affordability index	121	122	115
Labor force	208,487	418,969	841,467
Median age	39.7	39.4	38.2

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Full building plug & play sublease opportunity

