



South Lakeland Class A Office Space

5835 US Highway 98 S, Lakeland, Florida 33812

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57,500 ±
Cars/Day



PROPERTY SUMMARY



Offering Summary

Lease Rate	\$19 PSF NNN
Number of Units	1 +
Available SF	1,700 - 6,000 SF
Zoning Classification	OC, Office - Unincorporated Polk County
Parking Spaces	29
Main Floor Walkthrough	View Here

Property Overview

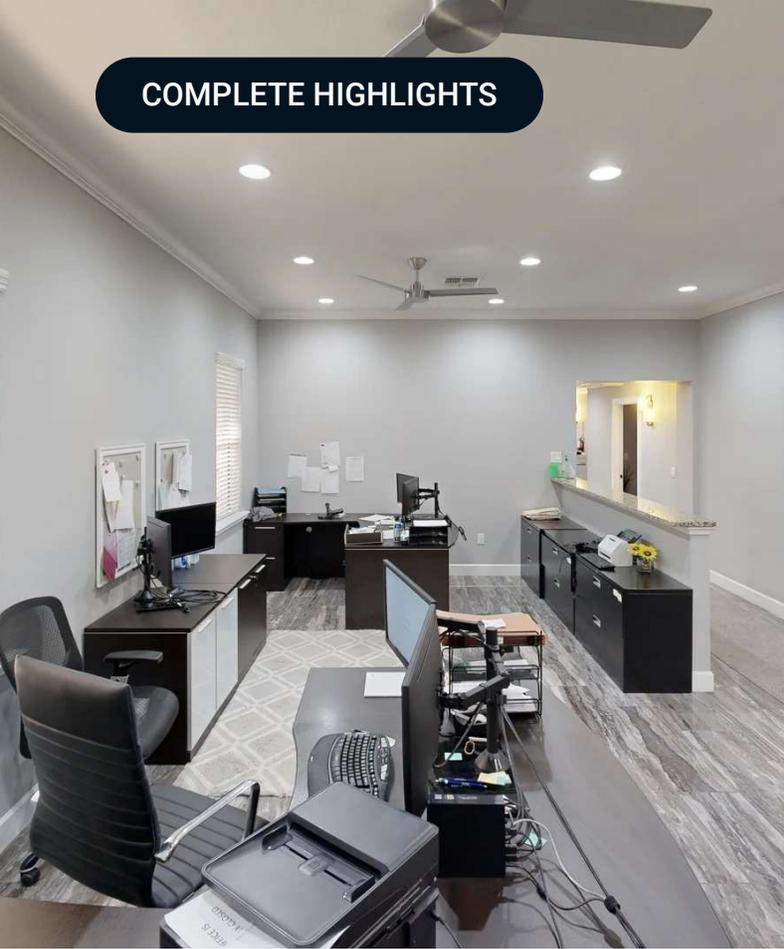
Discover this fantastic, high-end professional office space in a prime South Lakeland location, offering between 1,700 and 6,000 square feet. The expansive, meticulously designed 4,600 SF first floor features several private offices, ample open work areas, a well-appointed staff kitchen, and multiple restrooms.

A hallmark of this space is the stunning marble flooring throughout the majority of the first level.

Complementing the main office is a nearly 1,400 square foot second-floor loft, providing versatile open-plan space, laminate flooring, a bathroom, and storage.

Additional common amenities, including a front reception/waiting area and a conference room, are also available. Floor plans and Matterport walkthrough links are available upon request.

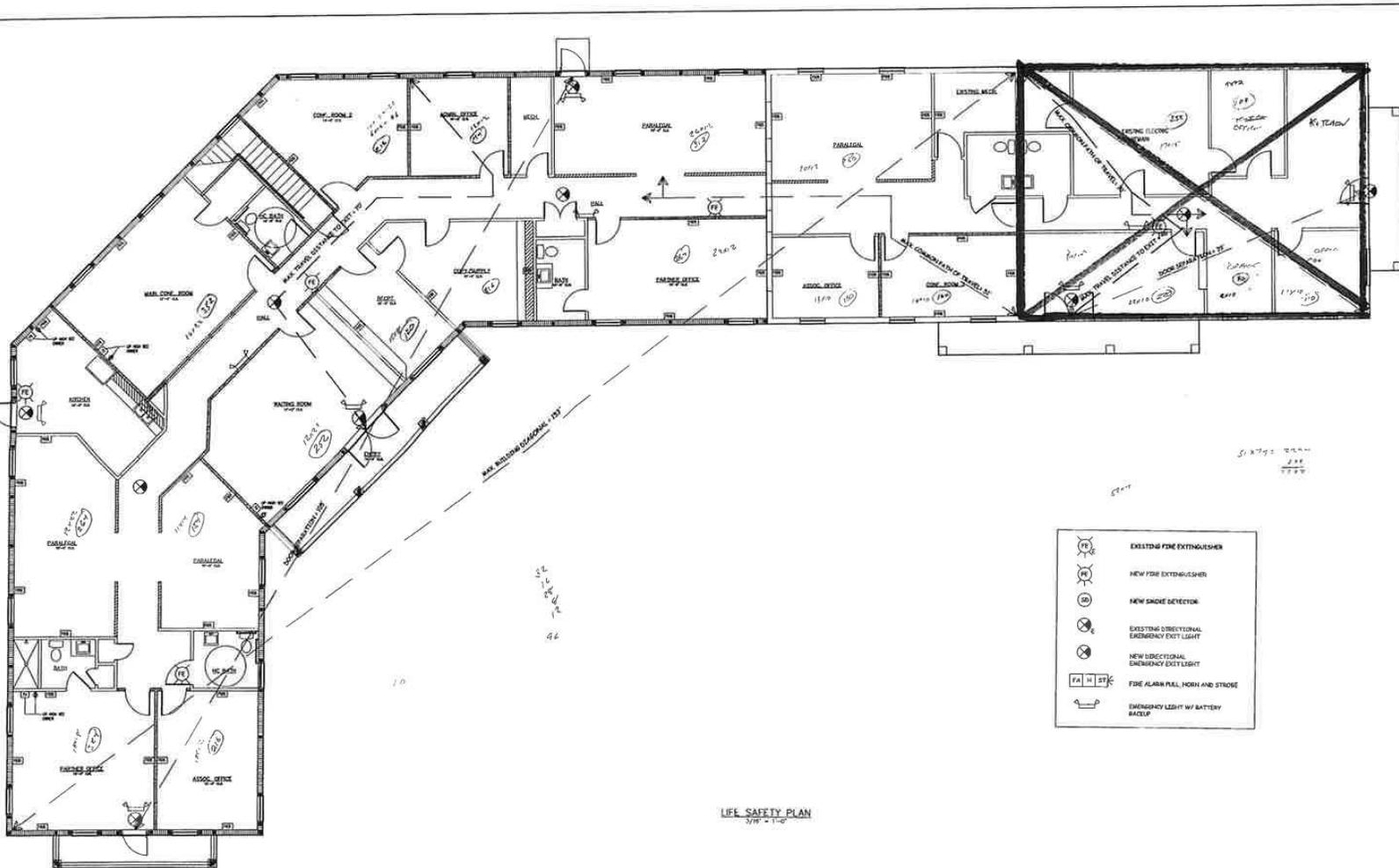
COMPLETE HIGHLIGHTS



Property Highlights

- 1,700 - 6,000 SF of high end professional office space, includes main floor and second floor loft flex space.
- Ground floor main space - 4,600 SF. Loft office - 1,400 SF. Floor plans below.
- Zoned OC, Unincorporated Polk County, uses include professional and medical office, personal service, and more.
- Within the 4,600 square foot main space - several large offices, and open flex work areas, several bathrooms and a staff kitchen, with predominantly marble flooring.
- The upstairs loft space features 1,400 SF of open area with laminate flooring, open flex space, one bathroom and storage areas.
- Smaller spaces are available, featuring dedicated bathrooms and shared access to common areas. These shared amenities—including the front reception, copy/print room, and an additional conference room and bathroom—are available for use on a pro-rata basis.
- A total of 29 common parking spaces are available.
- Lakeland Electric services water and electric. Septic tank.
- Utilities on one meter to be prorated and split. Trash costs will also be split.
- Furniture is negotiable.
- Great location along busy US 98 South in between Clubhouse Road and 540 A. 15 minutes to downtown Lakeland, 10 minutes to the Polk Parkway, and 15 minutes to Bartow.
- 57,500 vehicles per day.

ARCH FLOOR PLAN



	EXISTING FIRE EXTINGUISHER
	NEW FIRE EXTINGUISHER
	NEW SMOKE DETECTOR
	EXISTING DIRECTIONAL EMERGENCY EXIT LIGHT
	NEW DIRECTIONAL EMERGENCY EXIT LIGHT
	FIRE ALARM PULL, HOLD AND STROBE
	EMERGENCY LIGHT W/ BATTERY BACKUP

LIFE SAFETY PLAN
3/10 - 1/10

S. HART
I HEREBY CERTIFY THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1608 OF THE 2014 FLORIDA BUILDING CODE FOR 145 WEST ULTIMATE DESIGN AND SPEED OPTION CATEGORY A3 ALONG WITH THE ENTIRE 2014 FLORIDA BUILDING CODE.

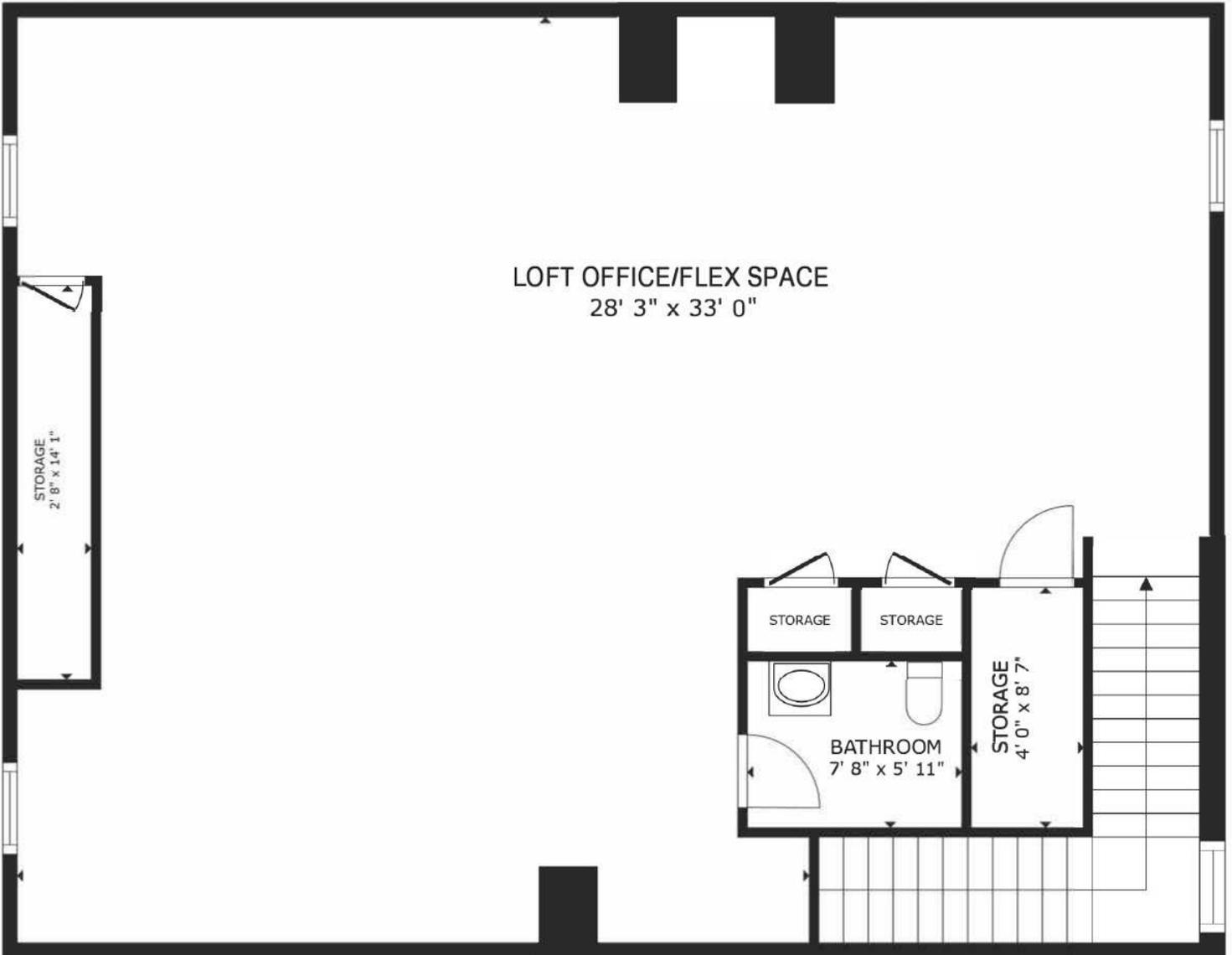
NORTH SIDE MAIN FLOOR PLAN



Main Office Floor Plan

LOFT OFFICE SPACE FLOOR PLAN

LOFT OFFICE/FLEX SPACE
28' 3" x 33' 0"



OPTIONAL CONFERENCE ROOM FLOOR PLAN



FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 335 sq.ft.
TOTAL : 335 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





OFFICE
19' 7" x 15' 3"

FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 208 sq.ft.
TOTAL : 208 sq.ft.

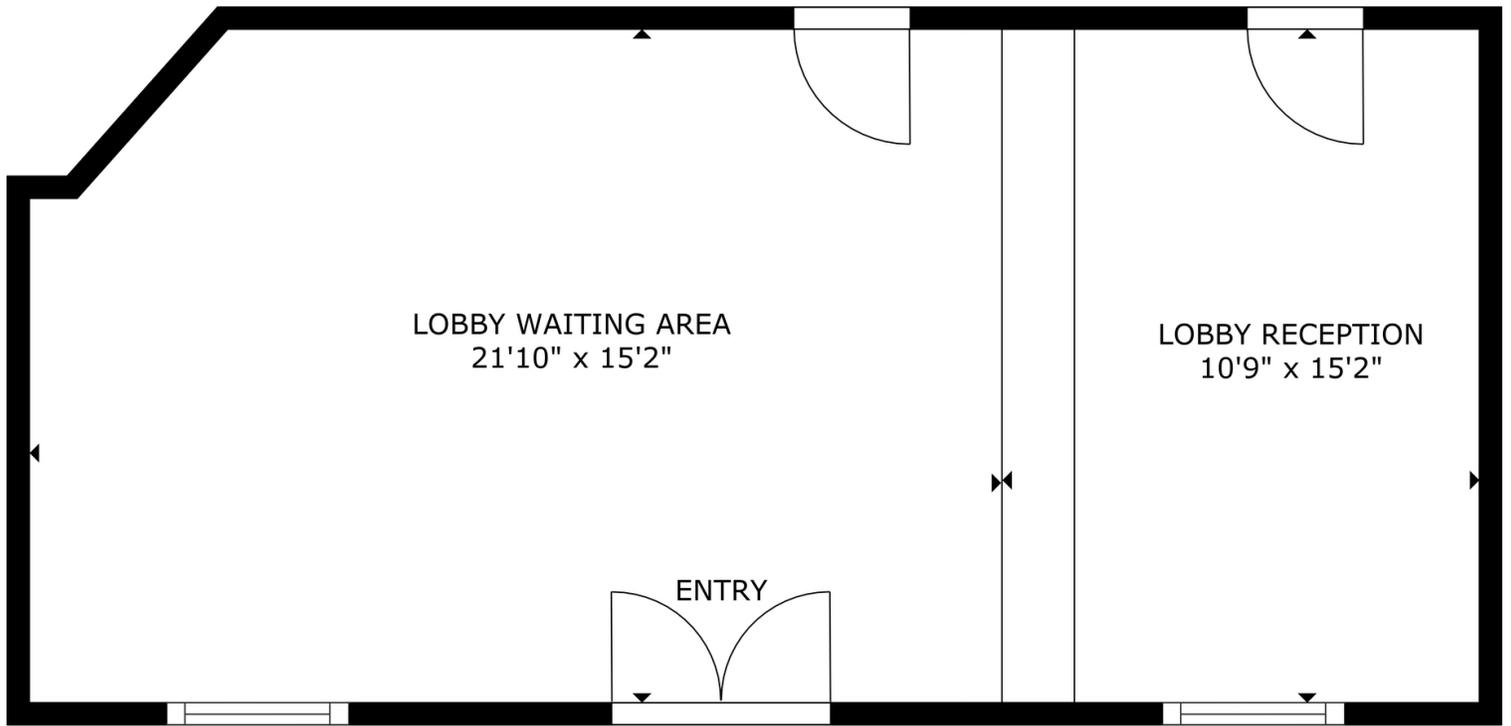
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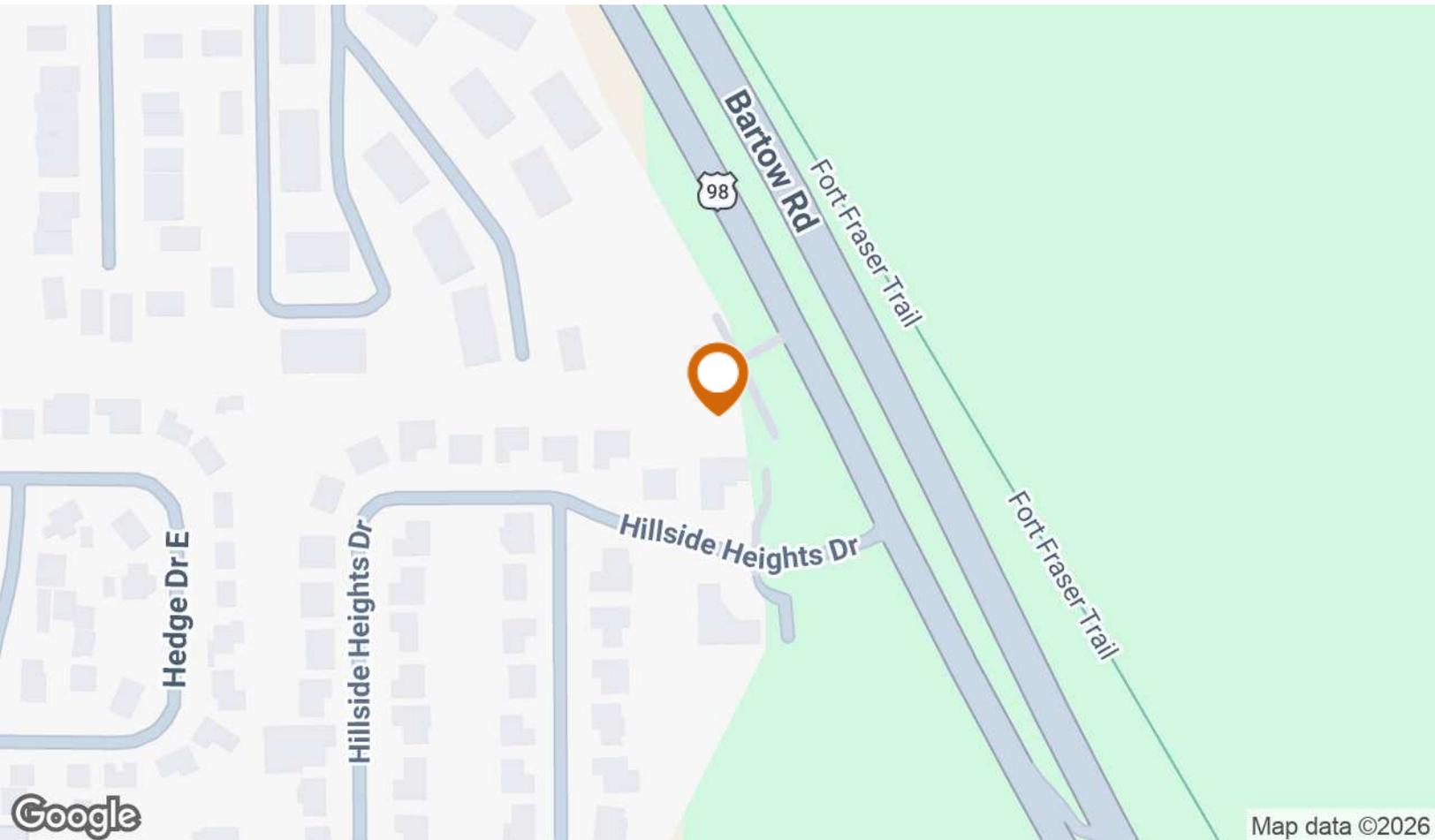
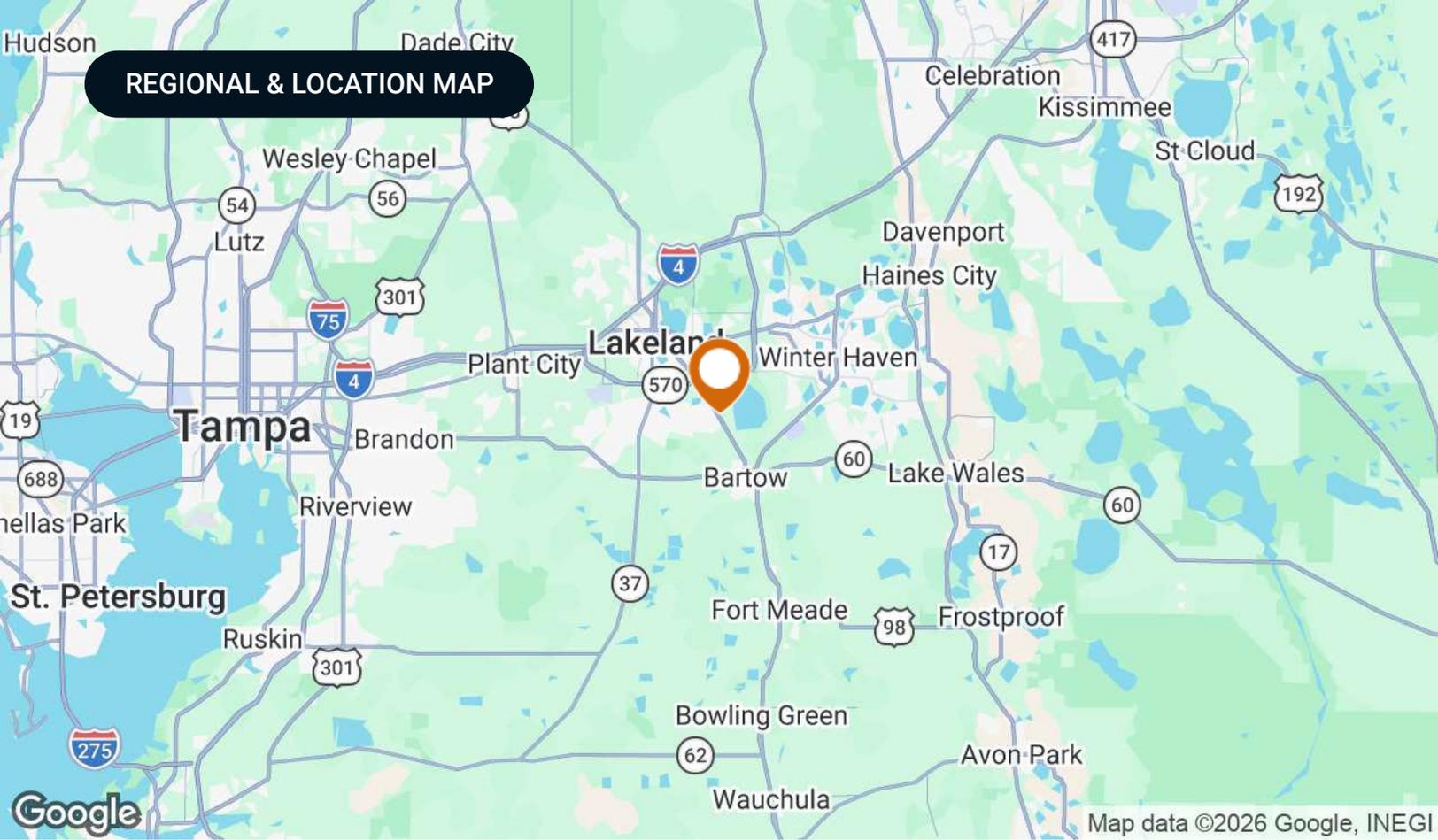
SAUNDERS
COMMERCIAL



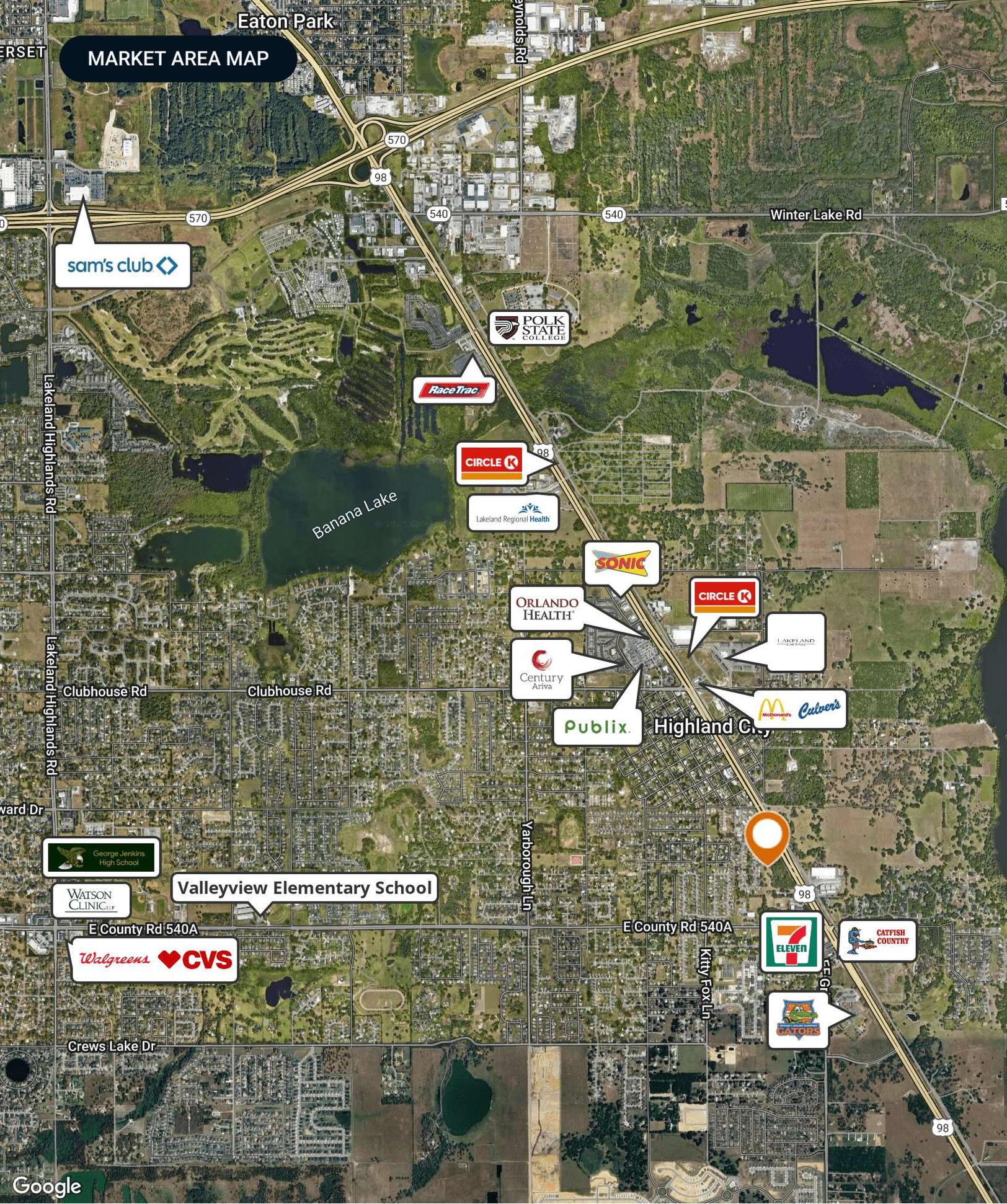
LOBBY & RECEPTION FLOOR PLAN



FLOOR PLAN



MARKET AREA MAP



sam's club

POLK STATE COLLEGE

RaceTrac

CIRCLE K

Lakeland Regional Health

SONIC

ORLANDO HEALTH

Century Ariva

Publix

CIRCLE K

LAKELAND COUNTRY CLUB

McDonald's

Calver's

Valleyview Elementary School

George Jenkins High School

WATSON CLINIC, P.A.

E County Rd 540A

Walgreens CVS

Crews Lake Dr

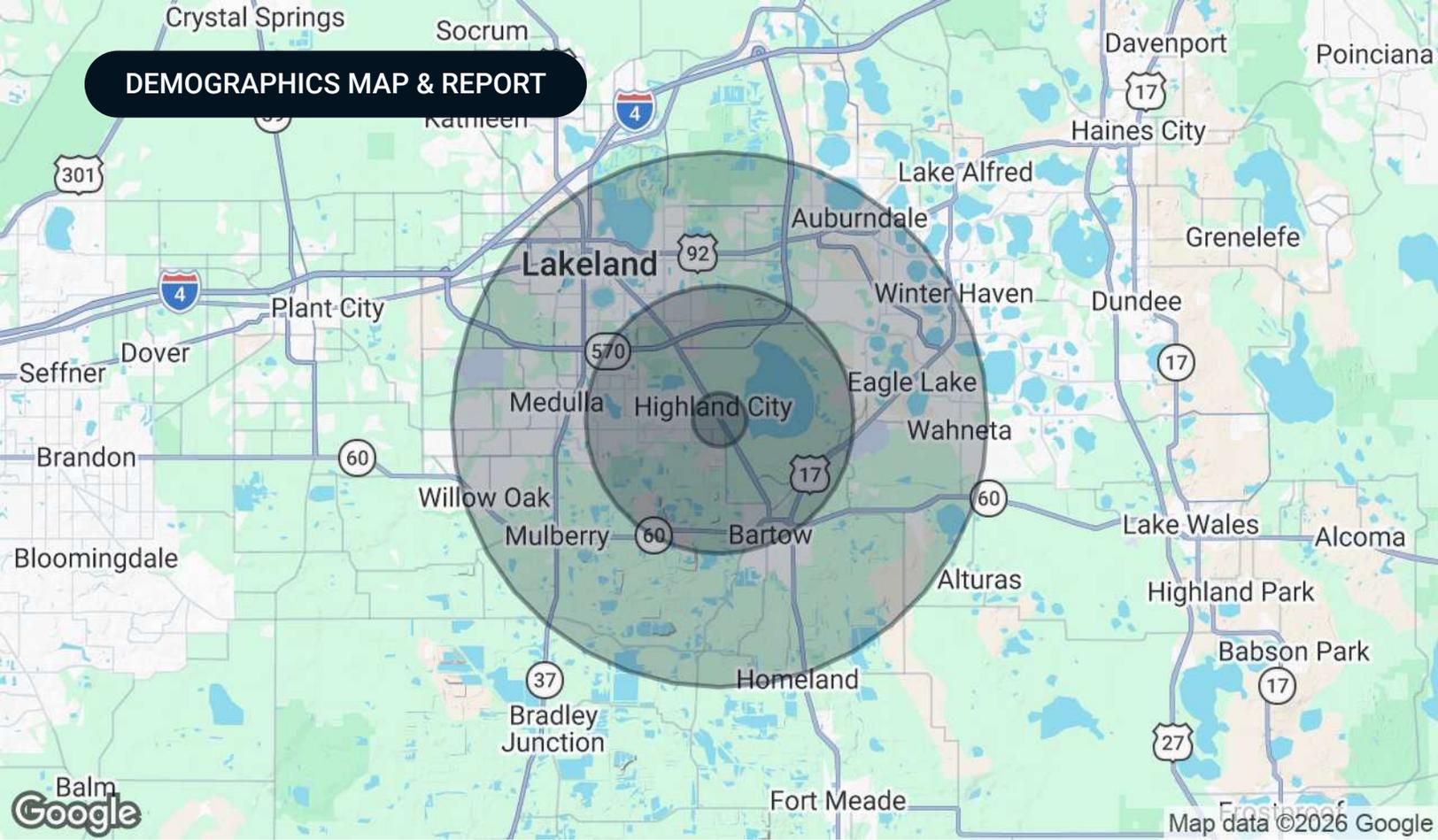
E County Rd 540A

7 ELEVEN

CATFISH COUNTRY

GATORS

DEMOGRAPHICS MAP & REPORT



Population

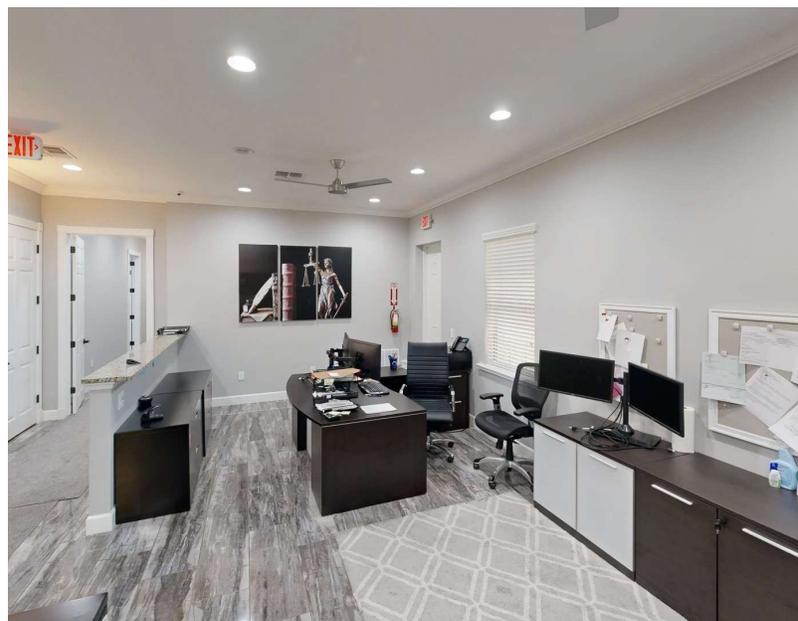
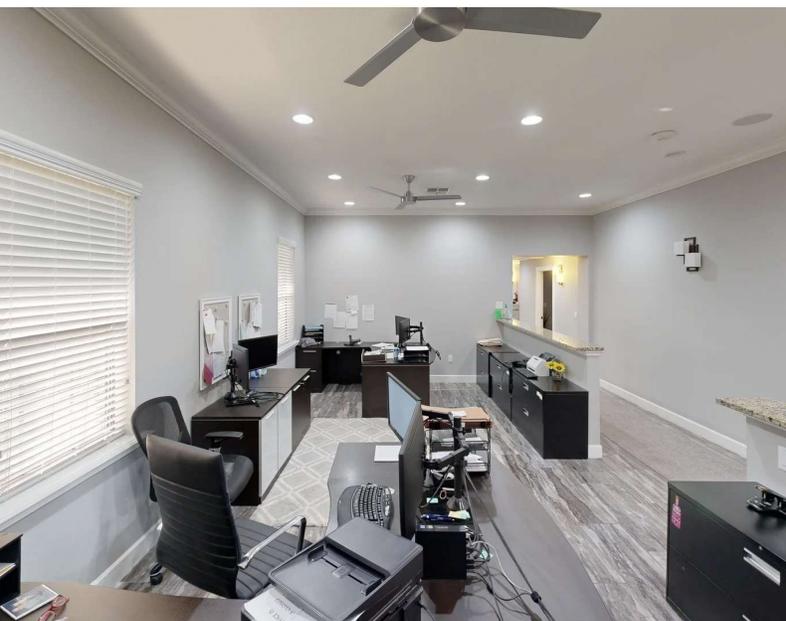
	1 Mile	5 Miles	10 Miles
Total Population	5,898	84,508	302,265
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	41	41	42

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	2,230	31,153	115,252
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$98,577	\$106,637	\$86,752
Average House Value	\$307,614	\$329,903	\$277,768

Demographics data derived from AlphaMap

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Craig Morby

Senior Advisor

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Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 17 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig has been very involved in the Lakeland community over the years, serving on the Board of Directors for the Lakeland Chamber of Commerce, the Lakeland Association of Realtors and the Parent Advisory Board for Harrison School for the Arts. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express, Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.



Eric Ammon, CCIM

Senior Advisor

eric@saundersrealestate.com

Direct: **877-518-5263 x353** | Cell: **863-602-1001**

Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

Memberships

Certified Commercial Investment Member



Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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