



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	\$20 PSF NNN
Number of Units	1
Available SF	3,500 + SF
Zoning Classification	OC, Office - Unincorporated Polk County
Parking Spaces	29
Main Floor Walkthrough	View Here

Property Overview

We are pleased to introduce an exquisite office space located in South Lakeland, offering approximately 3,500 square feet of high-end professional facilities. This space represents 39% of the building.

This meticulously designed layout includes three expansive private offices along with two open work areas, capable of accommodating multiple workstations. The suite features a well-appointed staff kitchen and two bathrooms, one of which is conveniently located on the ground floor within the primary office. Notably, the majority of the space has marble flooring.

In addition to the main office area on the ground floor, the second level is a loft office of nearly 1,400 square feet. This versatile space currently offers an open layout with laminate flooring, a bathroom, and storage.

Additional common/optional spaces are also available for a new tenant, including a front reception/waiting area, an additional conference room, a printing office, and another bathroom. These areas can be leased on a prorated SF basis, providing flexibility.

Floor plans and Matterport walkthrough links available.

COMPLETE HIGHLIGHTS



Property Highlights

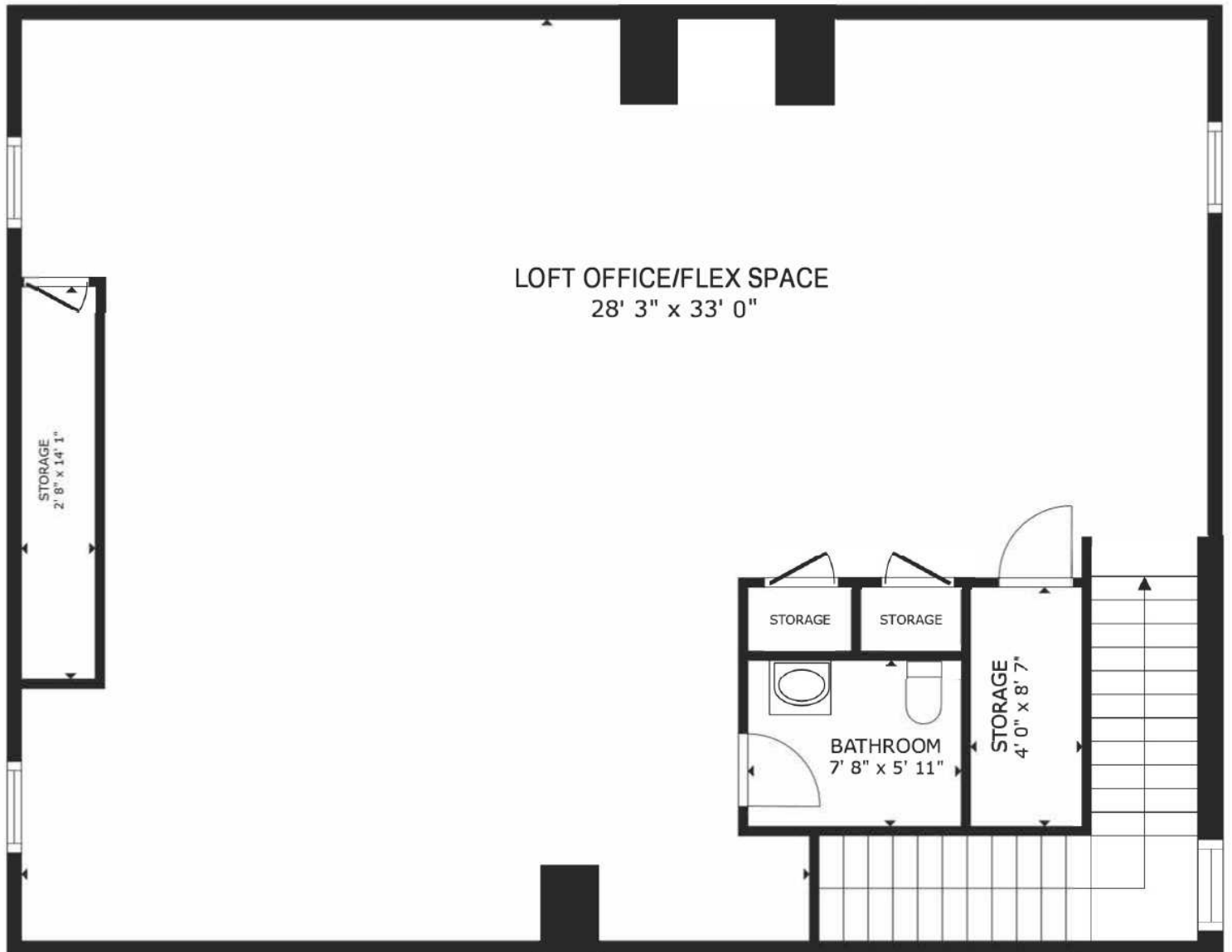
- 3,500 SF of High End Professional Office Space, includes main floor and second floor loft flex space.
- Owners open to leasing main floor only.
- Ground floor main space - 2,175 SF. Loft office - 1,400 SF. Floor plans below.
- Zoned OC, Unincorporated Polk County, uses include professional and medical office, personal service, and more.
- Within the main space - 3 large offices, 2 open flex areas, 2 bathrooms and a staff kitchen, with predominantly marble flooring.
- The upstairs loft office features 1,400 SF of open area with laminate flooring, open flex space, one bathroom and storage areas.
- Additional common space available, if needed - including the front reception, copy and print room, additional conference room and bathroom available for use on a prorata basis.
- A total of 29 common parking spaces 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.

MAIN FLOOR PLAN

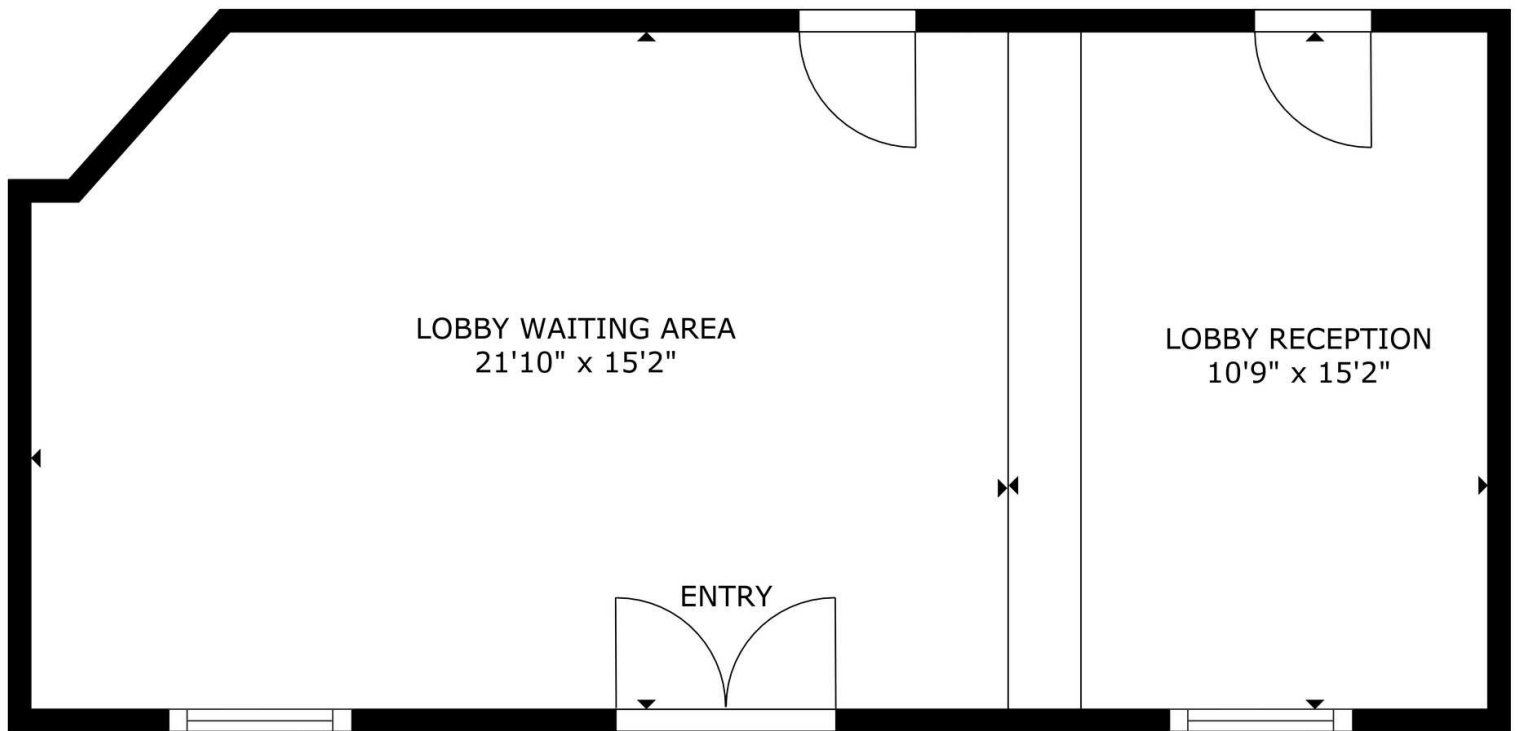


Main Office
Floor Plan

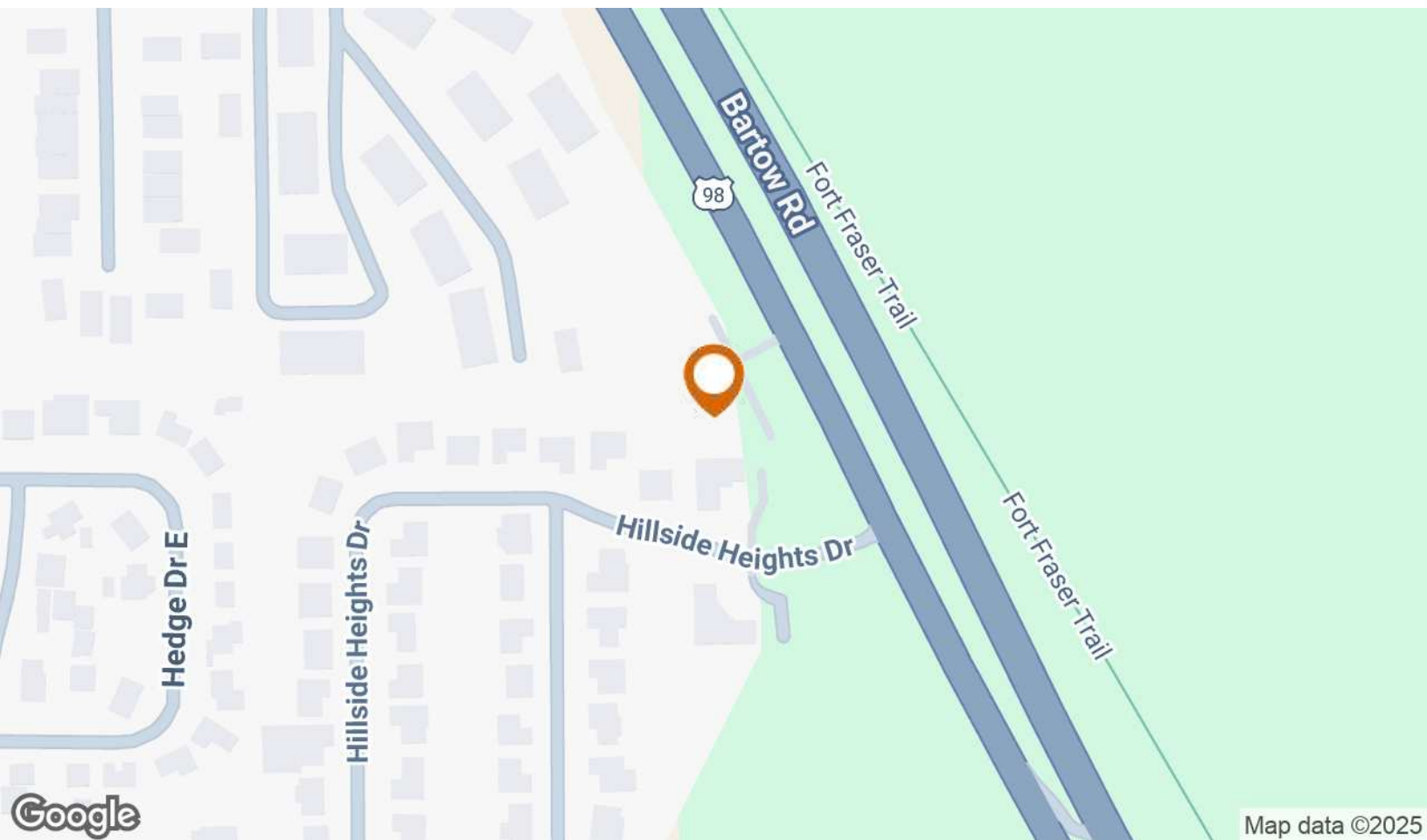
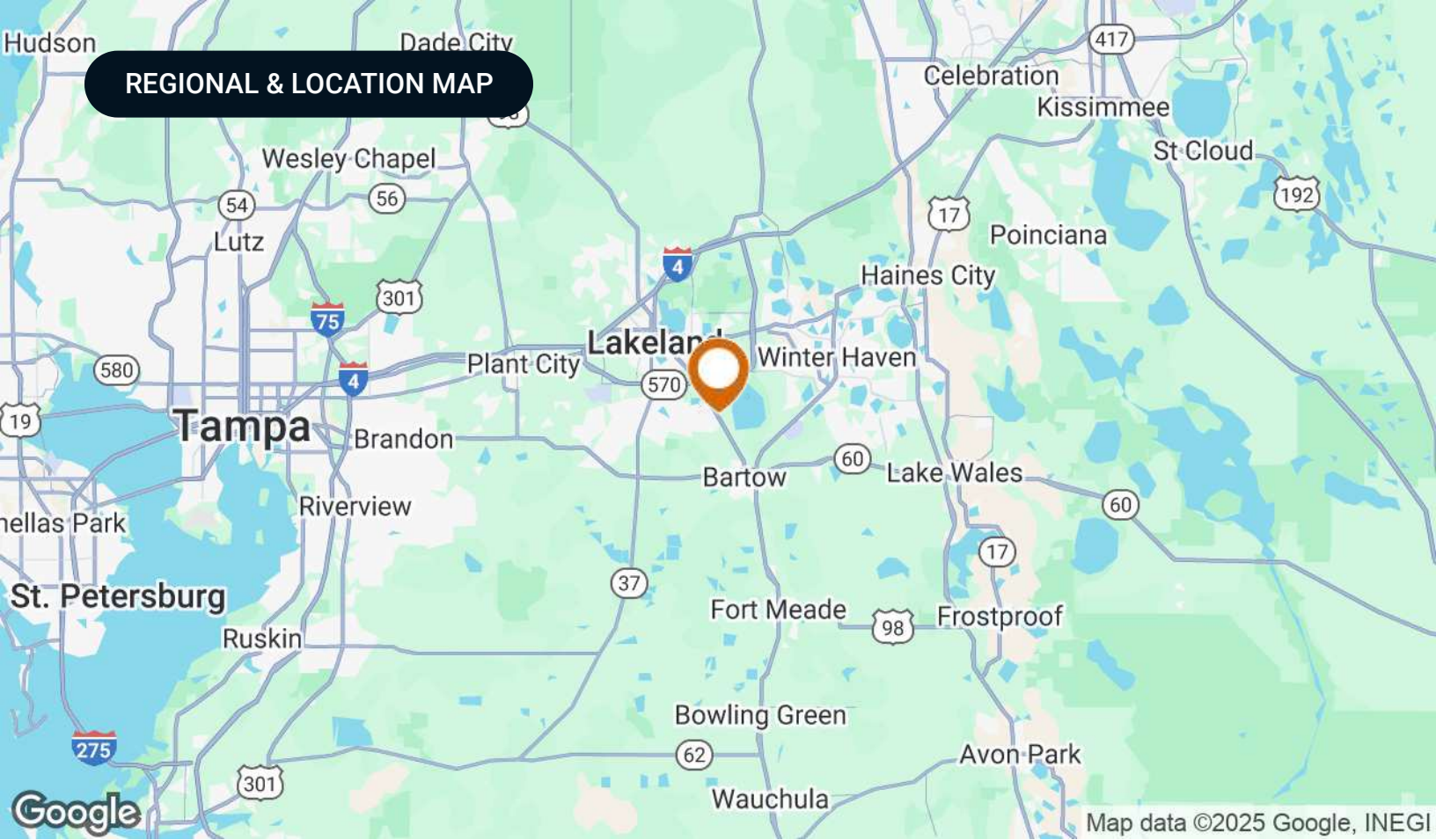
LOFT OFFICE SPACE FLOOR PLAN

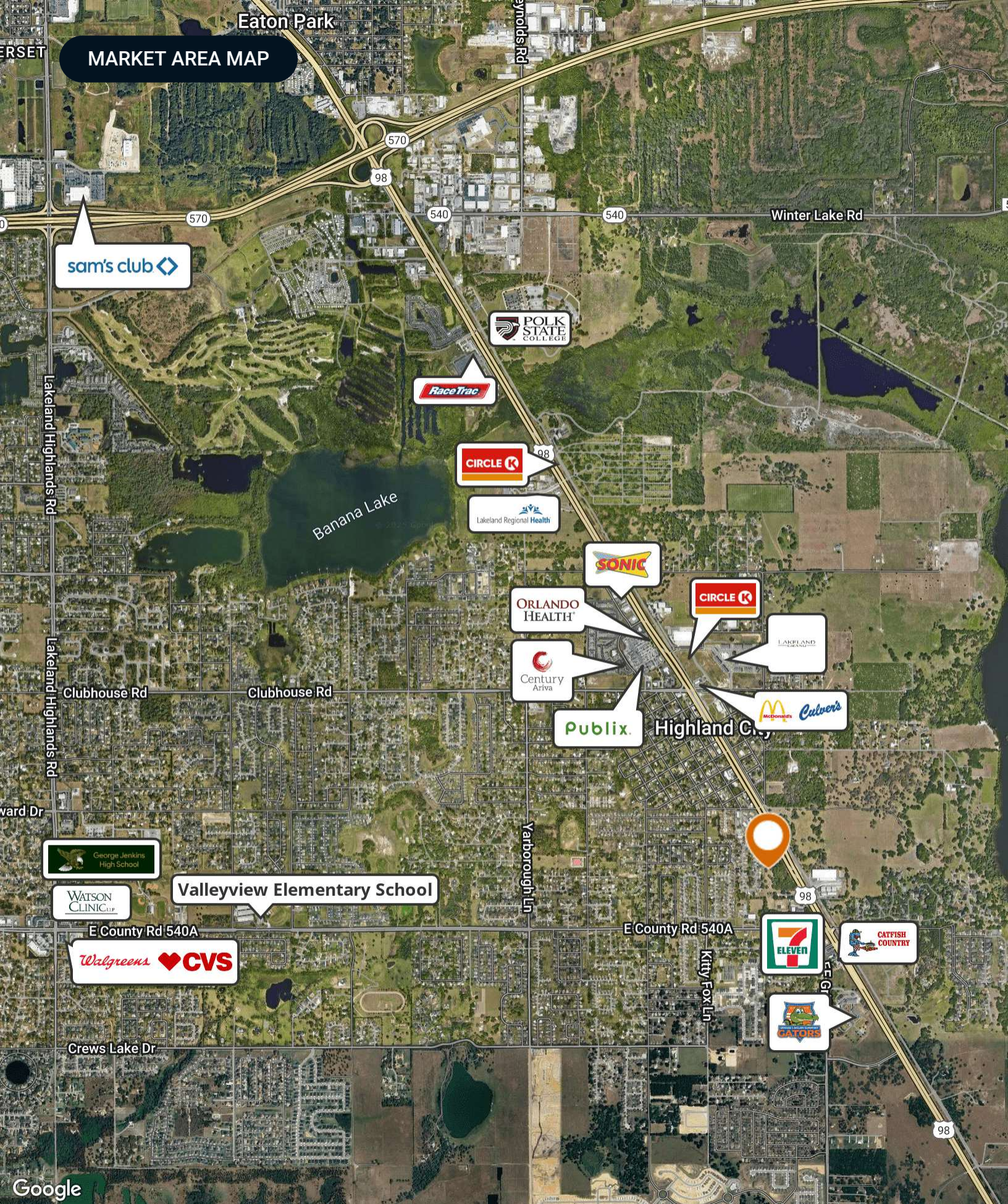


LOBBY & RECEPTION FLOOR PLAN

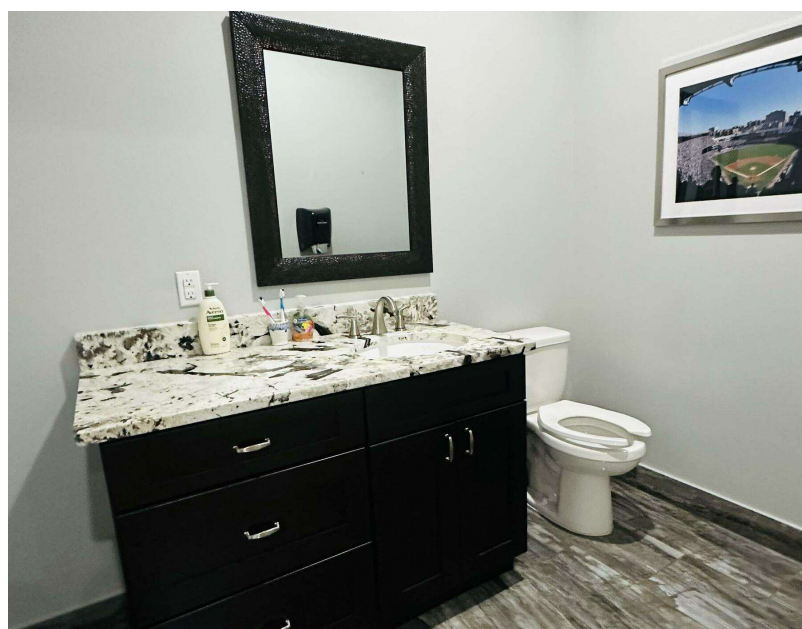
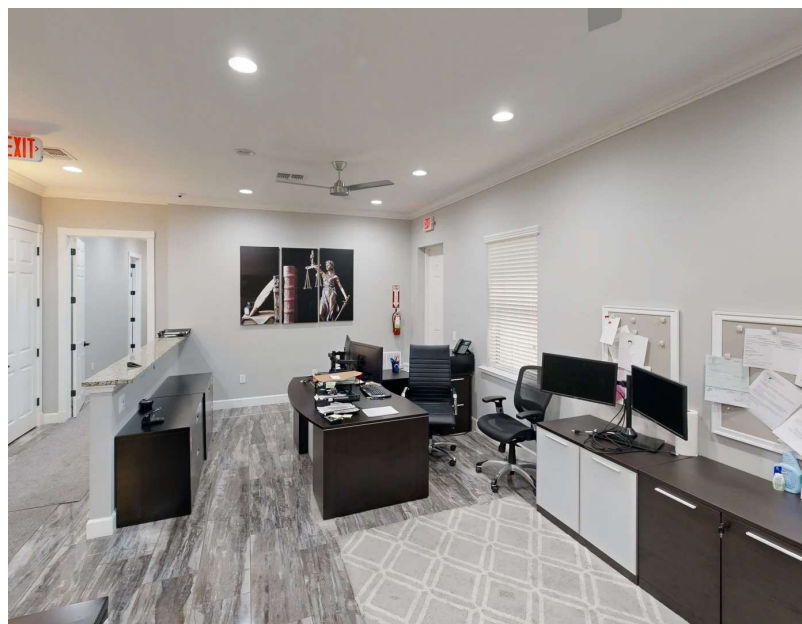
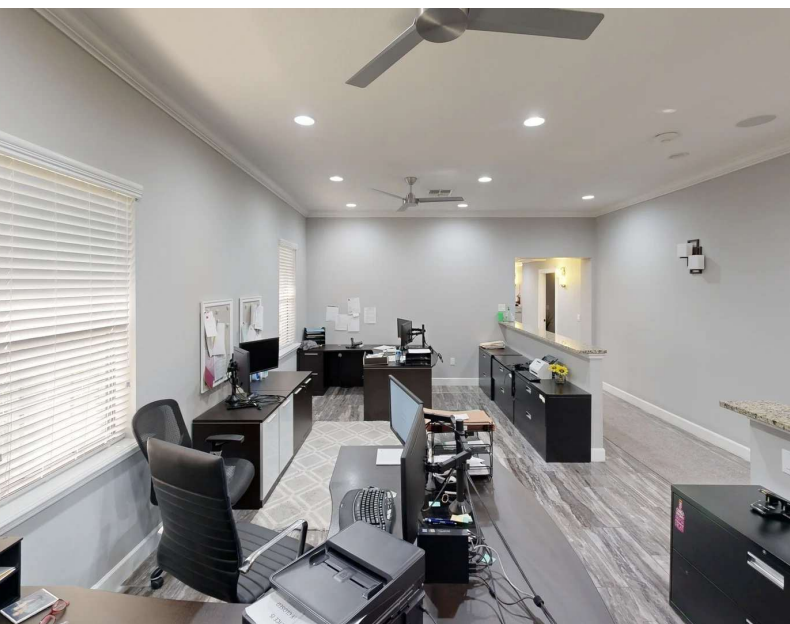


FLOOR PLAN

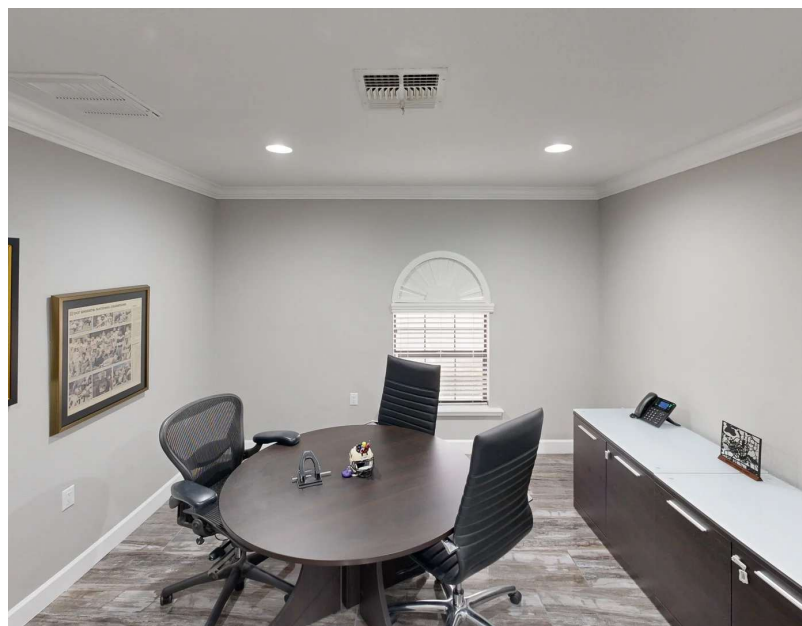




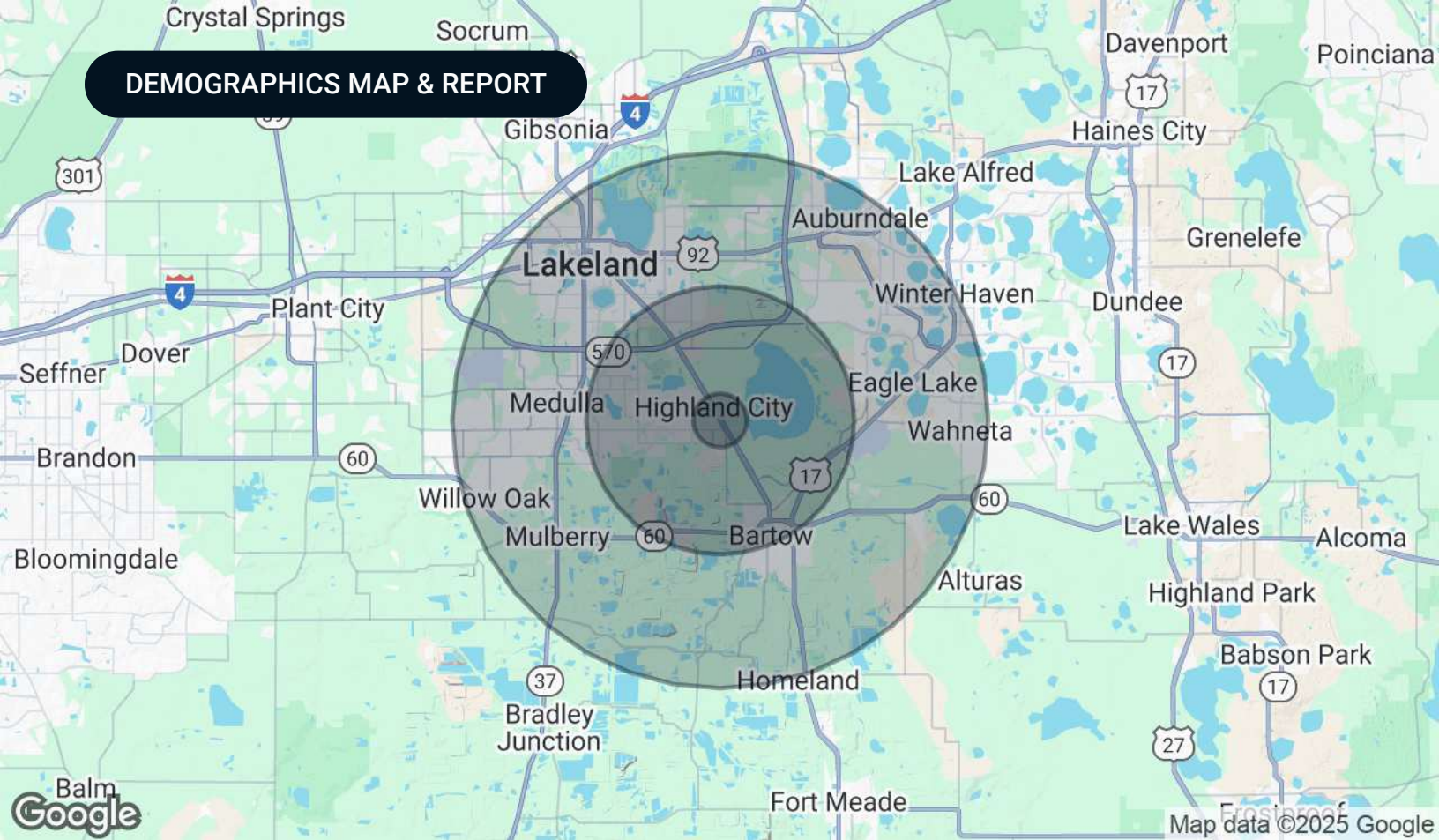
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



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



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 15 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 is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and the Lakeland Association of Realtors. 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.

Memberships

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board



Eric Ammon, CCIM

Senior Advisor

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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

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