



OFFICE BUILDING FOR LEASE

115 S Missouri

Available Naming Rights

115 S Missouri Avenue

Lakeland, FL 33815



CORY PETCOFF

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PROPERTY DESCRIPTION

Available immediately are approximately 24,000 sf of move in ready office space on the third and fourth floors of the building. This space was previously occupied by Farm Credit and is set up for executive offices and production areas. The property also provides 15,000 sf of shell space on the third floor that can be built to suit. HVAC and bathrooms are already in place. The smallest available space is located on the second floor. This 2,800 sf suite is large open space, but may also be built to suit.

PROPERTY HIGHLIGHTS

- 5/1000 parking
- Naming Rights Available
- Space may be built to suit

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (Full Service)
Number of Units:	7
Available SF:	5,000 - 27,820 SF
Lot Size:	5.84 Acres
Building Size:	107,442 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,216	27,011	53,920
Total Population	9,739	67,174	136,349
Average HH Income	\$38,291	\$50,157	\$54,959

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Basement Floor Plan

Room	Area (sq ft)	Room	Area (sq ft)
1. OFFICE	12,250	2. OFFICE	12,250
3. OFFICE	600	4. OFFICE	470
5. OFFICE	12,250	6. OFFICE	12,250
7. OFFICE	12,250	8. OFFICE	12,250
9. OFFICE	12,250	10. OFFICE	12,250

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115 S Missouri Ave As-Built
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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	60 months
Total Space:	5,000 - 27,820 SF	Lease Rate:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4th Floor	Available	11,568 SF	Full Service	\$22.00 SF/yr	This office space was previously occupied by Farm Credit for both executive and production purposes. Interior finishes are move in ready, however the space can be built to suit a Tenant's needs.
3rd Floor	Available	11,918 - 27,820 SF	Full Service	\$22.00 SF/yr	This office space was previously occupied by Farm Credit for both executive and production purposes. Interior finishes are move in ready, however the space can be built to suit a Tenant's needs.
3rd Floor	Available	5,000 - 27,820 SF	Full Service	\$22.00 SF/yr	This space is in shell condition with exposed ceilings and air ducts. The bathrooms, HVAC, and fire sprinklers are in place, but the space has no floor coverings, partition walls, or electrical outlets. An allowance can be provided for tenant improvements.

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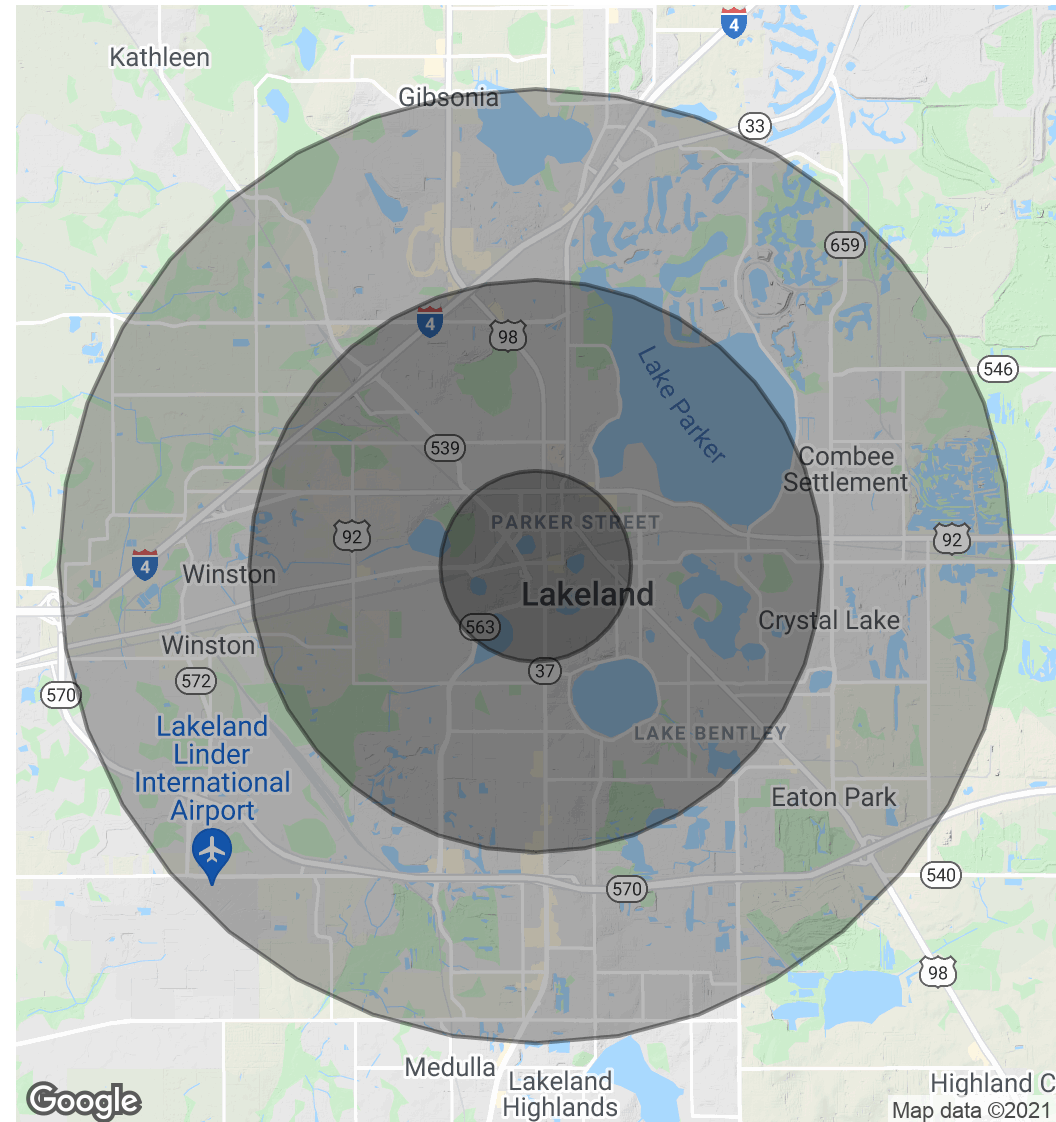
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,739	67,174	136,349
Average age	34.1	37.5	38.3
Average age (Male)	31.4	35.0	36.1
Average age (Female)	36.1	39.1	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,216	27,011	53,920
# of persons per HH	2.3	2.5	2.5
Average HH income	\$38,291	\$50,157	\$54,959
Average house value	\$148,154	\$159,492	\$170,771

* Demographic data derived from 2010 US Census



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