



Horizon Court Office



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Lance Cobb, your strategic partner in commercial real estate investments. With a stellar business track record spanning over a decade, Lance has successfully brokered transactions across diverse sectors including Retail, Medical, Land, Self Storage, and Multifamily properties. He holds an MBA and serves as a Hospitality & Urban Land Advisor at SVN Commercial Advisory Group in the vibrant city of Tampa, Florida. His unique edge stems from over a decade of personal investing in the residential real estate market, granting him unparalleled insights into evaluating business investments from multifaceted perspectives. Renowned for his hands-on approach, Lance is dedicated to rolling up his sleeves and diving into the groundwork, offering tailored solutions, crucial information, and unwavering support to his clients as they navigate complex investment landscapes. Fueled by an unyielding spirit, he takes immense pride in delivering top-tier service to visionary individuals who dare to dream big. As a native of Louisiana, Lance earned his undergraduate degree in Computer Information Systems from Southeastern Louisiana University in Hammond, Louisiana before finding his calling in the picturesque shores of Sarasota, where he pursued his master's in Business Administration. Lance Cobb isn't just your average commercial real estate agent; he's your gateway to unparalleled success in the investment realm. With a penchant for adventure, Lance finds solace in exploring the world with his loved ones, reading and writing material at beaches, and indulging in a myriad of recreational sports, including golfing, boating, basketball, and weightlifting. But Lance's interests don't stop there. He's also a content creator, serving as a social media influencer and brand ambassador, reaching audiences with compelling messages. Beyond the digital realm, Lance is a motivational speaker, inspiring others to reach beyond the stars and seize every opportunity that comes their way.



Property Information

PROPERTY SUMMARY

HORIZON COURT OFFICE

146 HORIZON COURT
LAKELAND, FL 33813

OFFERING SUMMARY

LEASE RATE:	\$19 SF/yr (MG)
BUILDING SIZE:	3,327 SF
AVAILABLE SF:	1,890 SF
LOT SIZE:	0.26 Acres



PROPERTY SUMMARY

This ±3,340 SF standalone office building offers a unique opportunity for tenants seeking a professional and flexible workspace. The property is currently configured across two levels and can accommodate a variety of leasing scenarios, including single-tenant occupancy or a shared tenant/owner-user arrangement. Ownership is flexible and open to repositioning their occupancy to accommodate tenant needs, allowing for adaptable leasing structures depending on space requirements. This creates an opportunity for tenants to secure a customized layout within a well-maintained office environment. The building features multiple private offices, open work areas, a breakroom, and restrooms, making it ideal for professional services, administrative operations, or similar office users.



PROPERTY HIGHLIGHTS

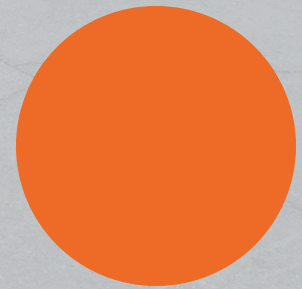
- ±3,340 SF Total Building (1,450sf 1st Floor & 1,890sf 2nd Floor)
- Two-Level Office Layout
- Flexible Leasing Options
- Owner Willing to Reconfigure Occupancy to Accommodate Tenant Needs
- Multiple Private Offices & Functional Layout
- Standalone Building - Strong Identity & Visibility
- Professional Office Setting



TWO-LEVEL LAYOUT



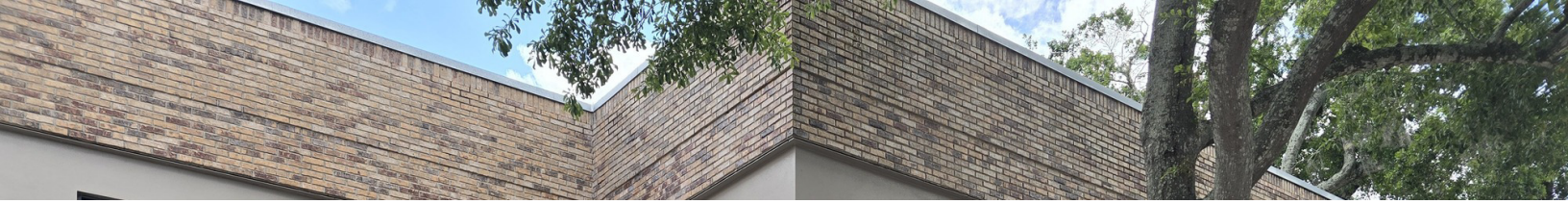
FLEXIBLE LEASING



PRIVATE OFFICES

RETAILER MAP





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