

1820 East Edgewood Drive Lakeland FL, 33803

FOR LEASE



1820 E. Edgewood Drive Suite 103, Lakeland, Florida 33803

Property Highlights



- **1401 SF OFFICE**
- **EFFICIENT LAYOUT**
- **HIGH-END FINISHES**
- **AMPLE PARKING**
- **BUILDING SIGNAGE**
- **CENTRAL LAKELAND**

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100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801



1820 E. Edgewood Drive Suite 103, Lakeland, Florida 33803

Property: This is an exceptional 1,401 sf office space built in 2009. Suite 103 has three private offices, conference room, restroom, and kitchen area. The high-end finishes in this suite feature, 8' doors, trayed ceilings, granite counter tops, can lights, tile, crown molding and 10' ceilings. This is a beautiful space!

Location: Site is located in central Lakeland, on East Edgewood Drive. The property has plenty of parking and offers great lake views. Outdoor patio offers a nice place to take your lunch break and enjoy the surrounding area.

Area Information: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I-4 corridor. There are over 10,000,000 people within a 100-mile radius of Lakeland; a fact that is causing exponential growth in the area.

Lease Rate: \$2,300





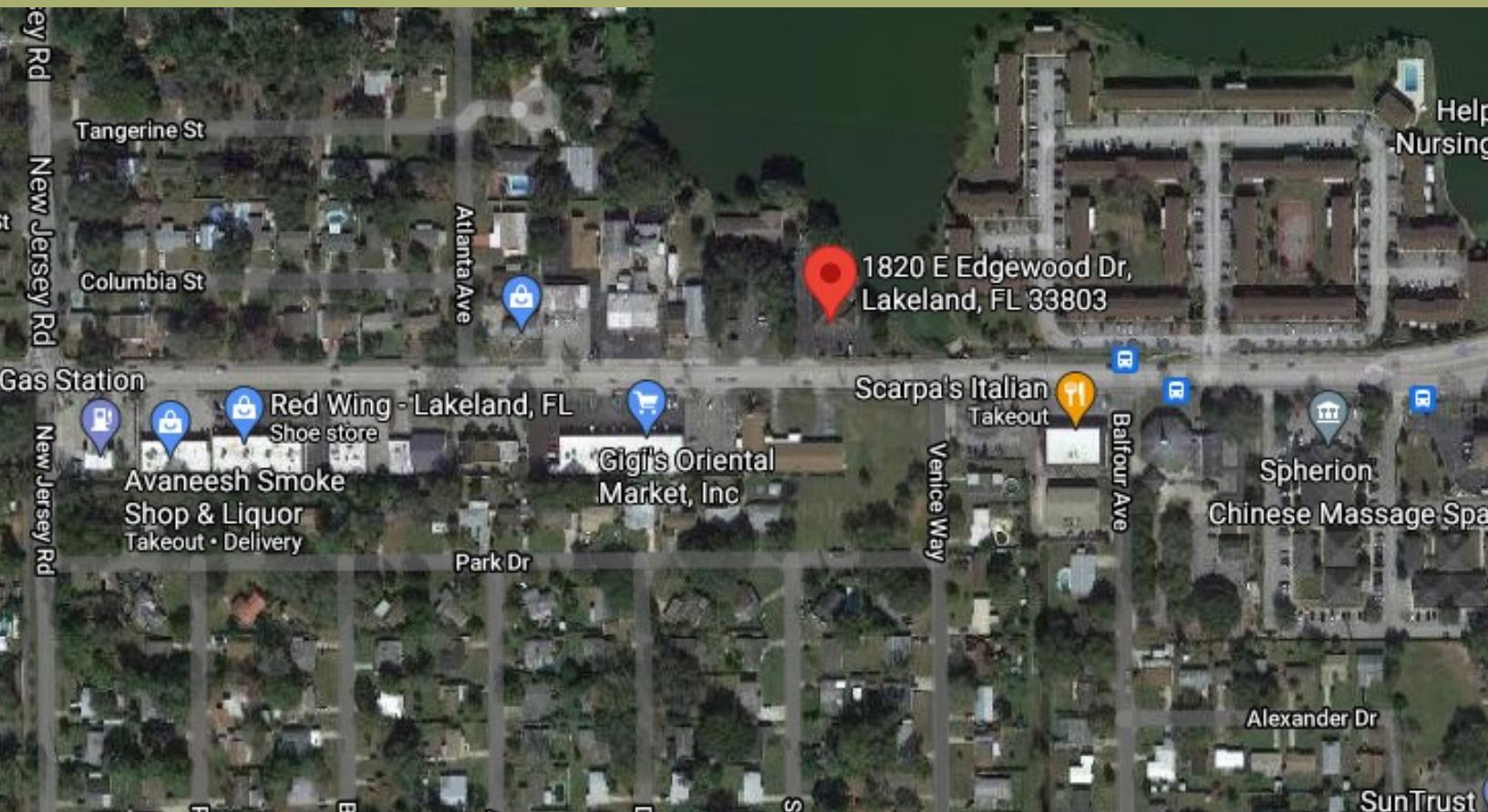
History buffs and art lovers will enjoy the Polk Museum of Art in Lakeland, and flight enthusiasts can't miss the annual SUN 'n FUN Flyin. And don't forget Spring Training with the Detroit Tigers at the newly renovated Joker Marchant Stadium! In the heart of Lakeland's downtown, Lake Mirror Park offers a historic promenade, amphitheater and pedestrian walkways. Hollis Garden, found around the walkway, is a breathtaking formal garden that showcases more than 10,000 flowers and Florida indigenous plants. Make sure to dine at one of the over 30 restaurants in downtown, in what is quickly becoming the hottest restaurant scene in central Florida.



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LOCATION MAP

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Photos

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Photos

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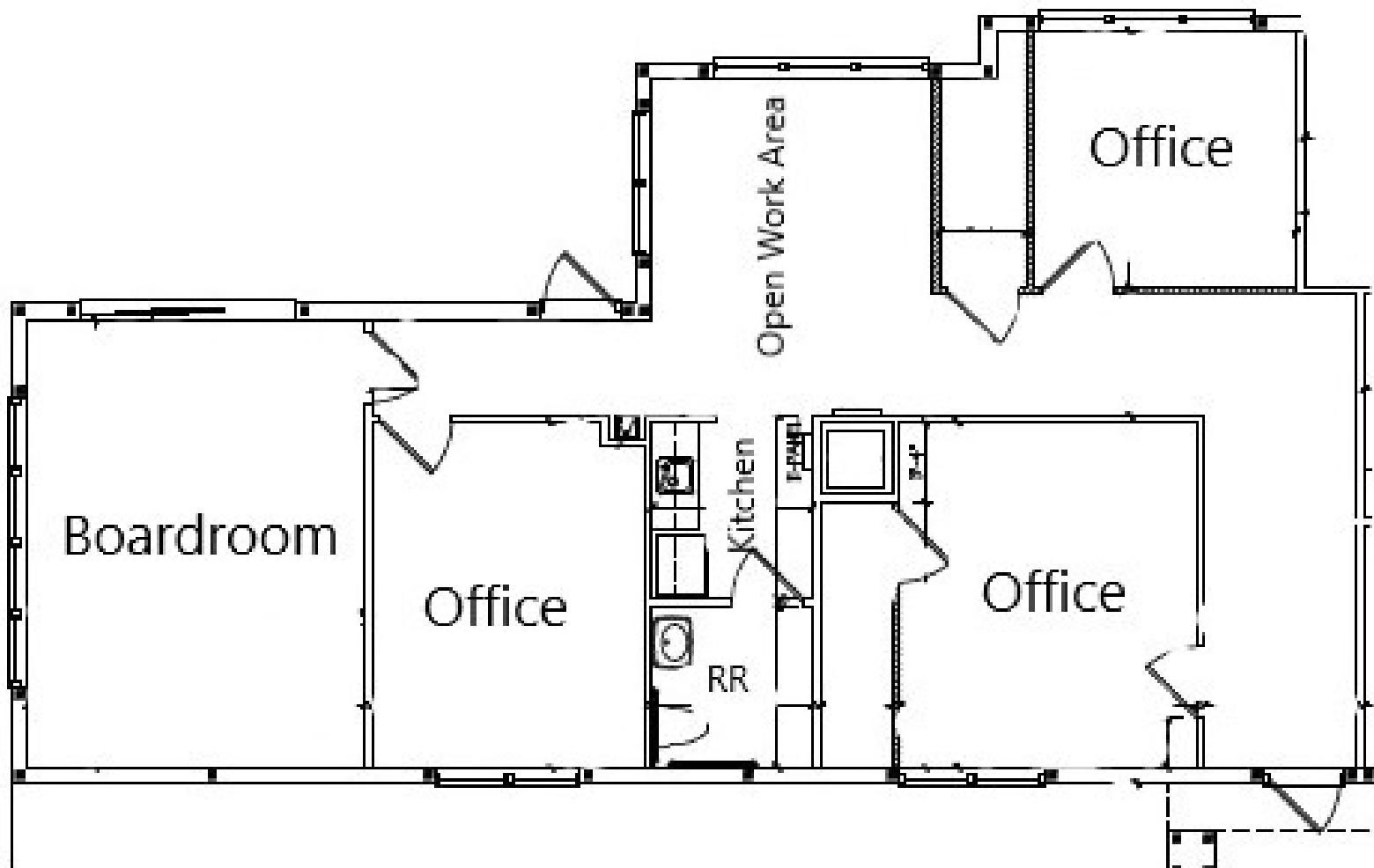


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Floor Plan

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Community

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In proximity are two international airports, two interstate highways, passenger, and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.

LAKELAND RANKINGS

- #1 Cities to buy a home (Business Insider)
- #1 Fastest growing city (Bloomberg)
- #1 most philanthropic city (Philanthropy)
- #6 safest places to live
- #6 mid-sized metro job growth (Business facilities)
- #17 best cities for new graduates (Good Call)
- #7 Best Places to move (US News & World Report)

LAKELAND BENEFITS

- North & South Highways: I-75, I-95, Hwy 27
- East & West Highways: I-4, Hwy 60, Hwy 92
- 32 Miles from Tampa, 54 Miles from Orlando
- CSX Rail Access
- 2 Major Airports less than 1 hour away
- Over 10 Million People within 100 Miles
- Largest Municipality in Polk County
- City of Lakeland population: 107,552
- Average annual wages: \$56,376
- Unemployment rate: 3.4%
- Florida's 4th Best City in business tax climate index