

For Lease



146 Horizon Court, Lakeland, Florida 33813

PROPERTY HIGHLIGHTS

- **PRIME LOCATION SOUTH LAKELAND**
- **1,886 SF PRIVATE OFFICE**
- **THREE EXECUTIVE OFFICES**
- **SHARED BREAKROOM**
- **AMPLE PARKING**



JACK STROLLO, CCIM, CPM VICE PRESIDENT, BROKER
100 S. KENTUCKY AVENUE SUITE 290, LAKELAND, FL 33801

PHONE: (863) 683-3425

JSTROLLO@RESBROADWAY.COM

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Property: This freestanding office building, built in 1986, is conveniently located in South Lakeland, just off South Florida Avenue on Horizon Court. With a total of 3,334 SF across two floors, the property offers a professional and versatile office environment ideal for a variety of businesses.

The first-floor features professional office suites with three executive offices available, Included is Wi-Fi, and shared breakroom.

The second floor offers one private executive office with 1,886 SF with ten private offices one can easily become a large conference room, and two private restrooms.

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Currently, three executive offices are available for lease, and the second floor suite with 1,886 sf providing an excellent opportunity to secure a high-quality workspace in a desirable area.

With its prime location near South Florida Avenue, this space is perfect for businesses seeking offices in South Lakeland.

Lease Rates: Suite A - \$925.00

Suite B - \$825.00

Suite D - \$925.00

Suite 2 - \$23.00 psf Mod Gross

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Location: This site is located in south Lakeland, just off S. Florida Avenue on Horizon Court, behind Mattress Firm at the intersection of S. Florida Avenue, and Horizon Court. The property has 15 parking spaces on site. Location is serene and quiet, located on a cul-de-sac.

BROADWAY
REAL ESTATE SERVICES

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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.



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146 HORIZON COURT, LAKELAND, FLORIDA 33813

PHOTOS



JACK STROLLO, CCIM, CPM VICE PRESIDENT, BROKER
100 S. KENTUCKY AVENUE SUITE 290, LAKELAND, FL 33801

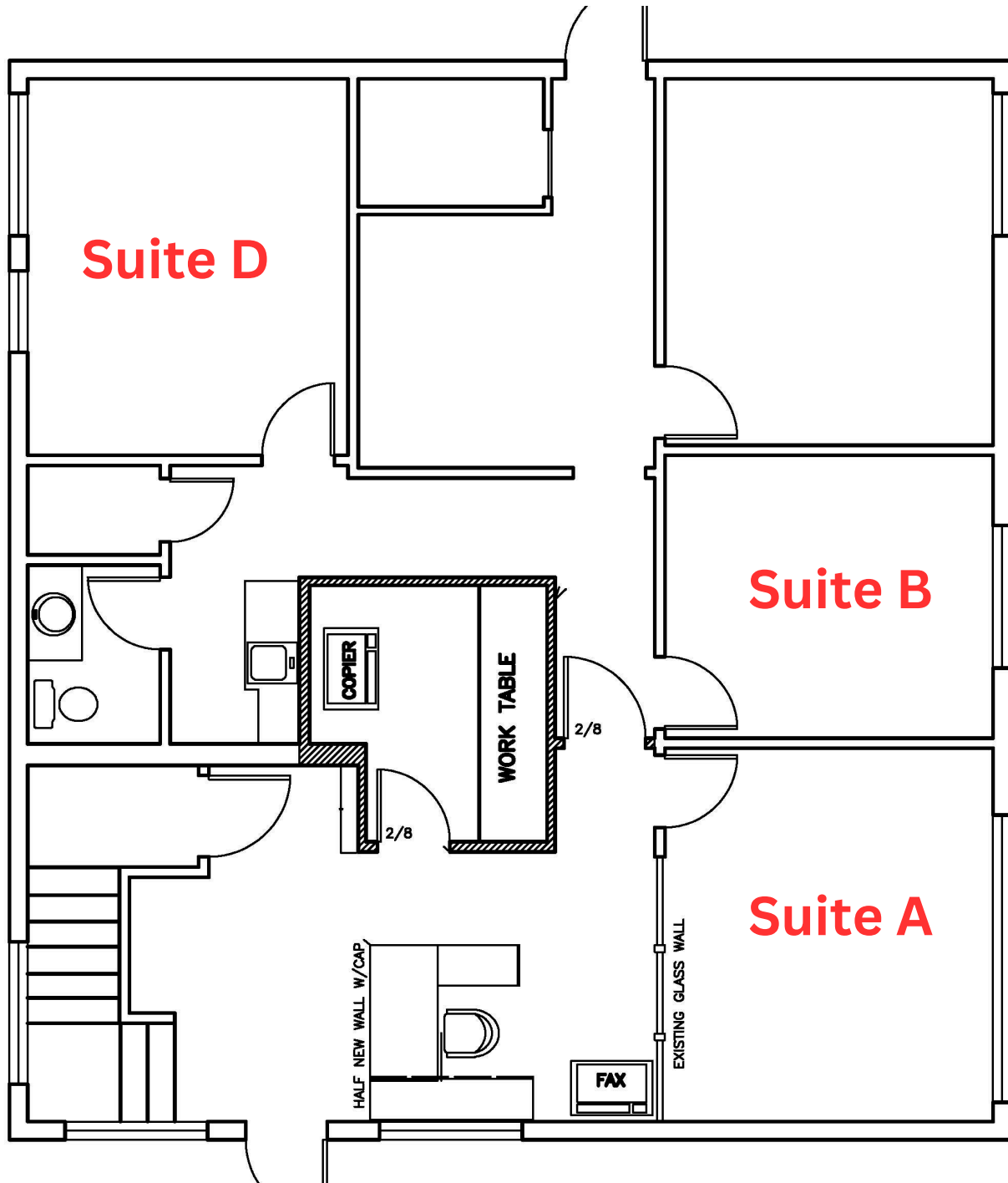
PHONE: (863) 683-3425

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1 ST FLOOR PLAN

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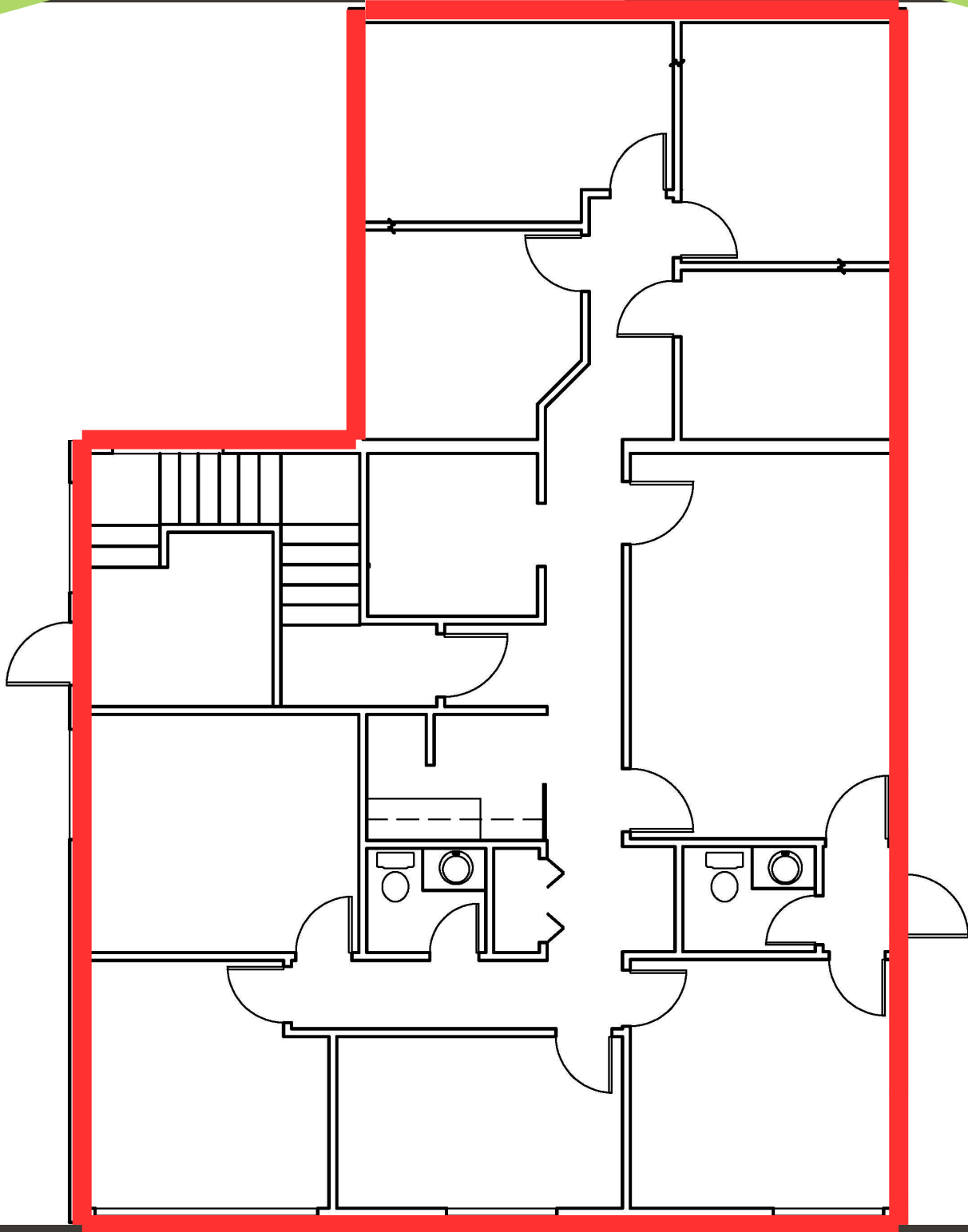
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SUITE 2

BROADWAY
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MAPS



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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 FASTEST GROWING CITY IN US** (Bloomberg)
- **#2 TOP METRO HIGHEST IN MIGRATION** (CoreLogic, Inc.)
- **#3 TOP BOOMTOWNS IN AMERICA** (Lendingtree)
- **#4 IN FASTEST-GROWING PLACES** (Usnews.com)
- **#5 SAFEST PLACE TO LIVE** (Usnews.com)
- **#12 BEST PLACES TO LIVE IN FLORIDA** (Usnews.com)
- **BEST PLACE TO START A BUSINESS** (Inc.com)

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**
- **Lakeland Linder International Airport for jet use and Amazon Prime Air**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 120,280**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**