



# Executive Summary

102 W BAKER ST | OFFICE BUILDING FOR LEASE



## OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Building Size:	24,126 SF
Available SF:	5,787 - 14,576 SF
Zoning:	C-1

## PROPERTY OVERVIEW

Premier office space located in downtown Plant City, FL. The building is a total of 24,162 SF with two available spaces for lease. The first floor features approx. 8,789 SF consisting of multiple private offices, conference rooms, break room, open cubical space, and two vaults. The second floor space features approx. 5,787 SF consisting of multiple large executive private offices, conference room, break room, and reception/waiting room.

## PROPERTY HIGHLIGHTS

- Prime location
- Plenty of parking
- 2 covered reserved spaces per floor
- Available fully furnished
- 2 private vaults

Nick Ganey, CCIM | Tommy Szarvas  
813.967.6077 | 813.495.3143  
nick@bounat.com | tommy@bounat.com

**bounat**  
Boutique Firm | National Reach



# Lease Spaces

102 W BAKER ST | OFFICE BUILDING FOR LEASE



## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	5,787 - 14,576 SF	Lease Rate:	\$20.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Floor	Available	8,789 - 14,576 SF	Modified Gross	\$20.00 SF/yr
2nd Floor	Available	5,787 - 14,576 SF	Modified Gross	\$20.00 SF/yr

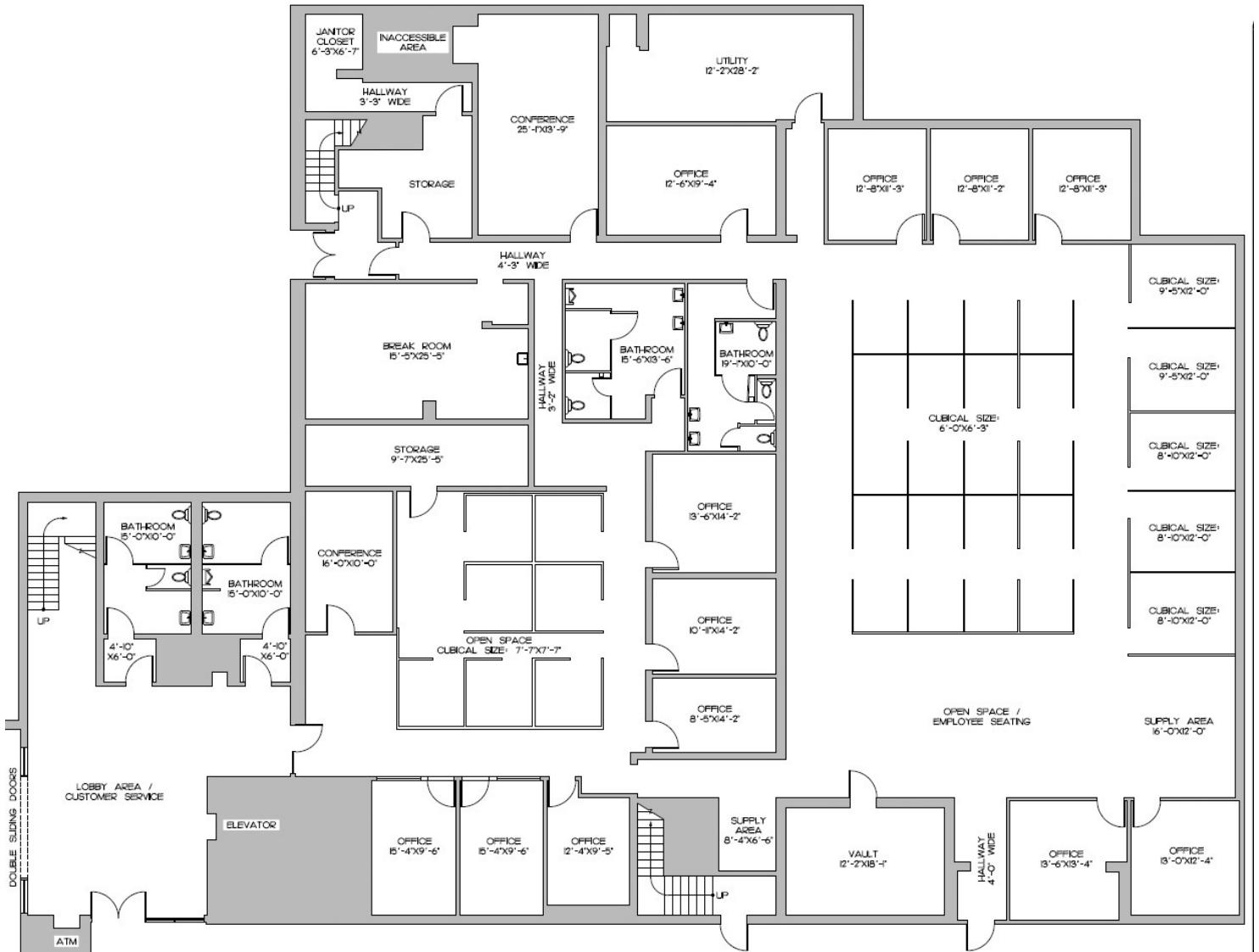
Nick Ganey, CCIM | Tommy Szarvas  
 813.967.6077 | 813.495.3143  
 nick@bounat.com | tommy@bounat.com

**bounat**  
 Boutique Firm | National Reach



# 1st Floor

102 W BAKER ST | OFFICE BUILDING FOR LEASE



Nick Ganey, CCIM  
 813.967.6077  
 nick@bounat.com

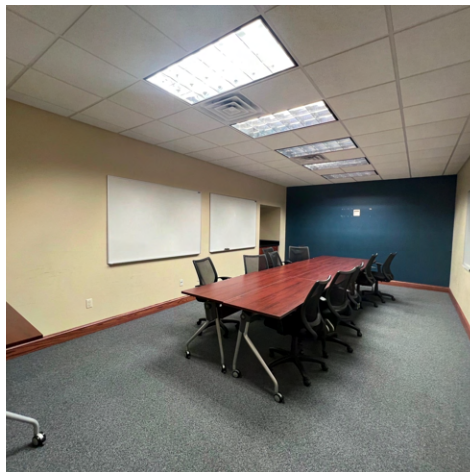
Tommy Szarvas  
 813.495.3143  
 tommy@bounat.com

**bounat**  
 Boutique Firm | National Reach



# 1st Floor

102 W BAKER ST | OFFICE BUILDING FOR LEASE



Nick Ganey, CCIM  
813.967.6077  
nick@bounat.com

Tommy Szarvas  
813.495.3143  
tommy@bounat.com

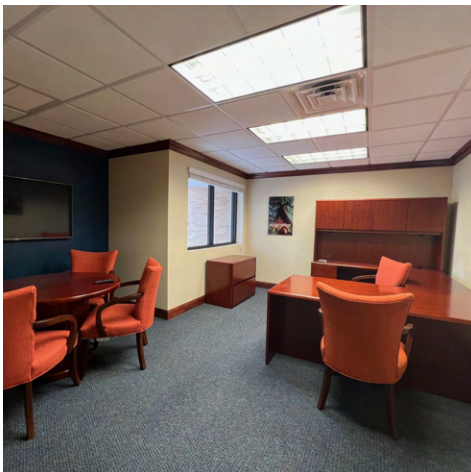
**bounat**  
Boutique Firm | National Reach





# 2nd Floor

102 W BAKER ST | OFFICE BUILDING FOR LEASE



Nick Ganey, CCIM  
813.967.6077  
nick@bounat.com

Tommy Szarvas  
813.495.3143  
tommy@bounat.com

**bounat**  
Boutique Firm | National Reach



# Site Plan

102 W BAKER ST | OFFICE BUILDING FOR LEASE



Nick Ganey, CCIM  
813.967.6077  
nick@bounat.com

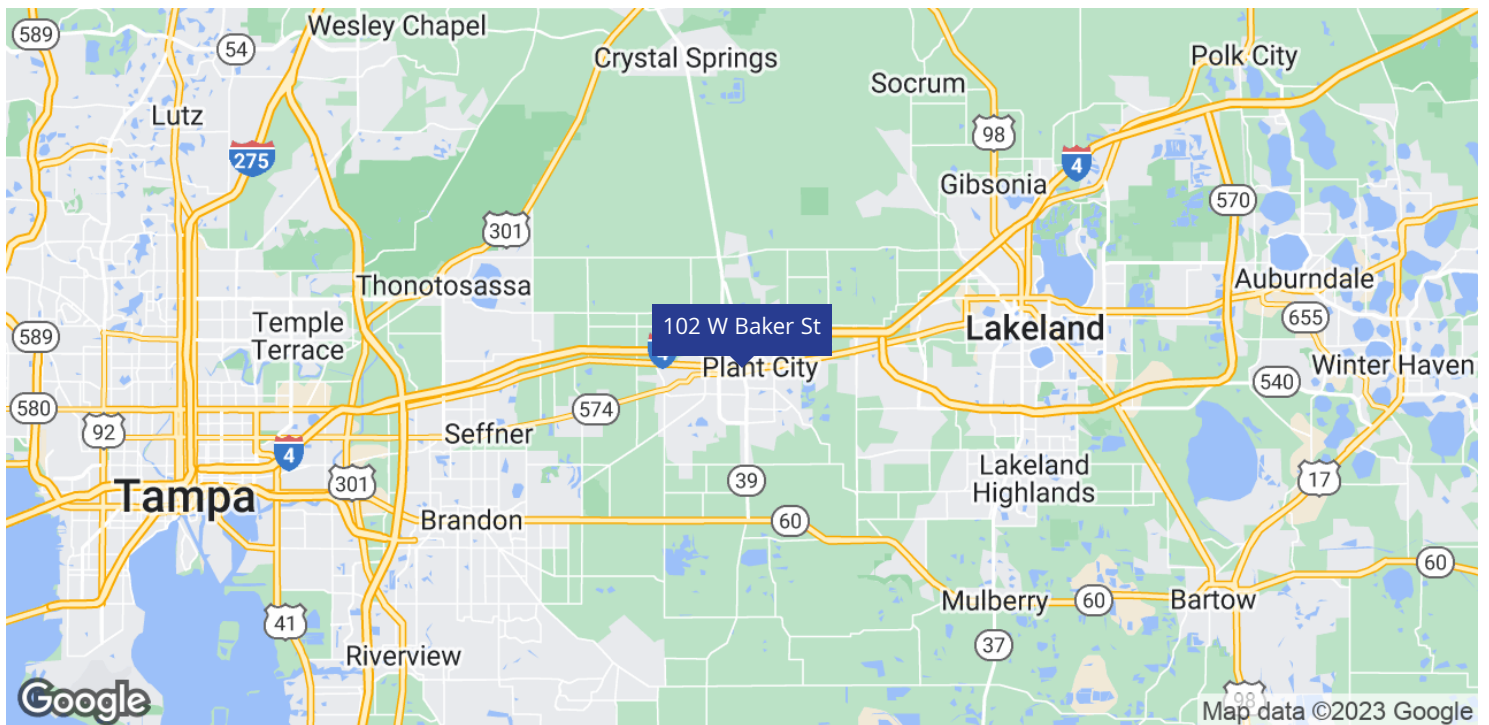
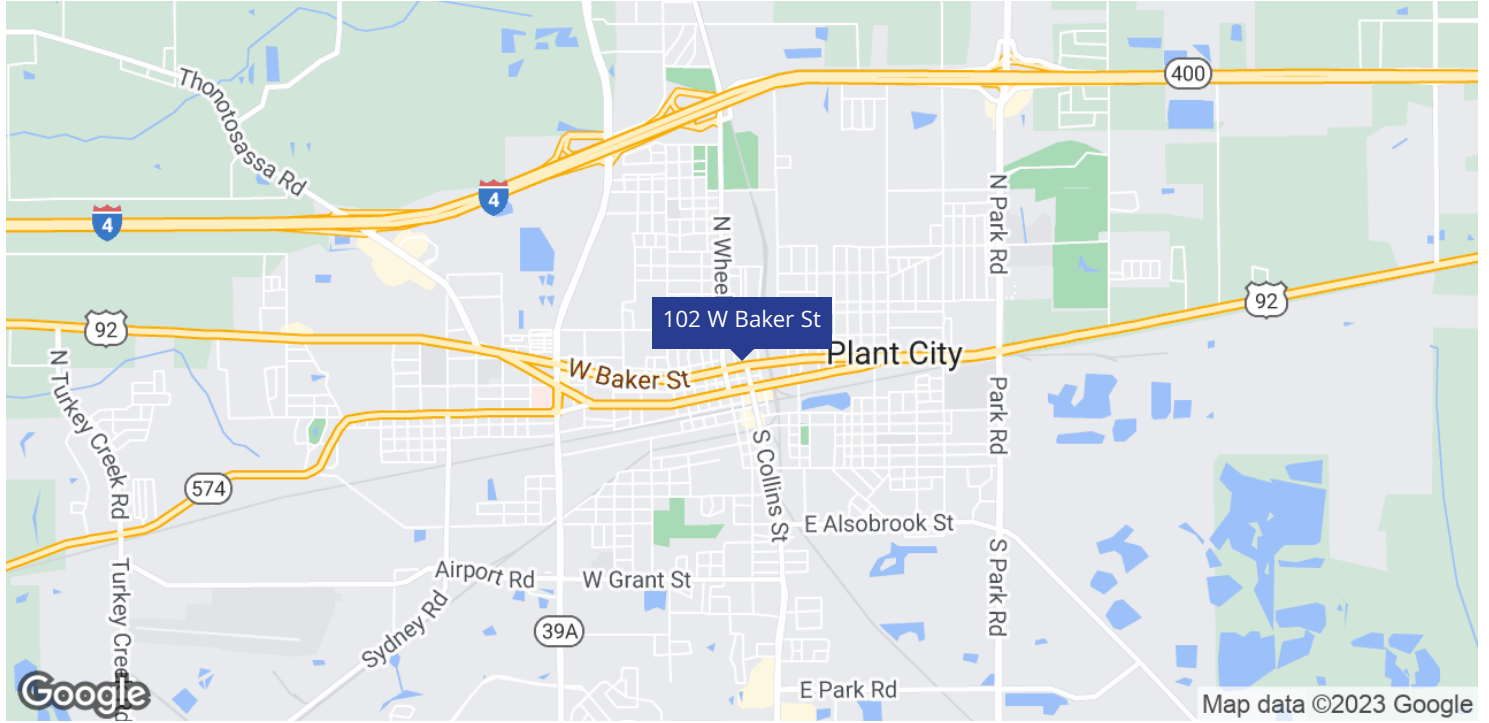
Tommy Szarvas  
813.495.3143  
tommy@bounat.com

**bounat**  
Boutique Firm | National Reach



# Location Map

102 W BAKER ST | OFFICE BUILDING FOR LEASE



Nick Ganey, CCIM  
813.967.6077  
nick@bounat.com

Tommy Szarvas  
813.495.3143  
tommy@bounat.com

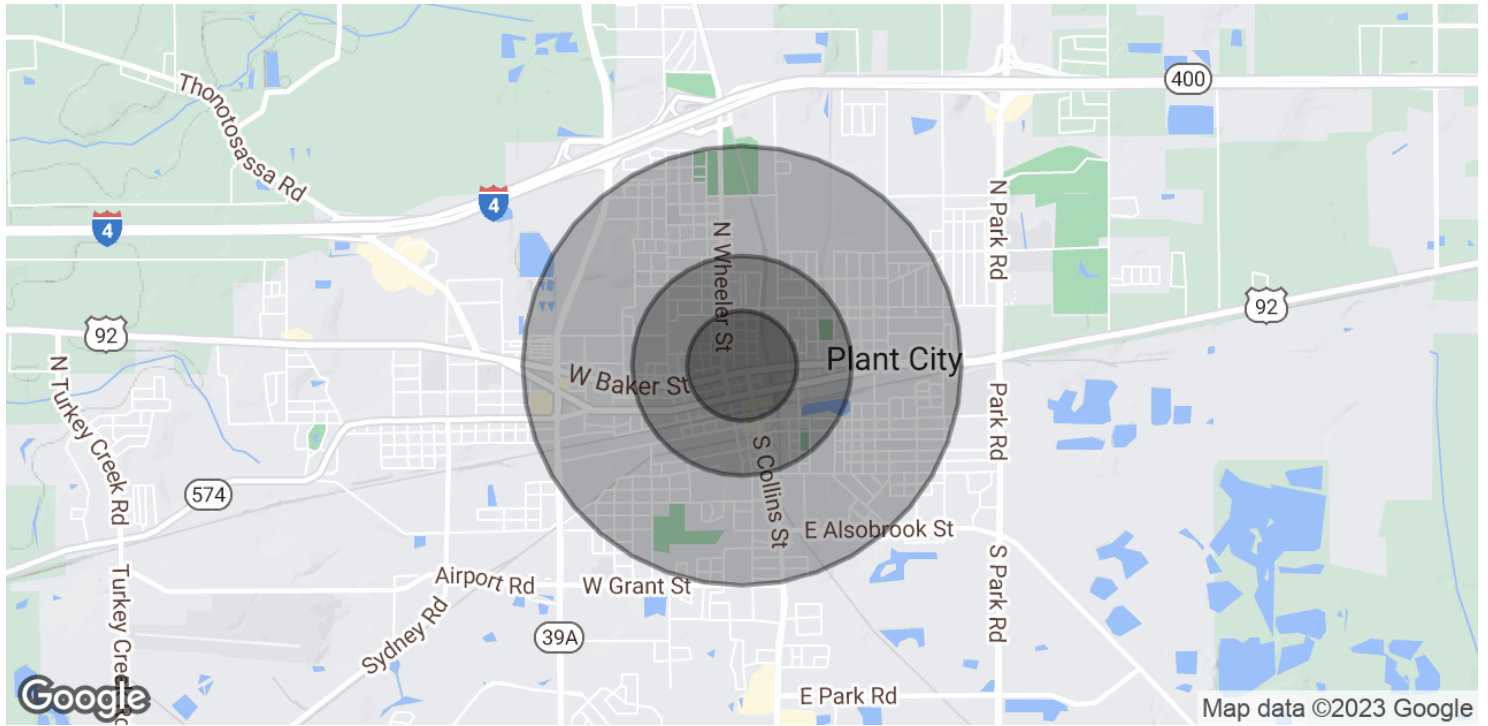
**bounat**  
Boutique Firm | National Reach





# Demographics Map & Report

102 W BAKER ST | OFFICE BUILDING FOR LEASE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	595	2,346	8,526
Average Age	38.3	38.2	37.1
Average Age (Male)	36.9	36.5	35.5
Average Age (Female)	39.1	39.0	38.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	266	1,004	3,424
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$56,131	\$48,459	\$45,993
Average House Value	\$232,172	\$183,739	\$146,436

\* Demographic data derived from 2020 ACS - US Census

Nick Ganey, CCIM | Tommy Szarvas  
 813.967.6077 | 813.495.3143  
 nick@bounat.com | tommy@bounat.com

**bounat**  
 Boutique Firm | National Reach