



609 Midflorida Dr., Suite 2 Lakeland, FL FOR LEASE

PROPERTY HIGHLIGHTS

- PRIME SOUTH LAKELAND LOCATION
- HIGH END BUSINESS PARK
- 1,250 SF OFFICE
- AMPLE PARKING

CLICK [HERE](#) FOR 3D FLOOR PLAN



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

PHONE: (863) 683-3425

JSTROLLO@RESBROADWAY.COM

609 Midflorida Drive, Lakeland, Florida 33813

Property: This office property is located within the Viking Business park in south Lakeland. Suites 2 has 1,250 rsf. This office was built by Tapia and features, 8' doors, crown molding, tile roofs, excellent layouts with offices, conference rooms, reception / waiting areas, break rooms and storage (see attached floorplans for specific layout).

Lease Price: \$23.00 PSF



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

PHONE: (863) 683-3425

JSTROLLO@RESBROADWAY.COM

This detailed mechanical layout for the 1st floor illustrates the placement of various HVAC components and ductwork. Key features include:

- Equipment and Units:** A 14" FLEX unit is located in the upper right, with a 14" FLEX unit and a 14" FLEX unit (labeled 14" FLEX #2) positioned below it. A 14" FLEX unit is also shown in the lower right. A 14" FLEX unit is located in the lower left. A 14" FLEX unit is located in the lower right. A 14" FLEX unit is located in the lower right.
- Ductwork:** Ductwork is shown in various sizes, including 14" FLEX, 12" FLEX, 10" FLEX, and 8" FLEX. Ductwork is shown in various sizes, including 14" FLEX, 12" FLEX, 10" FLEX, and 8" FLEX. Ductwork is shown in various sizes, including 14" FLEX, 12" FLEX, 10" FLEX, and 8" FLEX.
- Room Divisions:** The layout shows various room divisions, including a large open area on the left, a series of smaller rooms in the center, and a large room on the right.
- Other Features:** A sink is located in the upper right. A 14" FLEX unit is located in the upper right. A 14" FLEX unit is located in the upper right.



BROADWAY
REAL ESTATE SERVICES

JSTROLLO@RESBROADWAY.COM

609 Midflorida Drive, Lakeland, Florida 33813



Location: This site is located in south Lakeland, just off S. Florida Avenue on Midflorida Drive. The Viking Business is a wonderful, serene and quiet south Lakeland locations. It is six miles from downtown and close to the Polk Parkway.

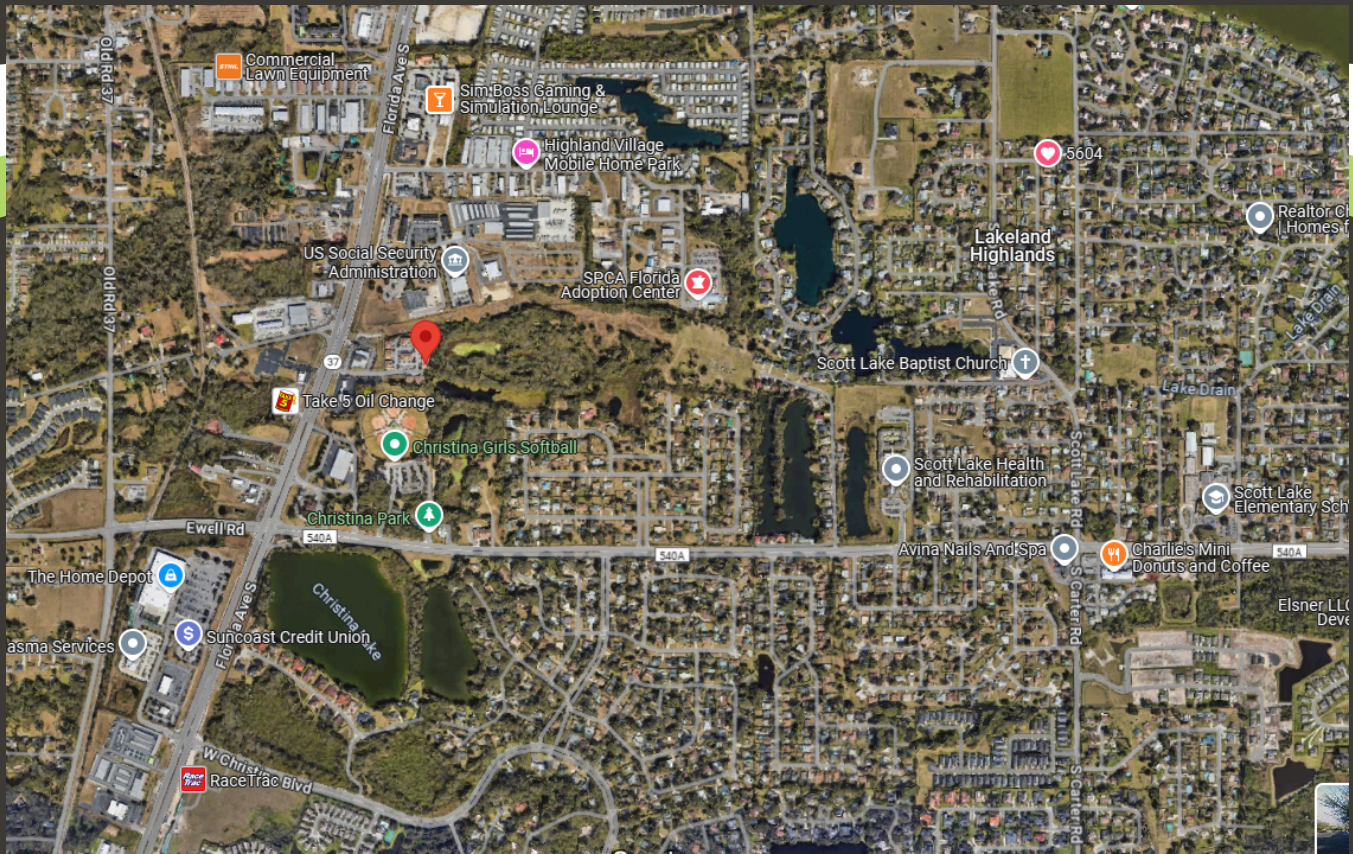


**JACK STROLLO, CCIM, CPM VICE PRESIDENT, BROKER
100 S. KENTUCKY AVENUE SUITE 290, LAKELAND, FL 33801**

PHONE: (863) 683-3425

JSTROLLO@RESBROADWAY.COM

609 Midflorida Drive, Lakeland, Florida 33813



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.

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

PHONE: (863) 683-3425

JSTROLLO@RESBROADWAY.COM

609 MIDFLORIDA DRIVE, LAKELAND, FLORIDA 33813



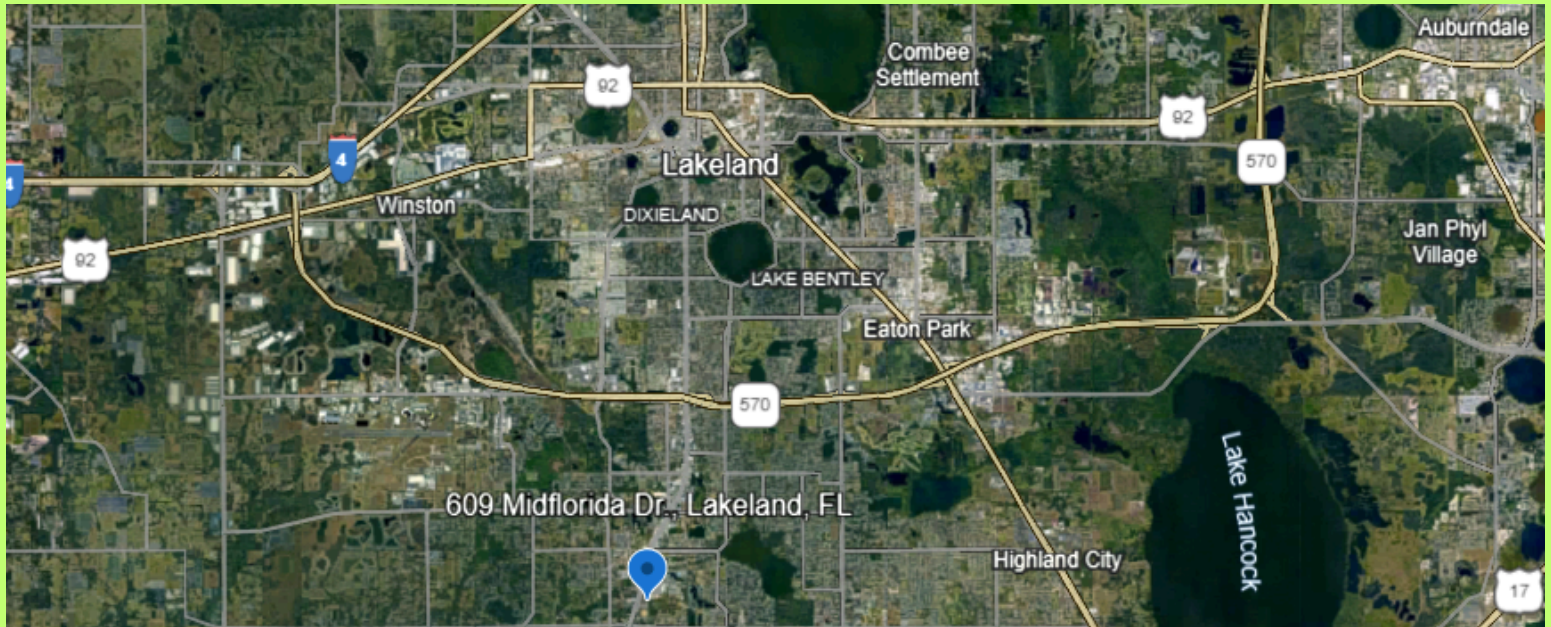
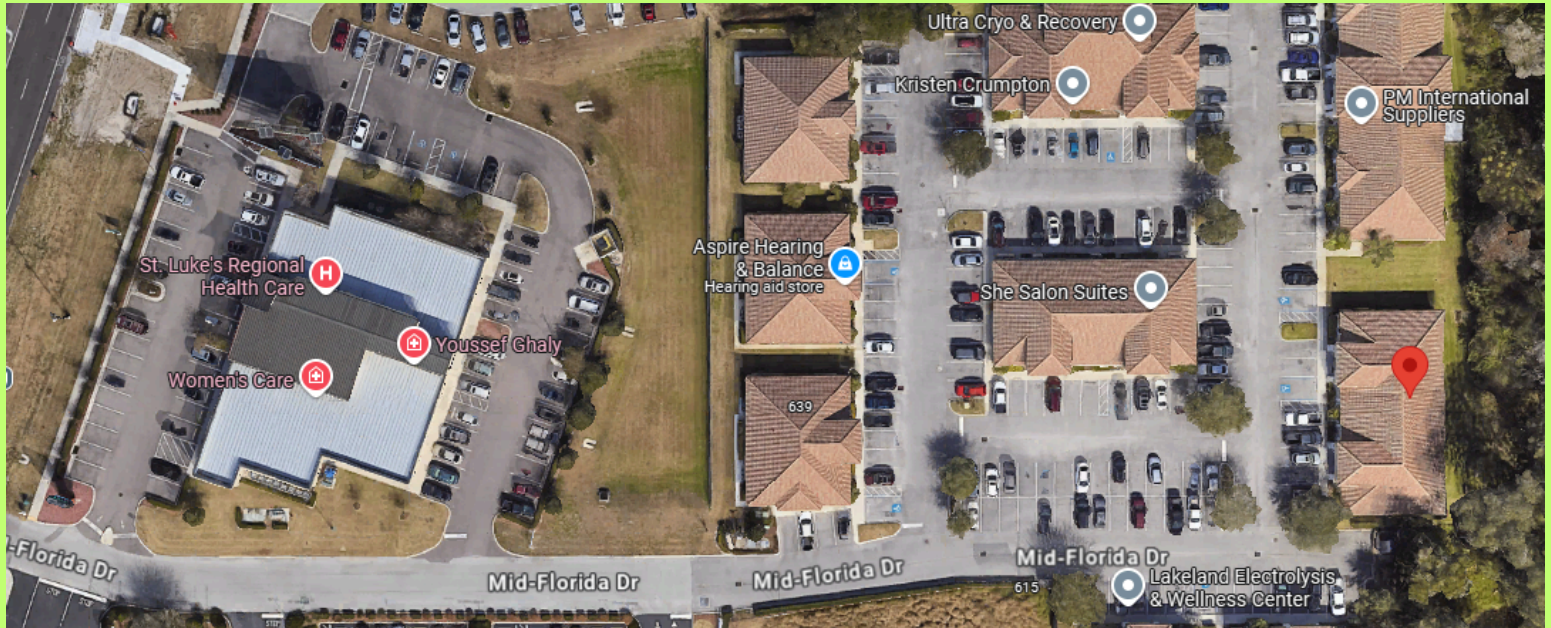
JACK STROLLO, CCIM, CPM VICE PRESIDENT, BROKER
100 S. KENTUCKY AVENUE SUITE 290, LAKELAND, FL 33801

PHONE: (863) 683-3425

JSTROLLO@RESBROADWAY.COM

609 MIDFLORIDA DRIVE, LAKELAND, FLORIDA 33813

MAPS



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

PHONE: (863) 683-3425

JSTROLLO@RESBROADWAY.COM



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