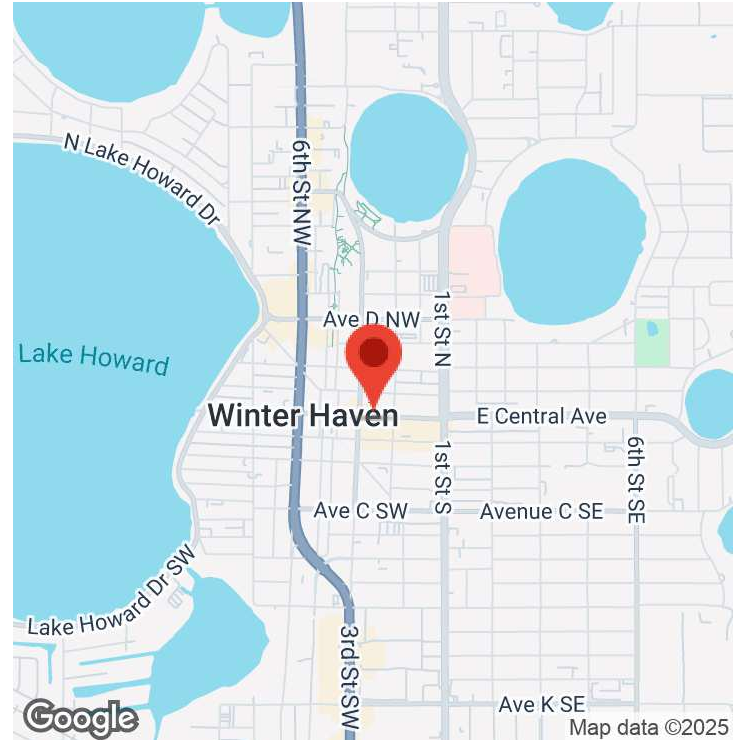


EXECUTIVE SUMMARY

242 W. CENTRAL AVENUE | WINTER HAVEN, FL 33880



OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	8,017 SF
Number of Units:	1
Year Built:	1938
Renovated:	2016
Zoning:	C-1

PROPERTY OVERVIEW

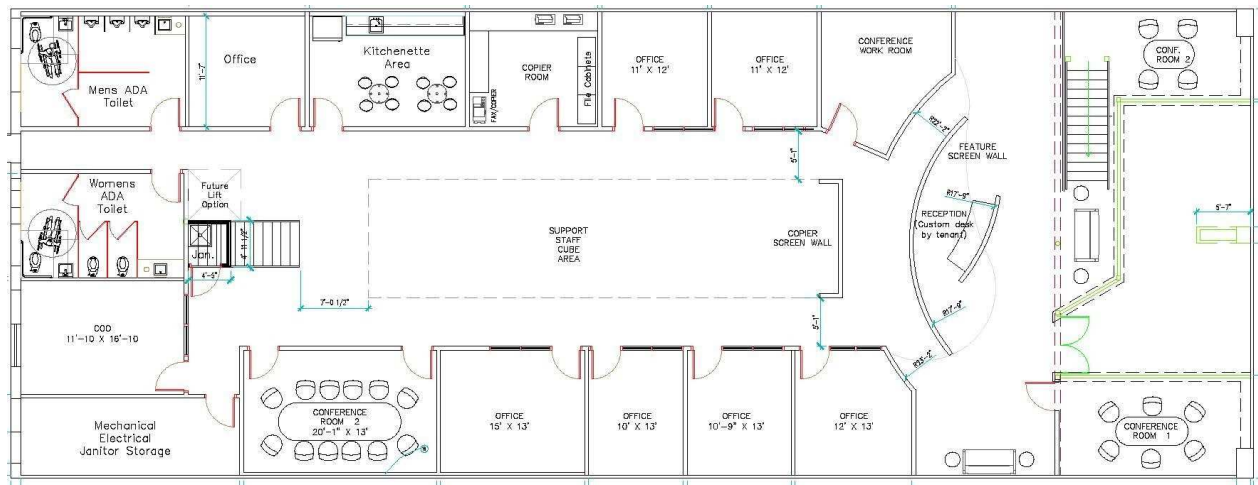
Featuring a modern and inviting interior, this 8,000 SF office space offers a perfect blend of style and functionality for any professional business. Available starting December 2024, this office space is conveniently located on Central Avenue in the heart of downtown Winter Haven, and is perfect for companies seeking a prominent location in a vibrant, easily accessible area. The floorplan includes 13 private offices, 2 conference rooms, ADA restrooms, kitchen, lobby, and various open workspaces for support staff. A 2nd floor mezzanine adds another 1,700 SF of private office, administrative and storage areas. There is also a convenient rear entrance with alley access, ideal for hassle-free deliveries and shipments. The nearby city parking garage provides free all-day parking and mostly covered walkway access.

PROPERTY HIGHLIGHTS

- Class A office space in downtown Winter Haven
- Open layout with modern architectural accents, high ceilings, and an industrial-chic aesthetic
- Enjoy excellent visibility and easy access to restaurants, shops, and downtown amenities

ADDITIONAL PHOTOS

242 W. CENTRAL AVENUE | WINTER HAVEN, FL 33880

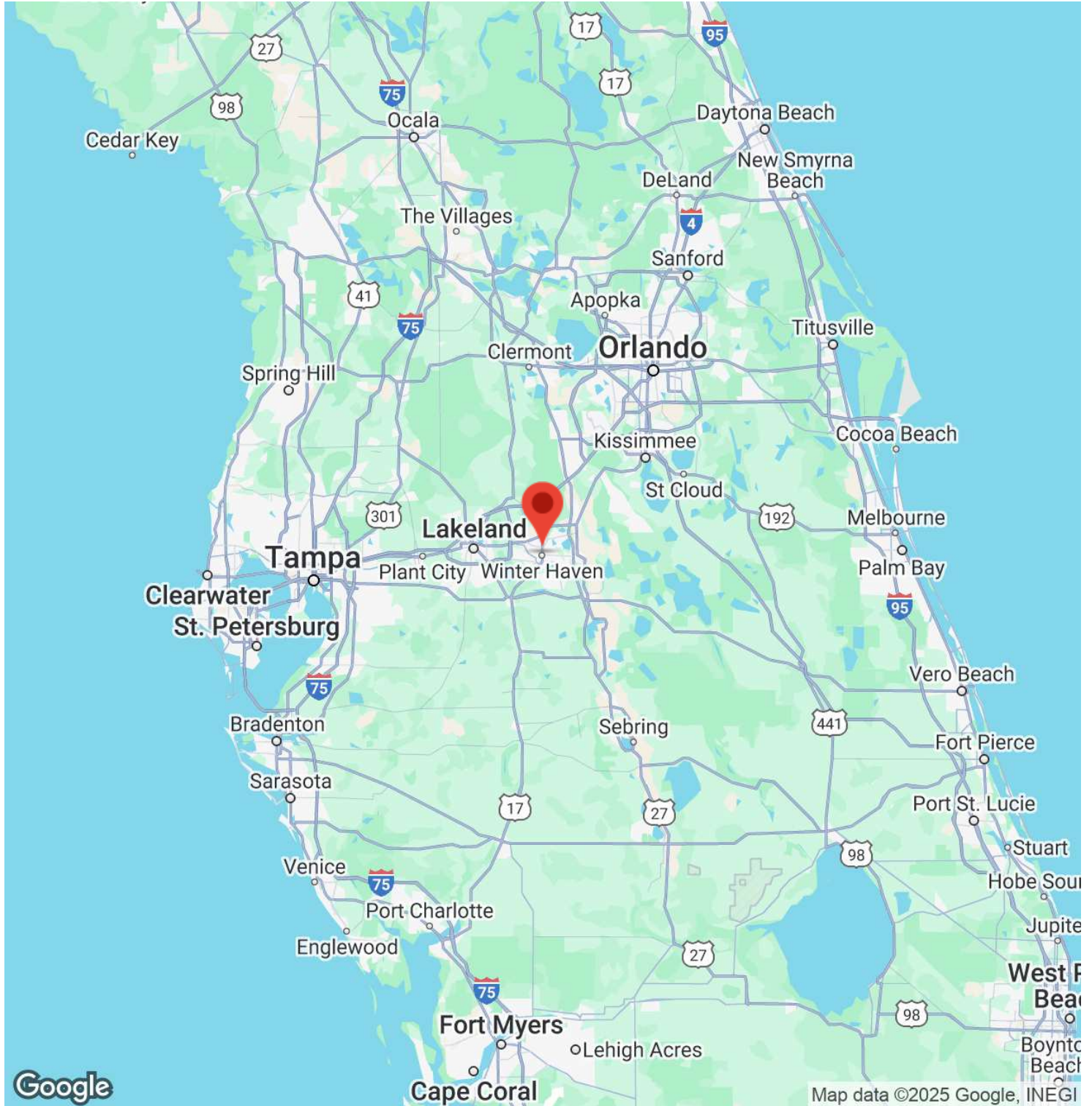


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LOCATION MAP

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