

3825 South Florida Ave.  
Suite 5  
Lakeland, FL 33813

**Phone: 863-619-6740**  
**Fax: 863-619-6750**

maria@mahoneygroupinc.com  
www.mahoneygroupinc.com

*Commercial  
Real Estate Services  
From Local to Global  
Since 1998*

For further information  
regarding this property,  
please contact:

**Maria Mahoney,**  
FL, Real Estate Broker  
**863-619-6740**



# Suites for Lease

## Downtown Bartow



### 415 East Main Street Bartow, FL 33830

- 7,400 ± SF CB/Brick construction
- Retail/Office/Professional - Vintage building circa 1950
- 2 - story corner building with high visibility and access - glass facade - elevator - large reception/entrance - large common breakroom on each floor - large conference room - 2nd floor reception area - private outdoor patio, and more...
- Multiple size single, private professional suites and spaces
- SE corner of E. Main Street and Florida Avenue, Downtown Bartow, in major commercial activity.
- Off Street parking only - ample availability.



▲ **DOWNTOWN BARTOW – SUITES FOR LEASE** ▲

Property Address: 415 E. MAIN STREET, BARTOW, FL 33830

Property Folio: Folio #: 25-30-05-373500-000010 and 000020, Polk County

Property Location: SE corner of E. Main Street and Florida Avenue, Downtown Bartow, in major commercial activity with close proximity to Polk County Courthouse and Administrative Building.

Size Building: 7,400 ± SF – CB/Brick construction

Property Type: Retail/Office/Professional – Vintage building circa 1950

Features: 2-story corner building with high visibility and access – glass façade – elevator – large reception/entrance – large common breakroom on each floor – private conference room for tenants’ use – 2<sup>nd</sup> floor reception and waiting area – private outdoor patio.

Space available: Multiple sizes offices.  
Lease rate includes all utilities, use of common conference room, reception/waiting room, server room and break rooms.

**AVAILABILITY AS OF SEPTEMBER 19, 2018**

UNIT	SIZE	LEASE RATE **	DETAILS
Suite 103	284 SF	\$600.00/month	1 <sup>st</sup> floor suite – newly renovated – high ceiling – wood planking flooring – direct access to patio – no windows – included utilities.
Suite 202	233 SF	\$485.00/month	2 <sup>nd</sup> floor suite with 2 windows – facing East – new carpet – utilities included.
Suite 205	120 SF	\$288.75/month	2 <sup>nd</sup> floor suite with 1 window facing East unto patio – utilities included.
Suite 213	120 SF	\$303.00/month	2 <sup>nd</sup> floor suite with 1 window facing West – utilities included.
Suite E	800 SF	\$800.00/month	On S. Florida Avenue with storefront window – ceramic flooring

**\*\*Plus applicable State sales tax.**

Signage: Available tenants’ signage on exterior and interior directories – additional cost applies.

Parking: Off street parking only – ample availability.

Comments: This is a great professional building with prime location for a Downtown business looking for a quality image, whether retail or office. Suites have been fully renovated - immediate occupancy. May include furniture.

Contact: Maria Mahoney, 863 619-6740 – Florida Licensed Real Estate Broker

Disclaimer – Information contained herein is from sources deemed reliable but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers or tenants are encouraged to verify, independently, all pertinent data.

The Mahoney Group, Inc., 3825 South Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.

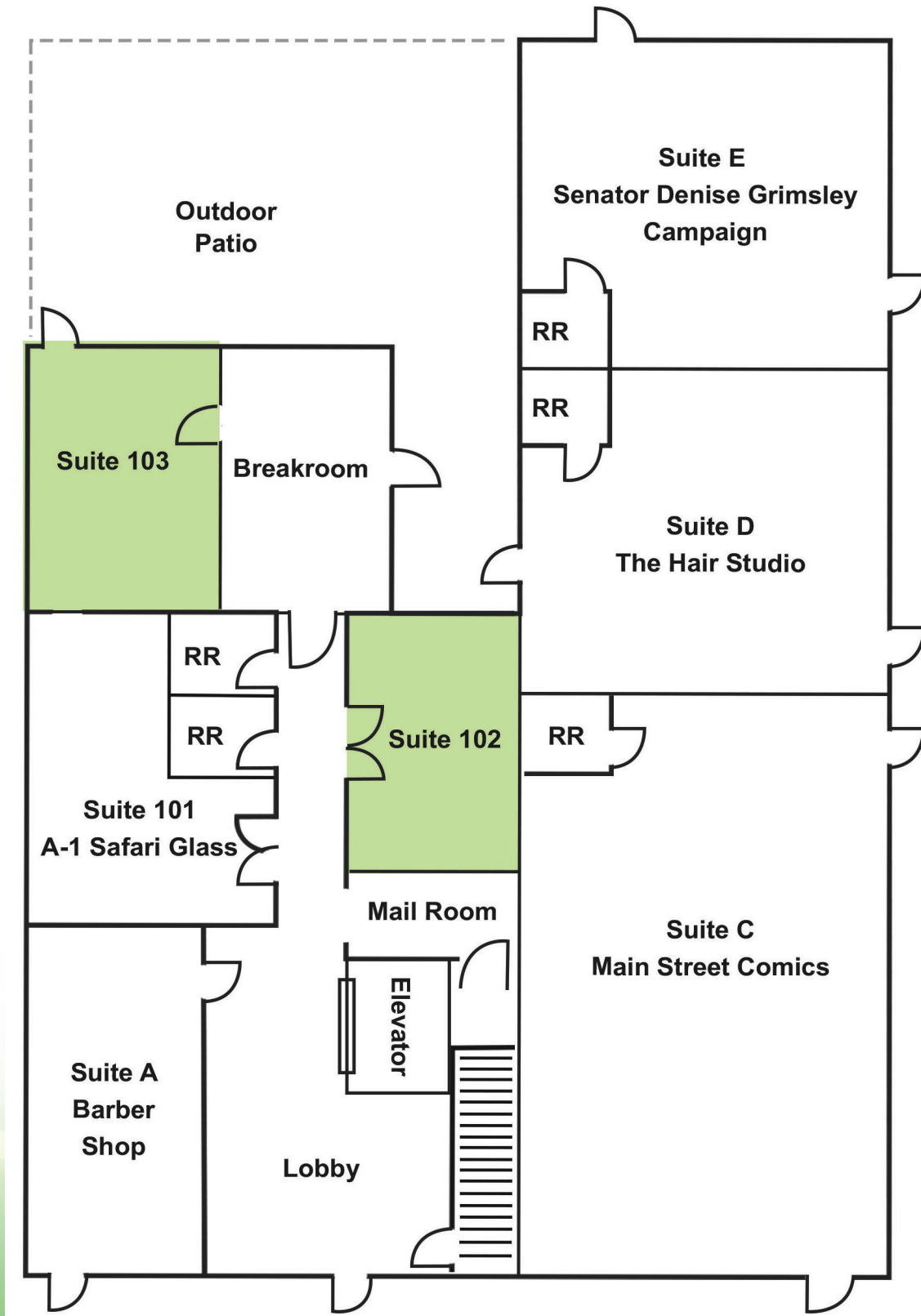
**415 E. MAIN STREET, BARTOW, FL 33830**



DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



**415 E. MAIN STREET, BARTOW, FL 33830**  
**1st Floor**

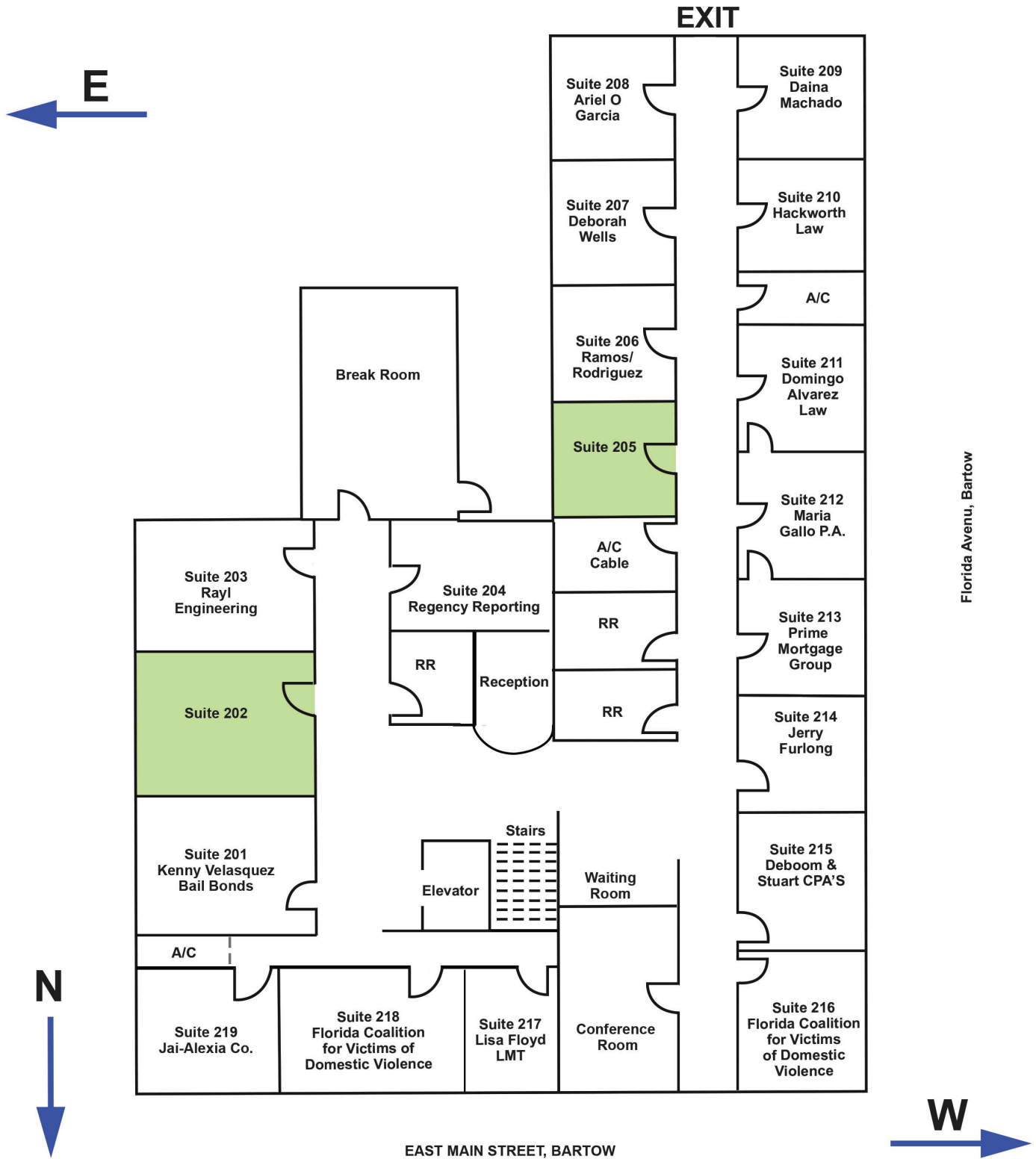


DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



# 415 E. MAIN STREET, BARTOW, FL 33830

## 2nd Floor



**DISCLAIMER:** Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



**DISCLAIMER:** Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.