



# Prime South Florida Avenue / Polk Parkway Office Space for Lease

3825 South Florida Ave.  
Suite 5  
Lakeland, FL 33813

**Phone: 863-619-6740**  
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Real Estate Services  
From Local to Global  
Since 1998*

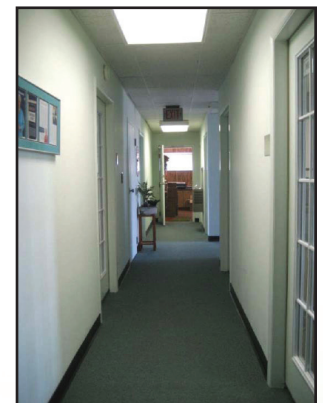
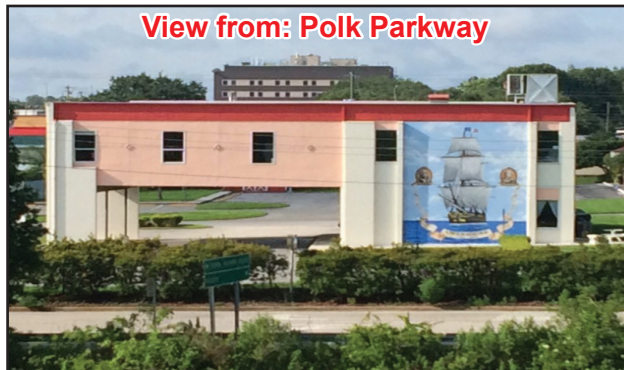
For further information  
regarding this property,  
please contact:

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



**3825 S. Florida Avenue, Lakeland FL 33813**

- Suite 4, 973 RSF, available space for lease
- Fully renovated - great floor plan - Cat 6 cabling
- Great South Florida Avenue View - Visibility
- Available for lease \$15.00/SF, NNN (\$2.75/SF).



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.



## PRIME SOUTH FLORIDA AVENUE/POLK PARKWAY OFFICE SPACE

Property Identification: Bagatelle Building

Property Address: 3825 S. Florida Avenue  
Lakeland, FL 33813-1103

Property Location: SW corner of South Florida Avenue behind Popeye's Chicken restaurant, at the off ramp of SR 570 (Polk Parkway) exit, in cul-de-sac.

Type Property: 2-story Professional Building.

Improvements: Total size building 4,550 SF CB construction – no elevator – bay windows – custom built cabinets in some offices – 2 restrooms – one event room.

Zoning/Land Use: C-1 City of Lakeland

SUITE	SIZE	DETAILS
1 <sup>st</sup> Floor Suite 1	LEASED	Blown Away Salon and Spa (1 <sup>st</sup> floor)
2 <sup>nd</sup> floor Suite 2	755 RSF	Lugos Travel
2 <sup>nd</sup> floor Suite 3	340 RSF	Event Room
2 <sup>nd</sup> floor Suite 4	973 RSF	Reception/admin – 4 private offices – conference room – work/copy area. Wireless availability .
2 <sup>nd</sup> floor Suite 5	LEASED	The Mahoney Group, Inc.

Lease Rate: \$15.00/SF, NNN (operating expenses \$2.75/SF).

Utilities: City of Lakeland Electric, Water and Sewer  
Billed monthly, based on square footage.

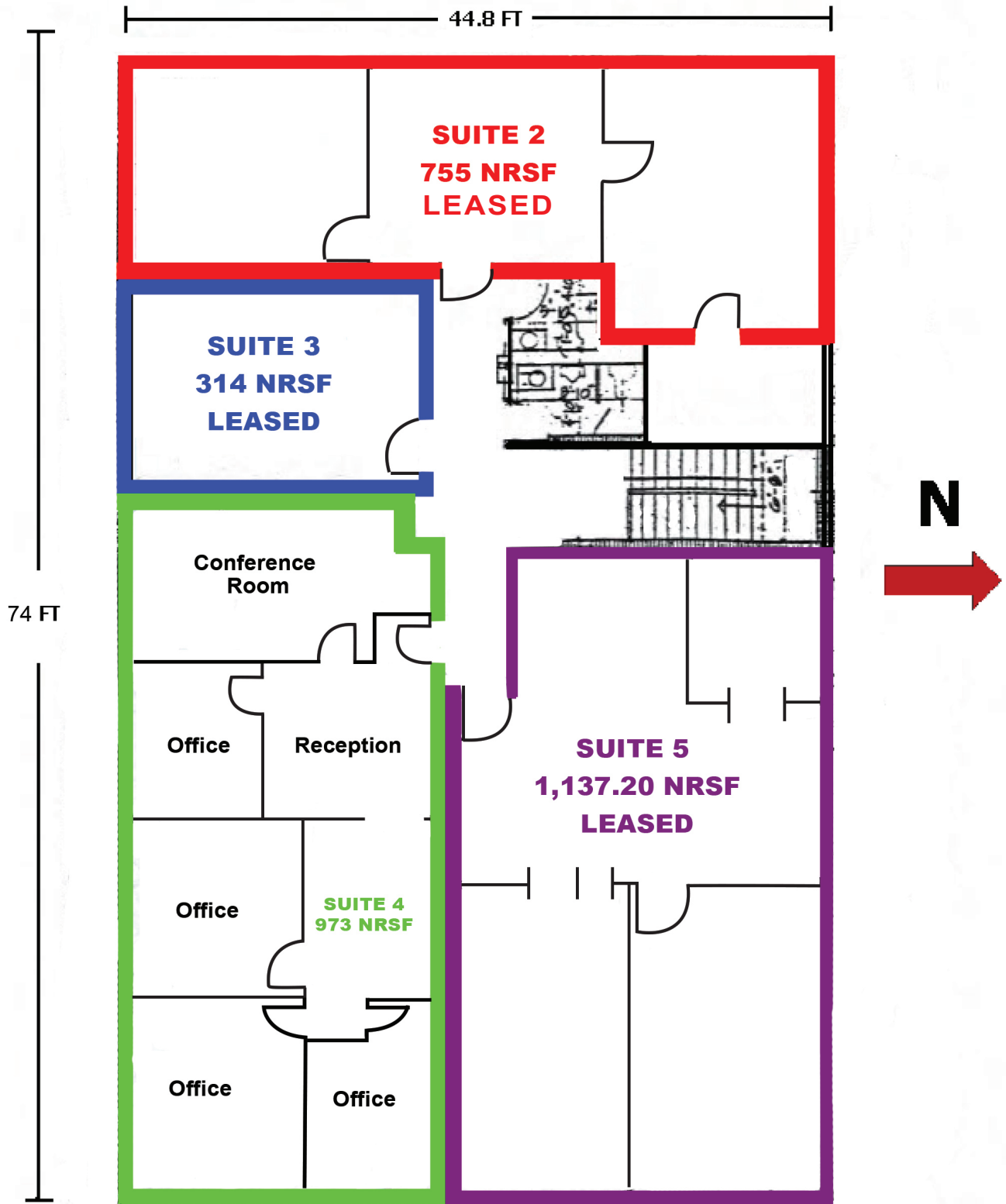
Comments: Immediate access to Polk Parkway (SR 570) and South Florida Avenue (Lakeland's main North / South thoroughfare, in the hub of commercial activity. Large pylon for tenants' own signage.

Parking: 25 parking spaces (1 ADA)

Contact: Maria Mahoney, Florida Lic. R.E. Broker/Owner  
863 619-6740



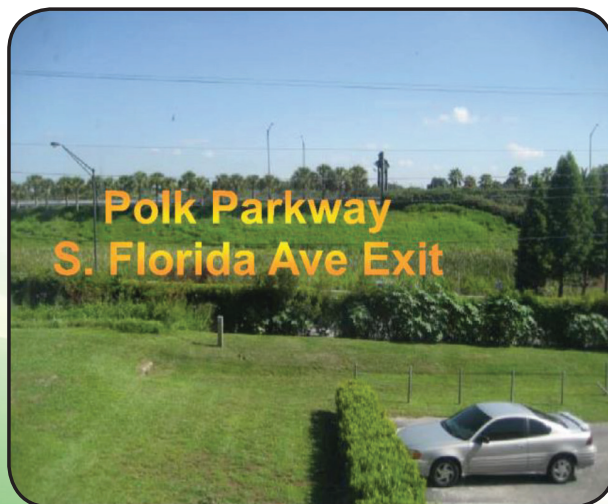
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North View



South View

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SUITE 4



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