



# 1,250 SF Medical/Office Suite for Lease

3825 South Florida Ave. Suite 5  
Lakeland, FL 33813

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contact:

Maria Mahoney,  
FL, R.E. Broker  
(863) 619-6740



2929 Lakeland Highlands Rd. Lakeland, FL 33803



- 1,250 SF Office Suite for lease in Professional office building
- Lease rate \$1,979.17/month
- Reception/waiting room with vaulted ceiling and check-in counter — 3 exam rooms with sinks — large treatment room — administrative office—3 RR and storage rooms
- Located across Highlands Plaza

(Winn Dixie) at lighted intersection and immediate access to US Highway 98 S



*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 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 S. Florida Ave. Suite 5, Lakeland, FL. 33813 is the agent of and represents the Owner/Seller.*



## PROFESSIONAL OFFICE SUITE – PROFILE

PROPERTY IDENTIFICATION: TIGRIS

PROPERTY ADDRESS: 2929 Lakeland Highlands Road  
Lakeland, FL 33803

PROPERTY LOCATION: Next to Edgewood Park Office complex, 500' from the lighted intersection of Lakeland Highlands Road and Edgewood Drive, across Highlands Plaza (anchored by Winn Dixie) within 1/8 mile of US Highway 98 South.

TYPE PROPERTY: Professional office building – CB/brick construction

SIZE BUILDING: 3,000 SF consisting of 2 office suites

**AVAILABLE SPACE:** **1,250 SF** suite formerly used as a dental office

AMENITIES: Entrance/reception/waiting room with vaulted ceiling - check-in window - administrative office – three (3) exam rooms with sink – one large treatment room – 3 RR – 2 storage rooms – side entrance - tile and carpet flooring alarm system – lighted pylon sign – 24 parking spaces. land size 1.4 ± acres

LAND USE/ZONING: O-1 (Low Impact Office District) with future land use designation RM (Residential Medium), City of Lakeland

UTILITIES: City of Lakeland, electric, water – septic system

PROPERTY FOLIO: 24-28-32-263000-000014 and 000011, Polk County

LEASE RATE: \$1,979.17/month, plus applicable State sales tax

DUE AT LEASE SIGNING: First and last month's rent + security deposit

OCCUPANCY: Immediate

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

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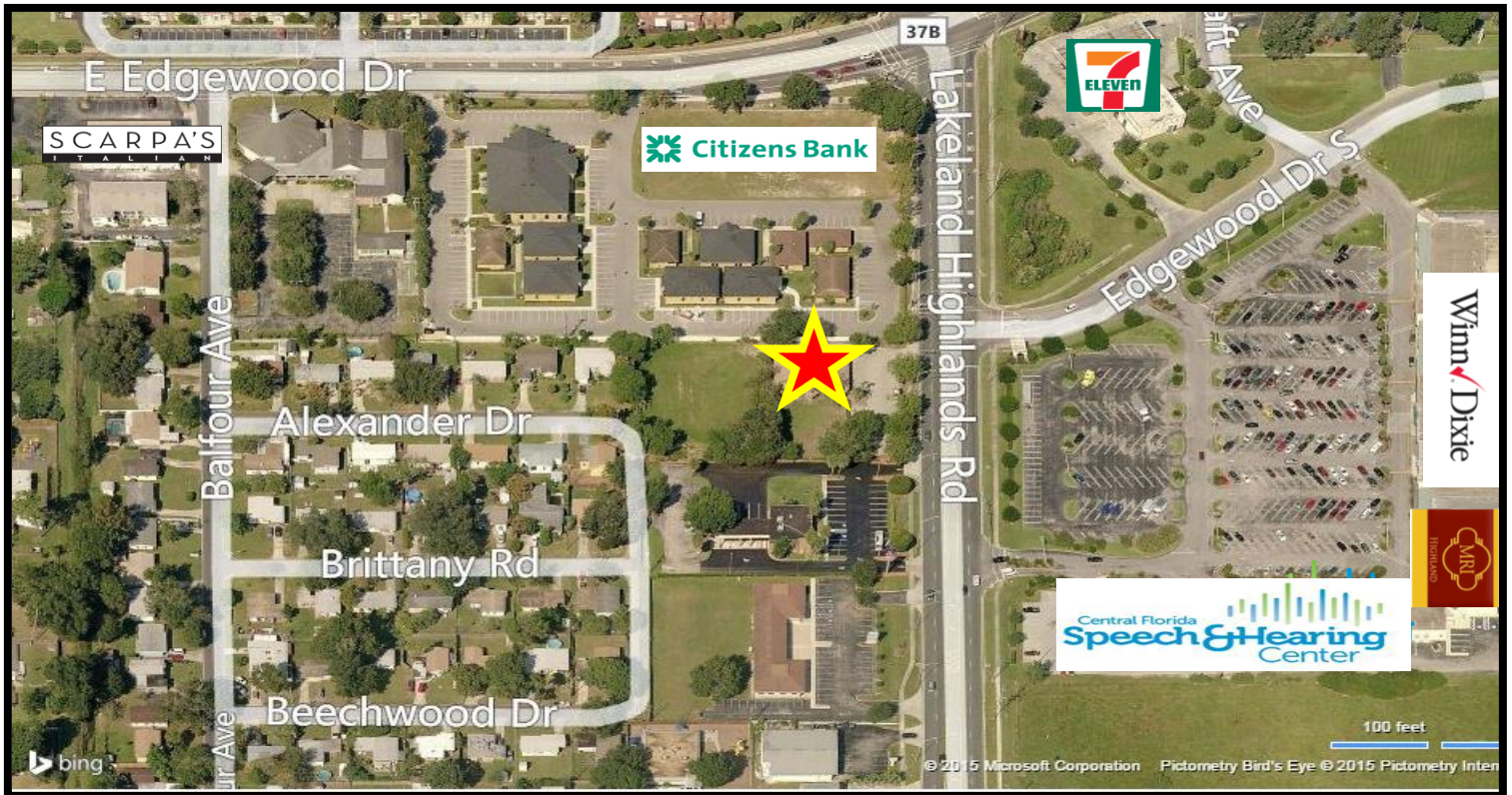
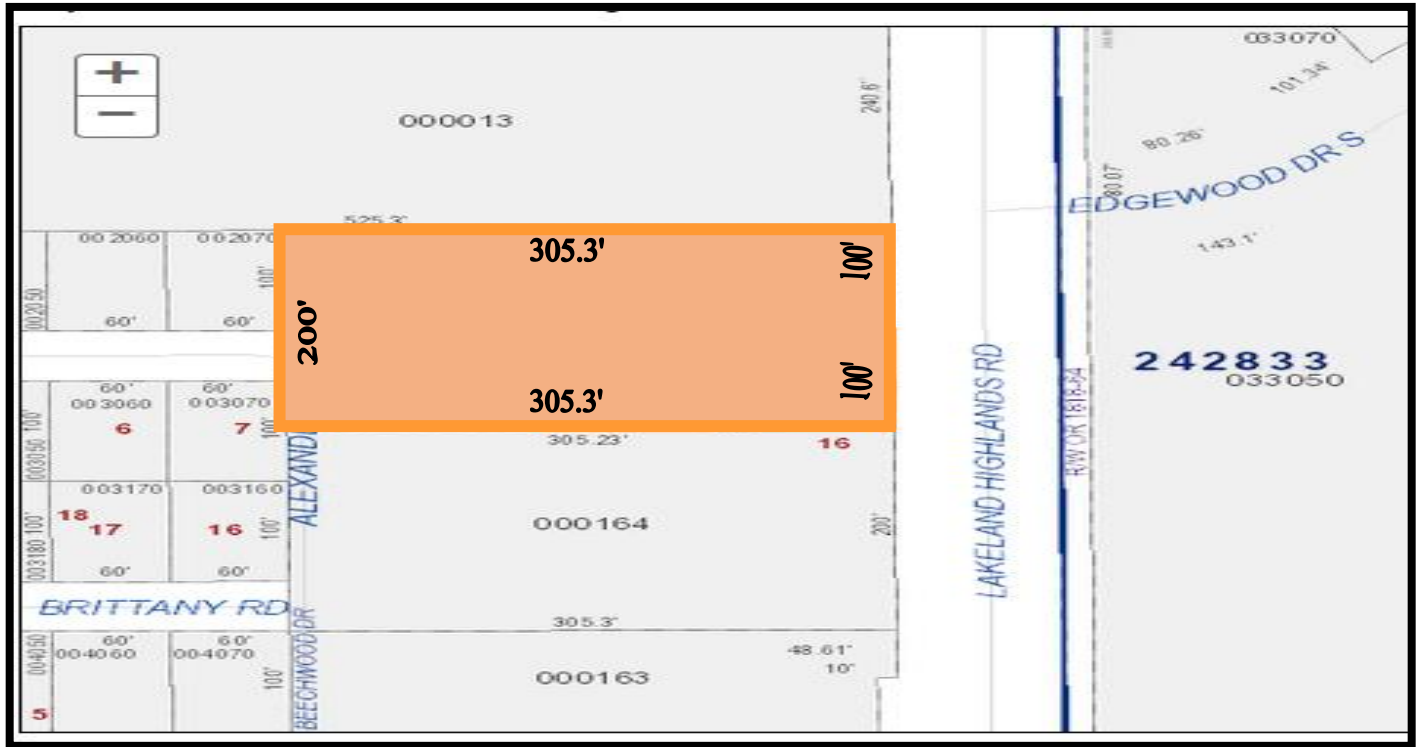
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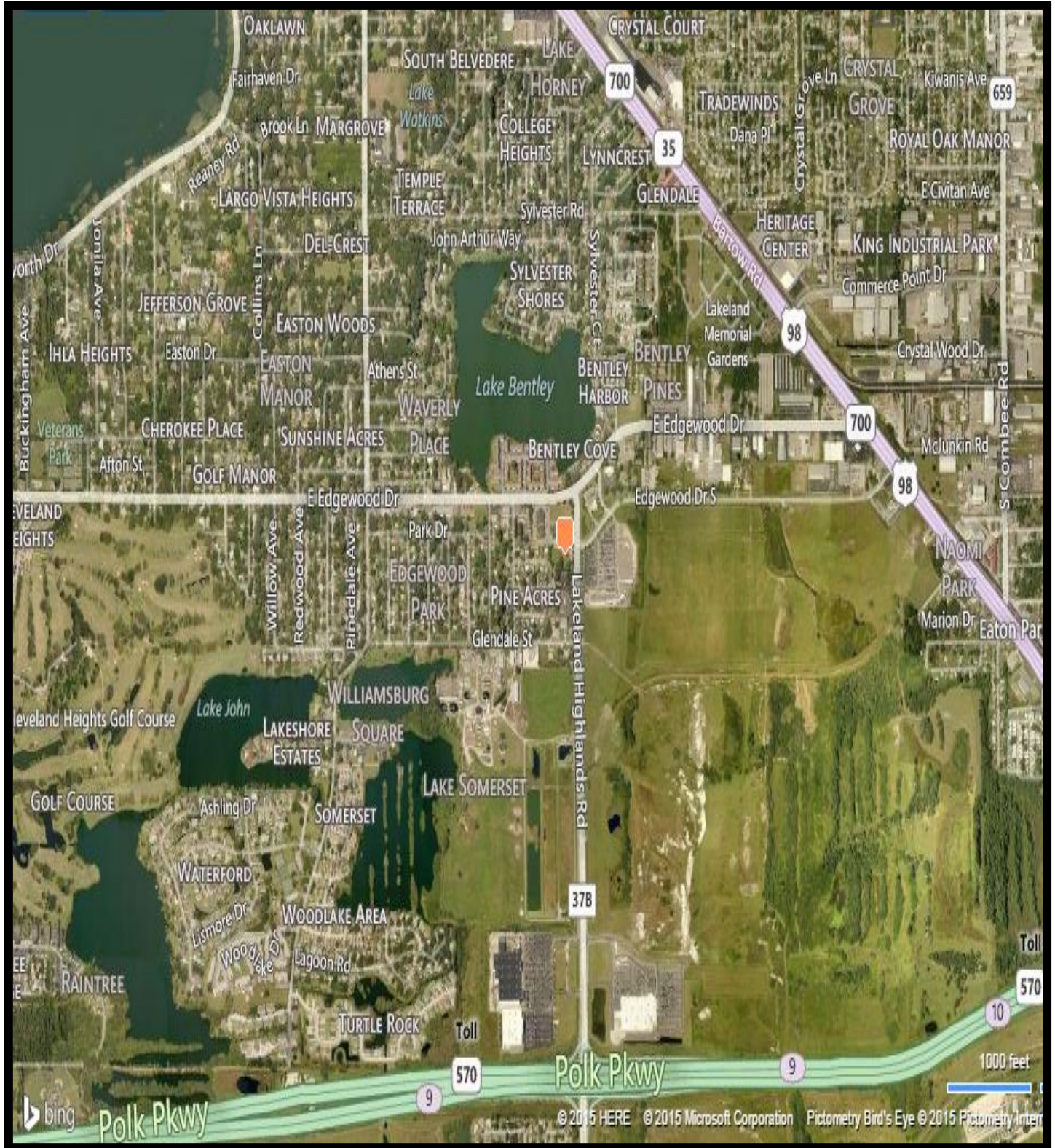
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