



Prime South Florida Avenue Office Space for Lease

3825 South Florida Ave.
Suite 5
Lakeland, FL 33813

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212 E. Highland Drive, Lakeland, FL 33813



Commercial
Real Estate
Services

From Local
To Global

Since 1998

- Class "A" Office Building Built 2009
- Off South Florida Avenue
(Lakeland's Main North/South Thoroughfare)
- 3,200 ± NRSF
- Lease Rate: \$16.00/SF, NNN with generous allowance for build-out

For further
information
regarding this
property, please
contact:

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



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 landlord/owner.



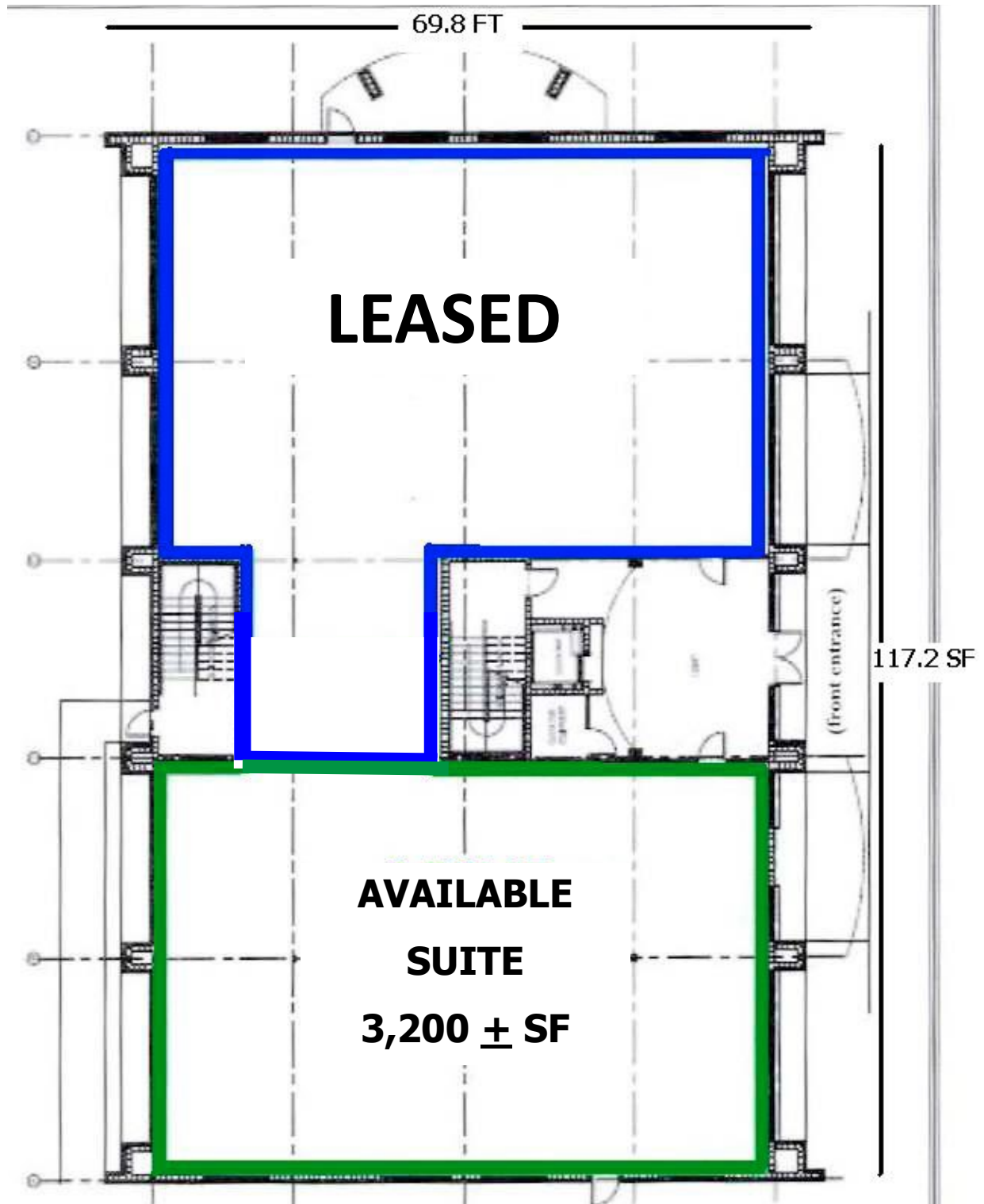
WFT BUILDING – BROCHURE

| | |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Identification | WFT BUILDING |
| Property Address | 212 E. Highland Drive, Lakeland, FL 33813 |
| Property Location | NE Corner of S. Florida Avenue and Highland Drive behind Walgreens, in a major commercial and high demographics residential hub |
| Type Property | 2-story, 16,000 SF, Class “A” office building, built 2009 – Classic Architecture |
| Available Space | 3,200 ± NRSF located on the North side of building |
| Features | Currently raw shell space ready for build-out to Tenant’s specifications – sprinkler system – common lobby – elevator – perimeter glass bay windows – up to 10’ finished ceiling height. |
| Parking | Ample parking on a non-exclusive basis |
| Zoning | Commercial – City of Lakeland |
| Utilities | City of Lakeland Electric, Water and Sewer |
| Base Lease Rate | \$16.00/SF, NNN plus applicable sales tax Operating expenses estimated at \$3.95/SF |
| Build-out Allowance | \$35.00/SF |
| Comments | This building offers a great opportunity for 1 st generation professional space with easy lay-out, generous finish allowance and great location. |
| Contact | Maria Mahoney, Florida Licensed R.E. Broker at 863-619-6740 |

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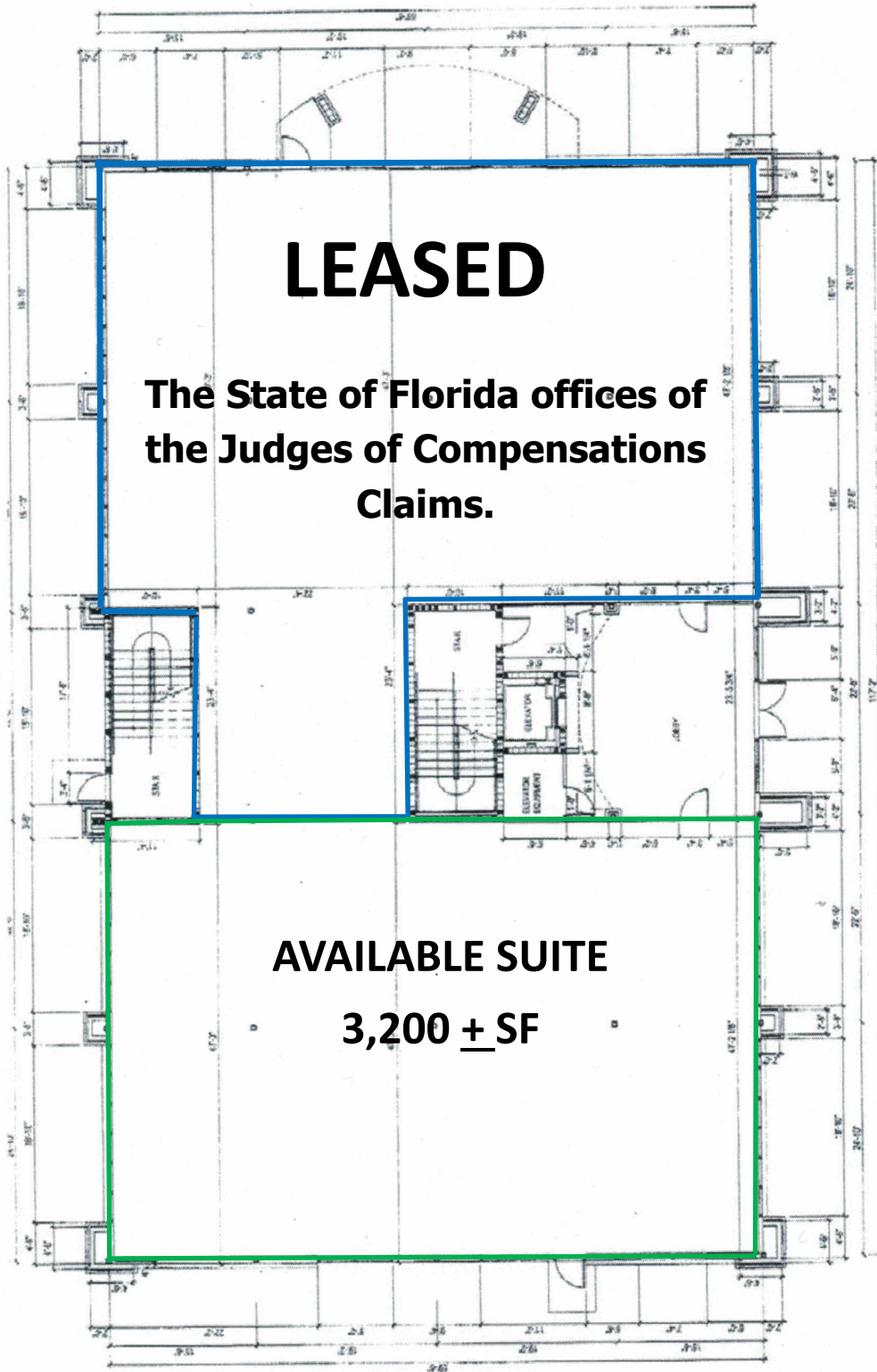


**212 E. Highlands Drive
Lakeland, FL 33813**





212 EAST HIGHLAND DRIVE LAKELAND, FL 33813





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