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

For further information  
regarding this property,  
please contact:

**Maria Mahoney,**  
FL, Real Estate Broker



# *Prime Commercial Building*

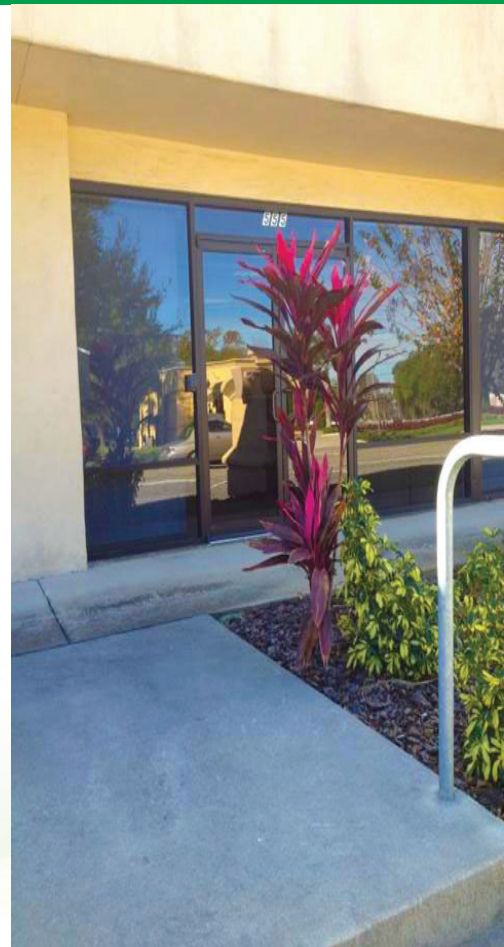
## **Suites for Lease**

### *Downtown Bartow, Florida*



**555 N. Broadway Avenue, Bartow, Florida 33830**

- Multiple size suites available.
- Located on Bartow's main thoroughfare in central commercial district, Polk County's Government core, Polk County Courthouse and across Bartow Chamber of Commerce.
- Prime Visibility and access building with glass facade and glass entrance door.
- Easy access to/from all points of Polk County via SR 60, US 98 & US 17.



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## DOWNTOWN BARTOW, FLORIDA PROFESSIONAL OFFICE BUILDING

PROPERTY ADDRESS	555 North Broadway Avenue, Bartow, FL 33830
PROPERTY LOCATION	Corner of Broadway and W. Boulevard Street, 2 blocks South of SR 60/Broadway Avenue intersection - and one block North of Polk County Government core, Polk County Courthouse, directly across the Bartow Chamber of Commerce in Downtown Bartow, within a strong professional and commercial district.
TOTAL SIZE BUILDING	Approx. 12,460 $\pm$ SF - Building is available in whole or part.
AVAILABLE SPACE	Entire building which currently divided into multiple size suites.
FEATURES	Prime visibility and access building with glass façade and glass entrance door. New roof (Year 2016).

ADDRESS SUITE #	SIZE	LEASE RATE	COMMENTS
555 Broadway Avenue	5,270 SF	\$14.00/SF	6 private offices with glass wall - large central room for modular offices breakroom – 2RR – storage – server room – janitorial room.
545 Broadway Avenue	2,031 SF	LEASED	Dillon Logistics, Inc.
525 Broadway Avenue	2,505 SF	\$18.00/SF	Corner building – former bank branch – upscale amenities throughout.
505 Broadway Avenue	1,650 SF	\$12.00/SF	Reception/entrance – 5 offices – open area – breakroom – 2RR.

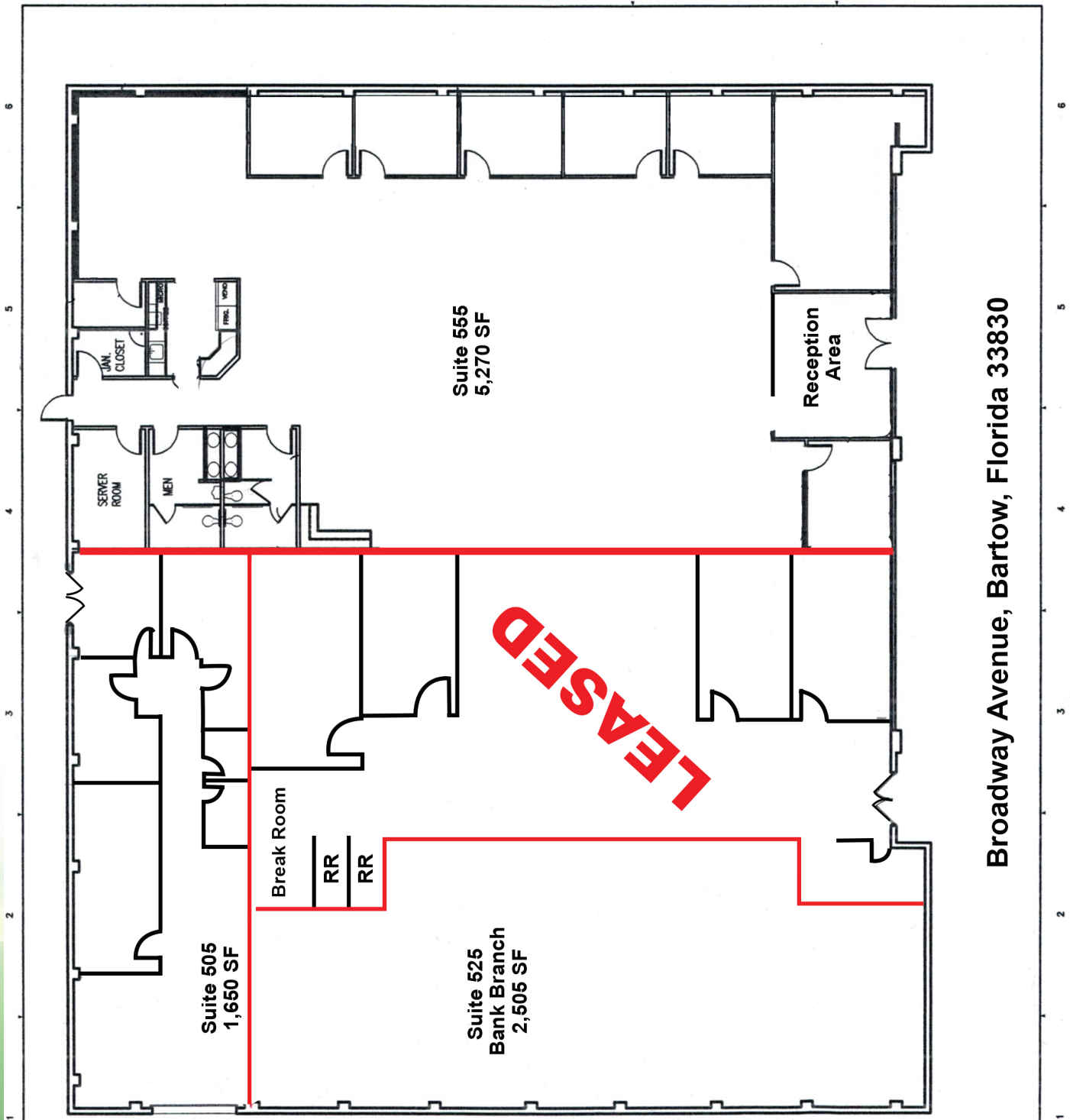
SALE/PURCHASE	This building may be available for sale/purchase.
OPERATING EXPENSES	This is a triple net lease (NNN) – CAM charges \$2.75/SF.
LAND USE/ZONING	P-1 (Professional Office) and commercial use.
UTILITIES	Municipal water and sewer. Tenant to be responsible for own utilities and janitorial services.
PARKING	30 parking spaces with additional free parking in County municipal lot through building's rear covered porch.
COMMENTS	Prime opportunity for "image" building in Downtown Bartow. Offers an excellent presence for all professional uses. Accessible from all points of Bartow and surrounding areas.
CONTACT	Maria Mahoney, Licensed R.E. Broker, 863) 619-6740

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555 NORTH BROADWAY AVENUE  
BARTOW, FL 33830

Sketch Not to Scale  
Dimensions are Approximate

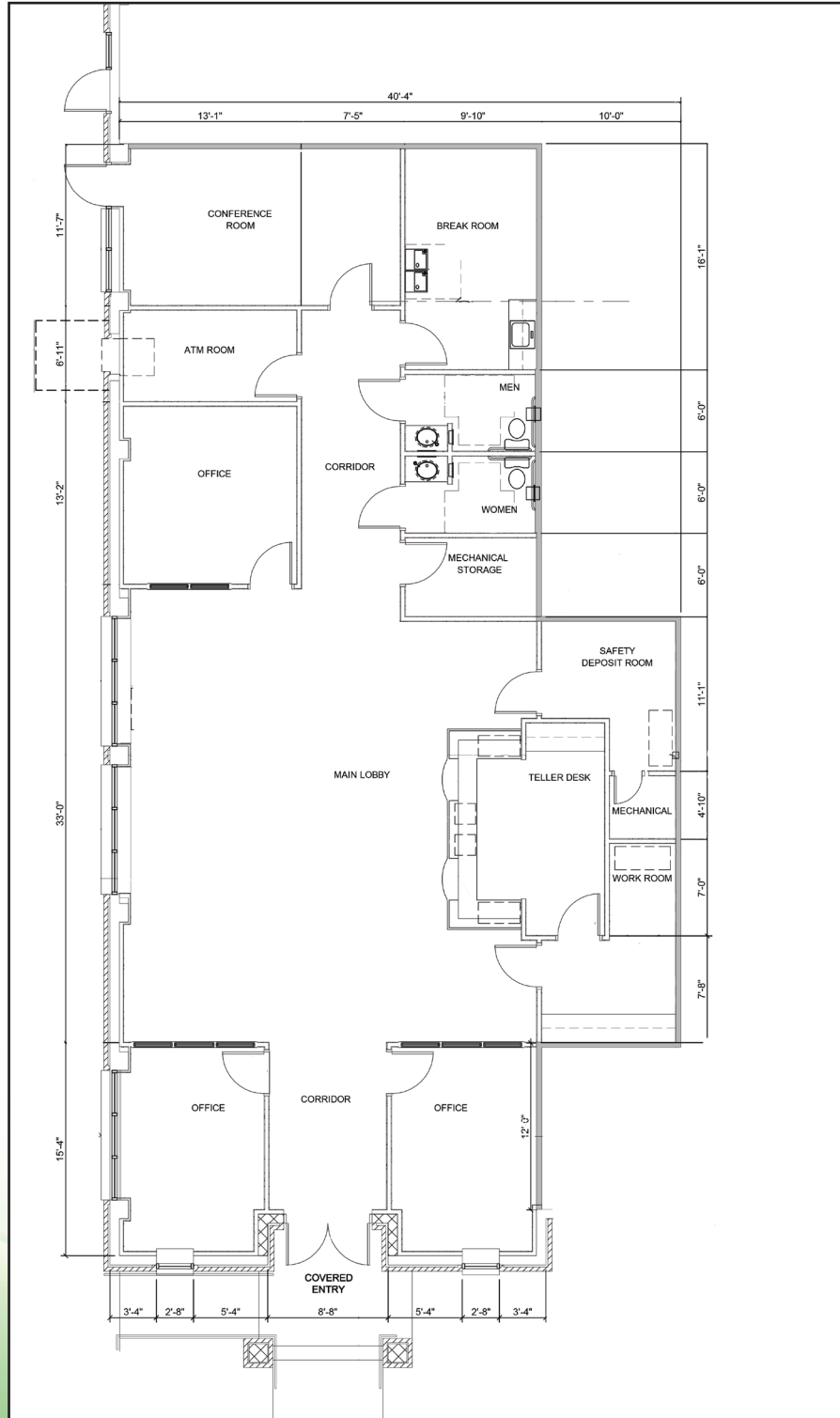


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555 NORTH BROADWAY AVENUE  
BARTOW, FL 33830  
Suite 525



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555 NORTH BROADWAY AVENUE  
BARTOW, FL 33830



View towards new County parking garage



View of Sheriff's Office from parking lot.

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555 NORTH BROADWAY AVENUE  
BARTOW, FL 33830  
Suite 505



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555 NORTH BROADWAY AVENUE  
BARTOW, FL 33830  
Suite 525



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555 NORTH BROADWAY AVENUE  
BARTOW, FL 33830  
Suite 555



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555 NORTH BROADWAY AVENUE  
BARTOW, FL 33830  
Aerial Map

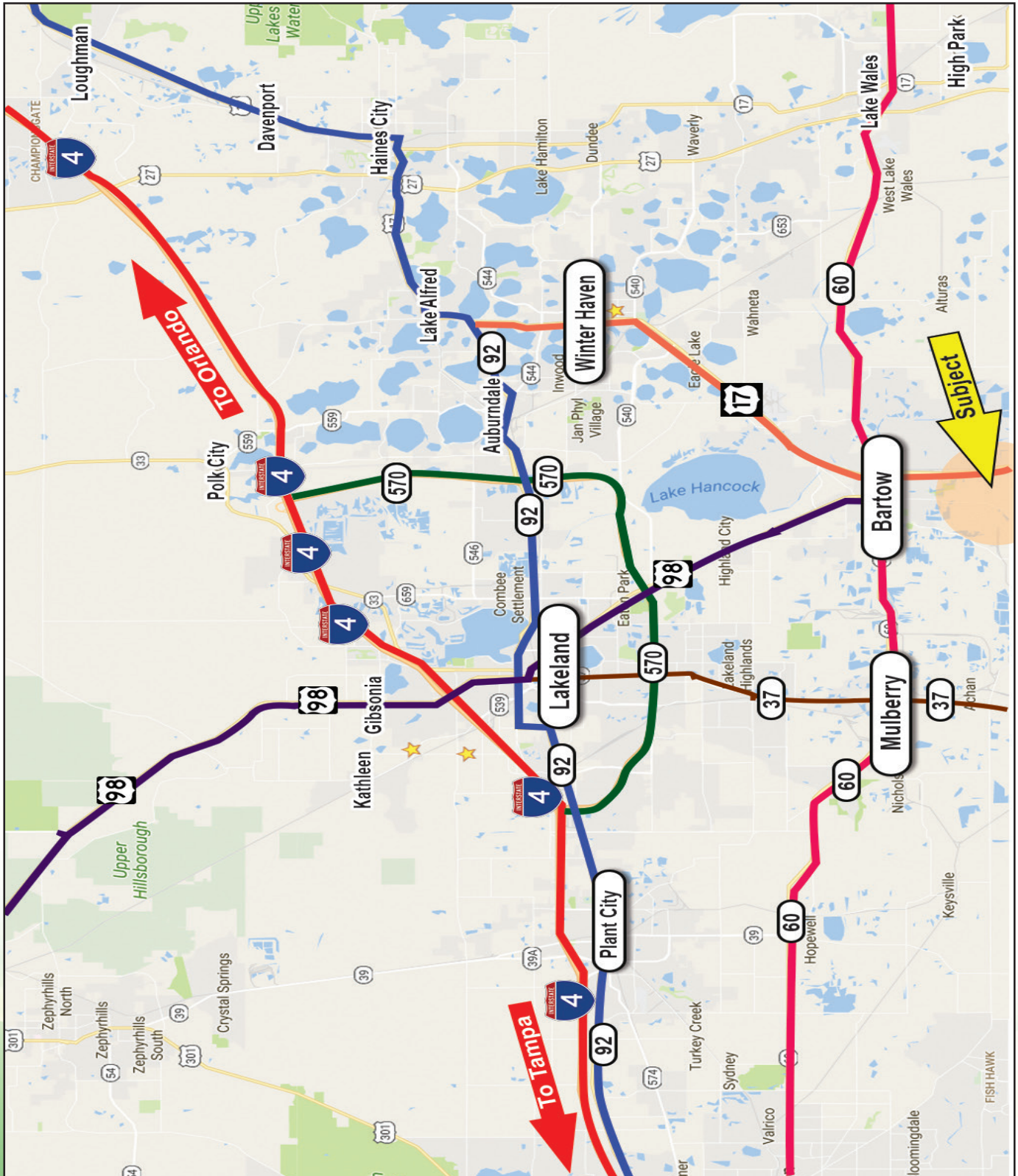


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County Map



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