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For further information
regarding this property,
please contact:
Maria Mahoney,
FL, Real Estate Broker



Medical Arts Center

Medical/Professional Building for Lease



1417 Lakeland Hills Blvd. Lakeland, FL 33805

- Class "A", 2-story medical/professional building built 2004 with ready to occupy medical/office suites.
- Directly across from Lakeland Regional Medical Center and Watson Clinic in Lakeland's medical health corridor.
- Available suites from 1,705 SF to 5,455 SF.
- Prime signage, visibility, access and parking.
- Lease Rate: \$15.50/SF, NNN (Cam charges est. at \$4.00/SF).



DISCLAIMER: Information contained herein is from sources deemed reliable, but not and no warranty is made as to the accuracy thereof. This 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.



LAKELAND – MEDICAL ARTS CENTER MEDICAL/PROFESSIONAL SUITES FOR LEASE

Property Identification	Medical Arts Center
Property Address	1417 Lakeland Hills Boulevard Lakeland, FL 33805
Property Location	On Lakeland's premier entrance, at the center of the City's medical health service corridor and Marchant Stadium, Detroit Tigers' Spring training facility – directly across LRHC (Lakeland Regional Health Center), Watson Clinic, Lakeland Regional Cancer Care, the Center for Cancer Care and Research and other medical facilities. Immediate access to I-4 (exit 33) and the new Florida Polytechnic University – the property can be also be accessed from Parkview Place and T. Julius Horney Drive.
Property Type	Class "A" medical/professional building
Size Building/Features	22,000 ± SF, 2-story, CB construction, built 2004, elevator, atrium – breezeway – glass storefront – superior interior finish for medical/professional use.

<p style="margin: 0;">NORTH WING - 2ND FLOOR Current suite is 5,455 SF Can be divided into multiple suites as follows:</p>
<p style="margin: 0;">Suite 201 – 1,705 SF</p>
<p style="margin: 0;">Suite 202 – 1,875 SF</p>
<p style="margin: 0;">Suite 203 – 1,875 SF</p>

Land Size/Dimensions	1.89 acres (8, 328 SF ±) 260.80' frontage Lakeland Hills Blvd x 335' ± depth
Utilities	City of Lakeland municipal electric – water and sewer
Parking	149 parking spaces (6.8/1,000 SF includes 6 ADA spaces)
Comments	Prime medical/professional location with high visibility accessibility and signage (pylon).
Lease Rate	\$15.50/SF, NNN (CAM charges est. at \$4.00/SF)
Contact	Maria Mahoney, Florida Licensed Real Estate Broker 863) 619-6740



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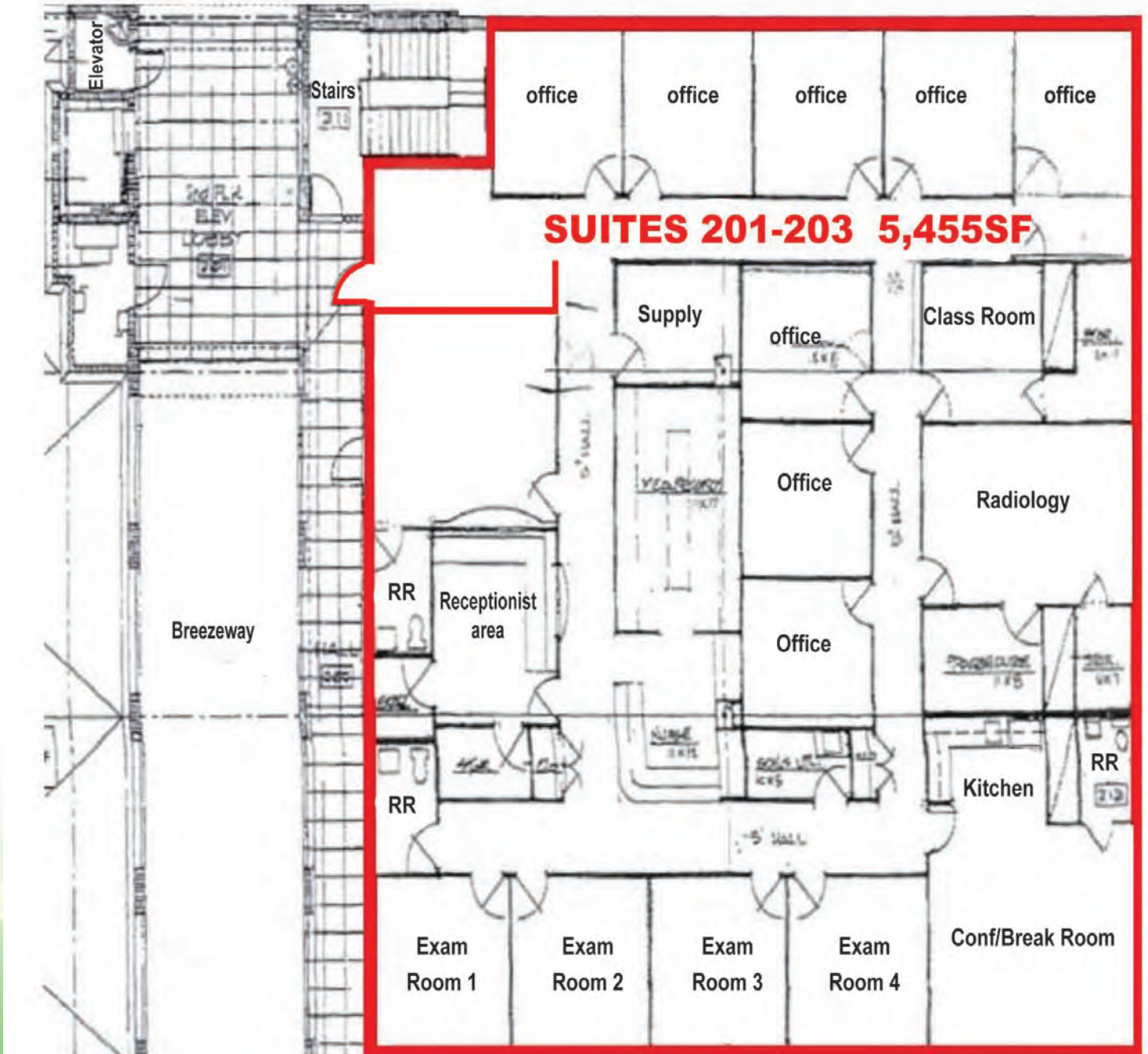


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**1417 Lakeland Hills Blvd.
Suite 201, 202, 203
Lakeland, FL 33805
Lakeland Hills Blvd.**

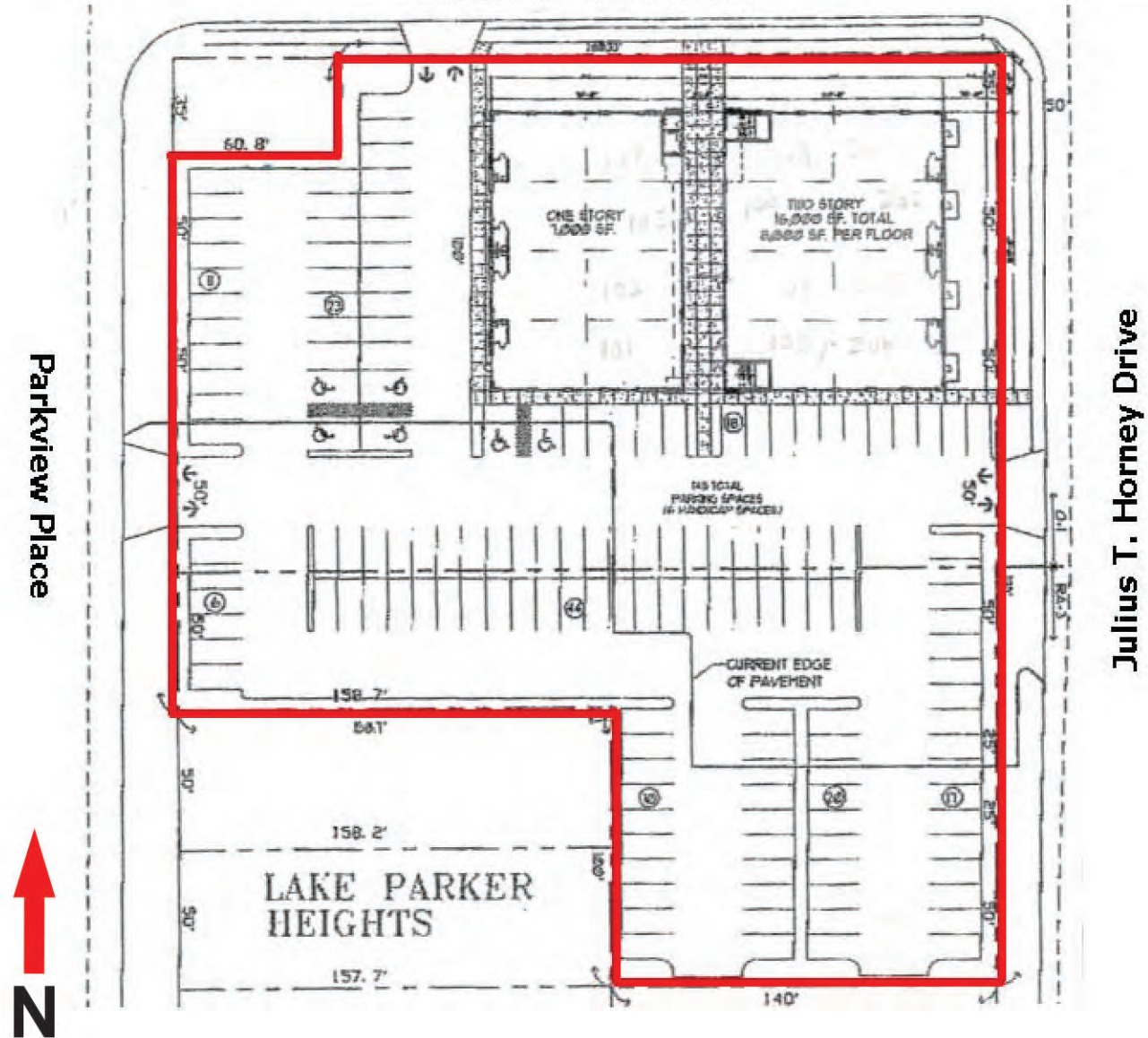


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Lakeland Hills Blvd.

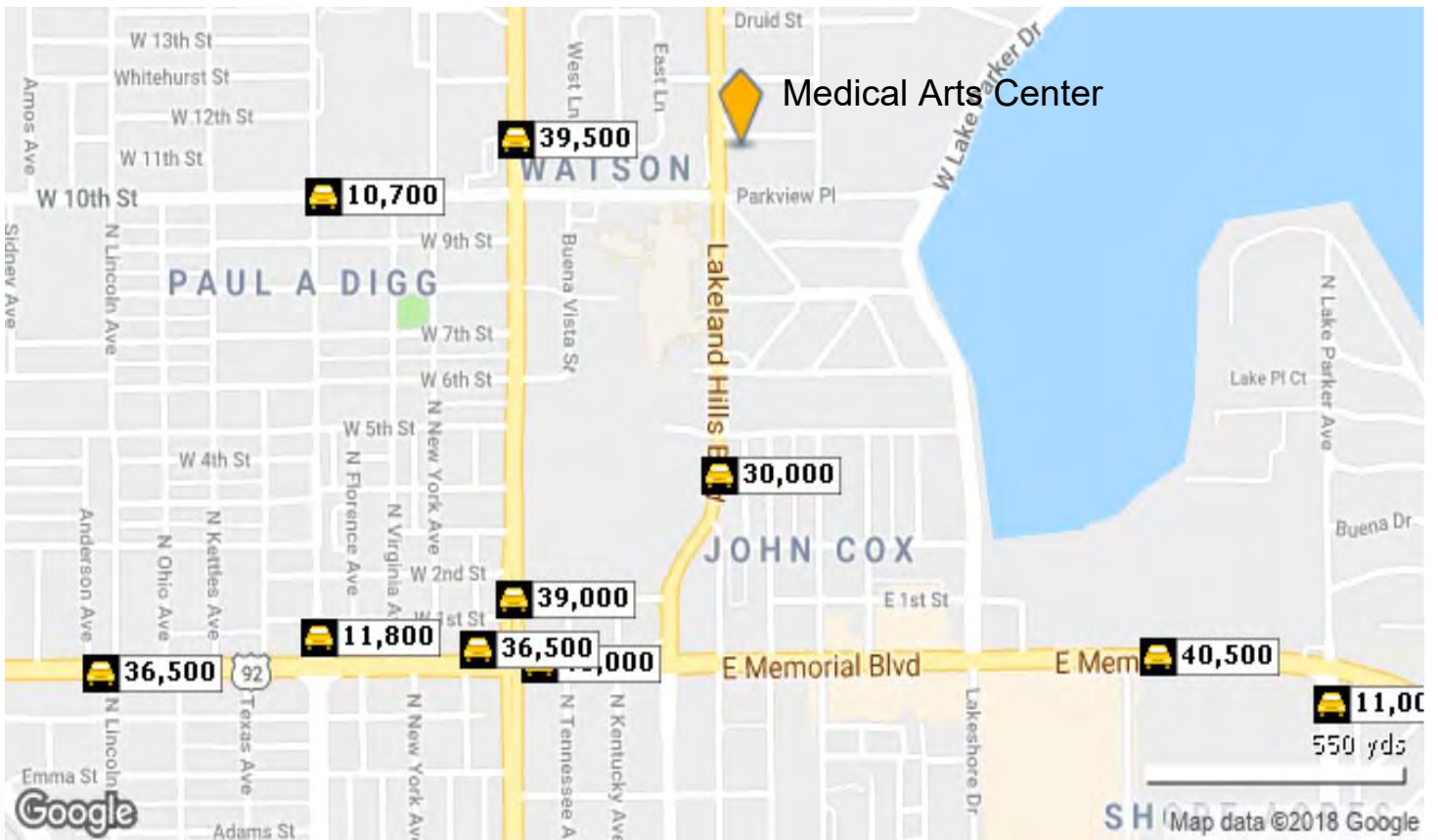


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Traffic Count



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