



**211 East main Street, Lakeland, Florida 33801**



**Property:** This is a beautifully remodeled 12,000 ft.<sup>2</sup>, three-story office building in the heart of the central business district. Current available suite is located on the top floor, with direct elevator access, and secured access at the street level. Current configuration of this floor has two private offices overlooking Munn Park, a large open area in the middle, and two large training/breakout rooms in the rear. All common areas in the overall building have been completely remodeled with a very trendy combination of modern amenities, of preserving the unique historical elements of the property.

**Location:** The site is located in the heart of the CBD, directly across from Munn Park. It is steps away from area restaurants, banks, retail/shopping, parks, and city offices. Excellent downtown location!

**Available Suite:** 4,000 RSF, third floor.

**Lease Rate:** \$16.75 per sf, modified gross.

## PROPERTY HIGHLIGHTS

- ◇ 12,000 SF BUILDING
- ◇ DIRECTLY ON MUNN PARK
- ◇ PENTHOUSE SUITE AVAILABLE
- ◇ INCREDIBLE PARK VIEWS
- ◇ CBD LOCATION
- ◇ EDGY, URBAN FEEL
- ◇ OPEN PLAN

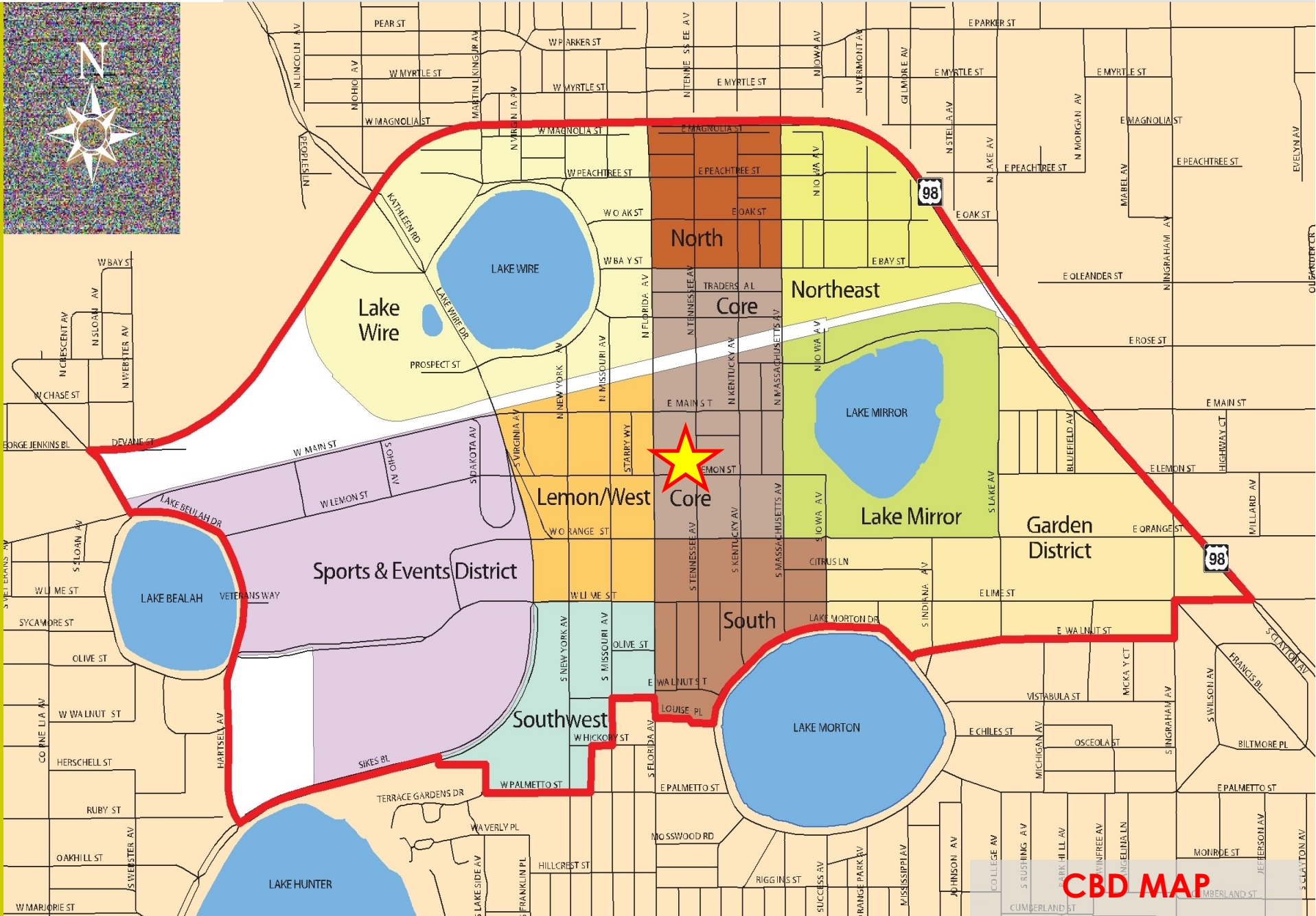
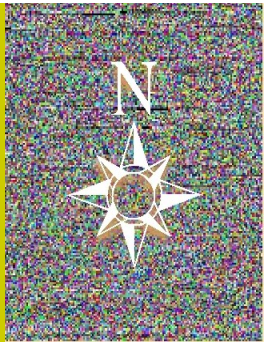




**PROPERTY PHOTOS**







**CBD MAP**



## Lakeland Logistics

- Tampa: 30 minute drive
- Orlando: less than 1 hour
- Gulf of Mexico: 50 miles
- Atlantic Ocean: 100 miles
- 60 Major east/west highway routes: Interstate 4, Hwy 60 & Hwy 92
- 75 Major north/south highway routes: Interstate 75, Hwy 98, Hwy 27
- 8.5+ million people live within in a 100 mile radius
- CSX Rail Lines
- Less than an hours drive to 2 international airports
- Lakeland Linder Regional Airport is designed for jet use (8,500 ft. runway)
- Corporate & general aviation accomodations
- Lakeland Linder is the designated reliever for general aviation from Tampa International

8.5 million people live within a 100 mile radius of Lakeland



**MAPS**