



**THE
MAHONEY
GROUP INC.**

Commercial Real Estate Services
Since 1998

South Lakeland Professional Building

Office Space for Lease

3825 South Florida Ave
Suite 5
Lakeland, FL 33813

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5001 South Florida Ave., Lakeland, FL 33813

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

For further information
regarding this property,
please contact:

Maria Mahoney,
FL, Real Estate Broker
863-619-6740



- ***Multiple office suites***
- ***From 1,200 SF to 5,000 SF***
- ***Full service Leases***
- ***Elevator access***
- ***Located on Lakeland's main corridor.***
- ***Great visibility and parking***

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 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.



For Lease

◀ **Class “A” building** ▶
South Lakeland Office Space

Identification: *NavJay Building*

Property Address: 5001 South Florida Avenue, Lakeland, Florida 33813

Property Location: SW corner of South Florida Avenue (Lakeland’s main North/South thoroughfare) and Pipkin Road.
Catty-corner from Lake Miriam Shopping Center (Publix anchored), North of Outback Restaurant and Lakeland South shopping center – surrounded by heavy commercial and residential high demographics area.

Type Property: Bank of America Building – 2nd floor office.

Available Space: Entire 2nd floor of 5,020 SF divided into multiple suites:
Suite 201: 1,320 SF
Suite 202: 1,200 SF
Suite 203 : 1,875 SF
3 contiguous offices totaling 625 SF (could be executive offices),
*Suite 204: 200 SF ** Suite 205: 200 SF ** Suite 206: 225 SF*

Features: 1st floor lobby ** elevator ** 2nd floor lobby/waiting room ** Breakroom
2 sets of RR ** large perimeter windows ** server/data room ** carpet flooring ** 24 Hr access ** 2 sets of stairwells.

Land Use/Zoning: Professional Office – unincorporated Polk County.

Utilities: City of Lakeland Electric, Water and Sewer.

Parking: Excellent parking with 21 dedicated spaces in back parking lot.

Property Folio: 23-29-12-000000-021050 Polk County.

Lease Rate: \$25.35/SF, Full service to include taxes, insurance, common area charges maintenance, utilities and daily janitorial.

Comments: Excellent opportunity for corporate offices in a premier South Lakeland Office building with high visibility. Monument signage available for full floor tenant only. Great access to Polk Parkway (SR 570).

Contact: Maria Mahoney, Florida Licensed Real Estate Broker 863) 619-6740.

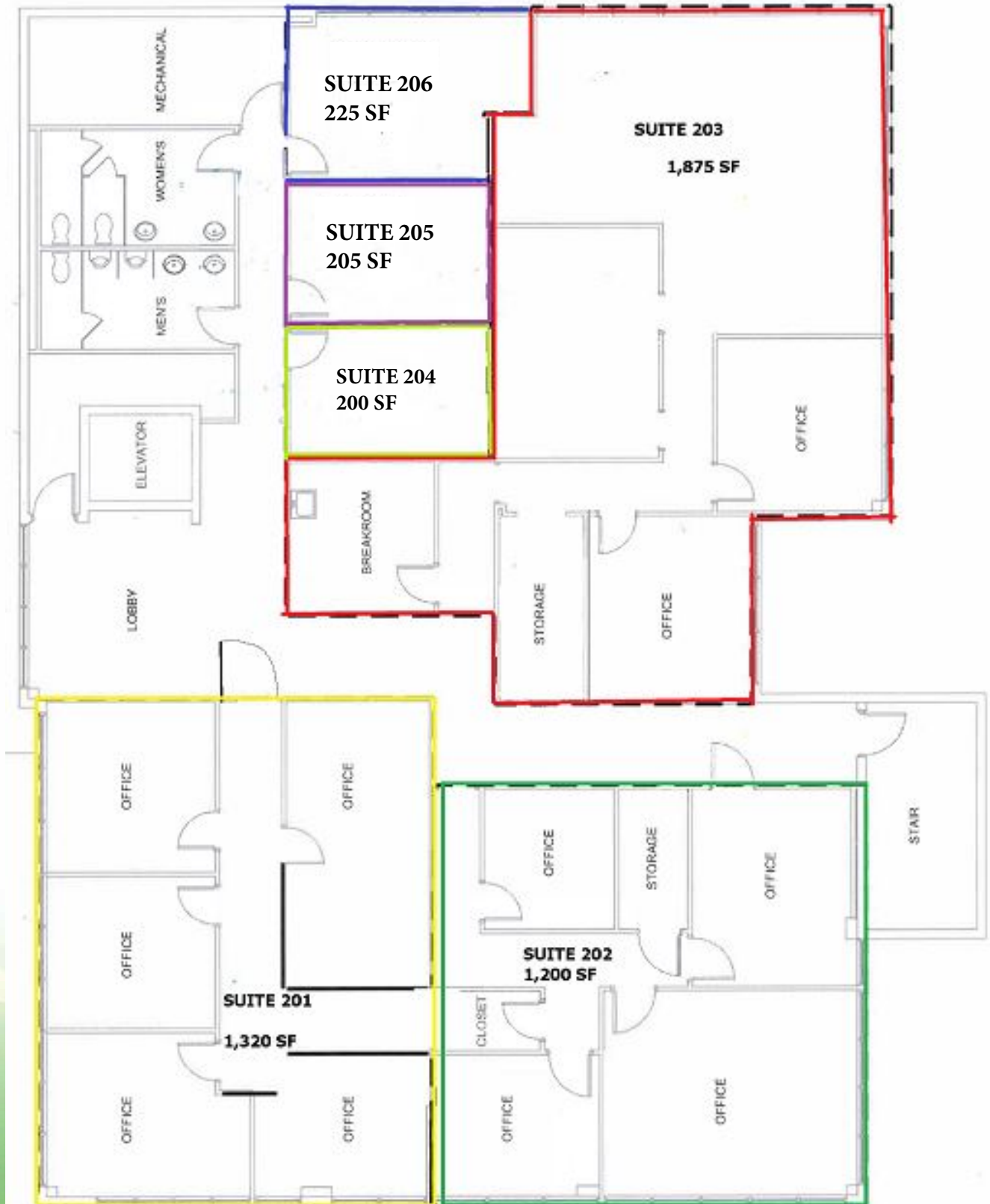
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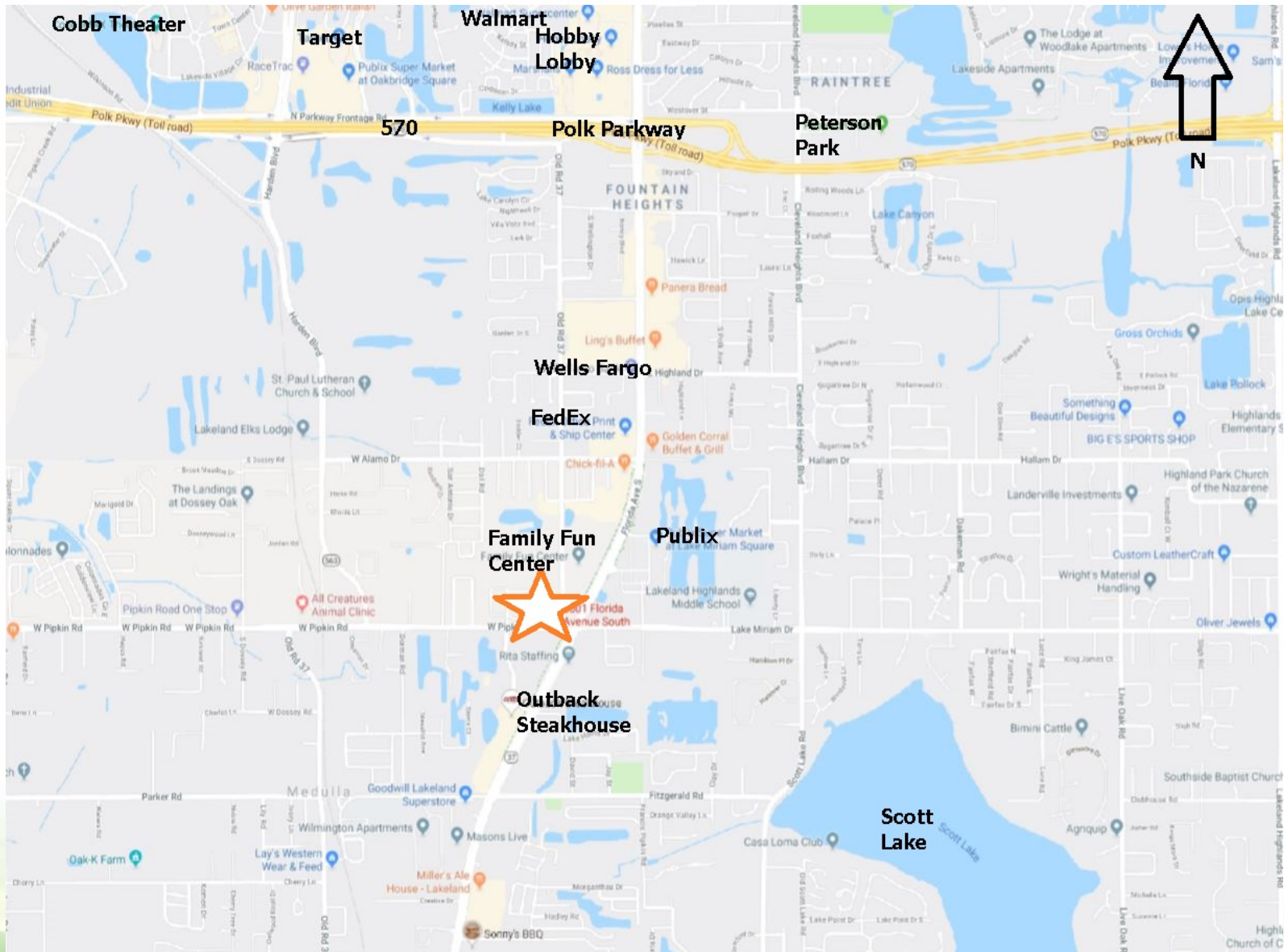
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