



3825 South Florida Ave.
Suite 5
Lakeland, FL 33813

Phone: 863-619-6740
Fax: 863-619-6750

maria@mahoneygroupinc.com
www.mahoneygroupinc.com

*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

Last Suite for Lease !!!

Downtown Bartow, Florida



525 N. Broadway Avenue, Bartow, Florida 33830

- 2,640 SF - Corner Unit
- Former Bank Branch,
- Great Floor plan with Superior Amenities
- Located on Bartow's main thoroughfare in central commercial district, Polk County's Government core, Polk County Courthouse and across Bartow Chamber of Commerce.
- Easy access to/from all points of Polk County.



View towards County parking garage



View of Sheriff's Office from parking lot

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.



DOWNTOWN BARTOW, FLORIDA PROFESSIONAL OFFICE BUILDING

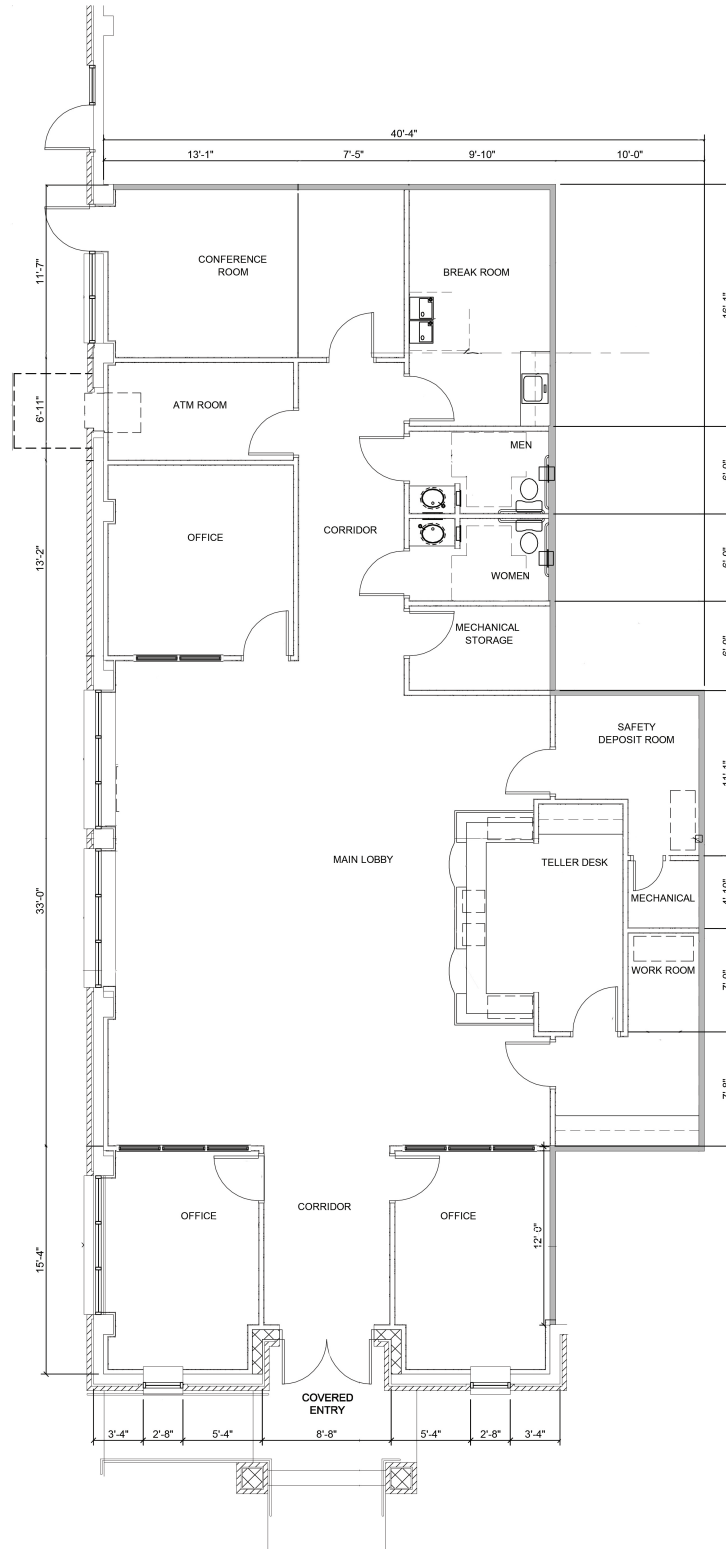
PROPERTY ADDRESS	525 North Broadway Avenue, Bartow, FL 33830
PROPERTY LOCATION	Corner of Broadway and W. Boulevard Street, 2 blocks South of SR 60/Broadway Avenue intersection - and one block North of Polk County Government core, Polk County Courthouse, directly across the Bartow Chamber of Commerce in Downtown Bartow, within a strong professional and commercial district.
TOTAL SIZE BUILDING	Approx. 12,000 SF.
FEATURES	Prime visibility and access building with glass façade and glass entrance door. New roof (Year 2018). New A/C units (2018).
AVAILABLE SPACE	

ADDRESS SUITE #	SIZE	LEASE RATE	COMMENTS
555 Broadway Avenue	5,270 SF	LEASED	HNTB Corporation.
545 Broadway Avenue	2,031 SF	LEASED	Dillon Logistics, Inc.
525 Broadway Avenue	2,640 SF	\$18.00/SF	Corner suite – former bank branch – superior interior improvements – prime visibility – immediate occupancy.
505 Broadway Avenue	1,605 SF	LEASED	The Mary Welsh Foundation.

OPERATING EXPENSES	This is a triple net lease (NNN) – CAM charges \$2.75/SF.
SALE/PURCHASE	This building is also available for purchase. Price upon request.
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 on-site parking spaces with additional free parking in County's municipal lot accessible via building's back 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 Will Daniel, Commercial Associate, 813 695-7371



525 NORTH BROADWAY AVENUE
BARTOW, FL 33830



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.



525 NORTH BROADWAY AVENUE
BARTOW, FL 33830



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.



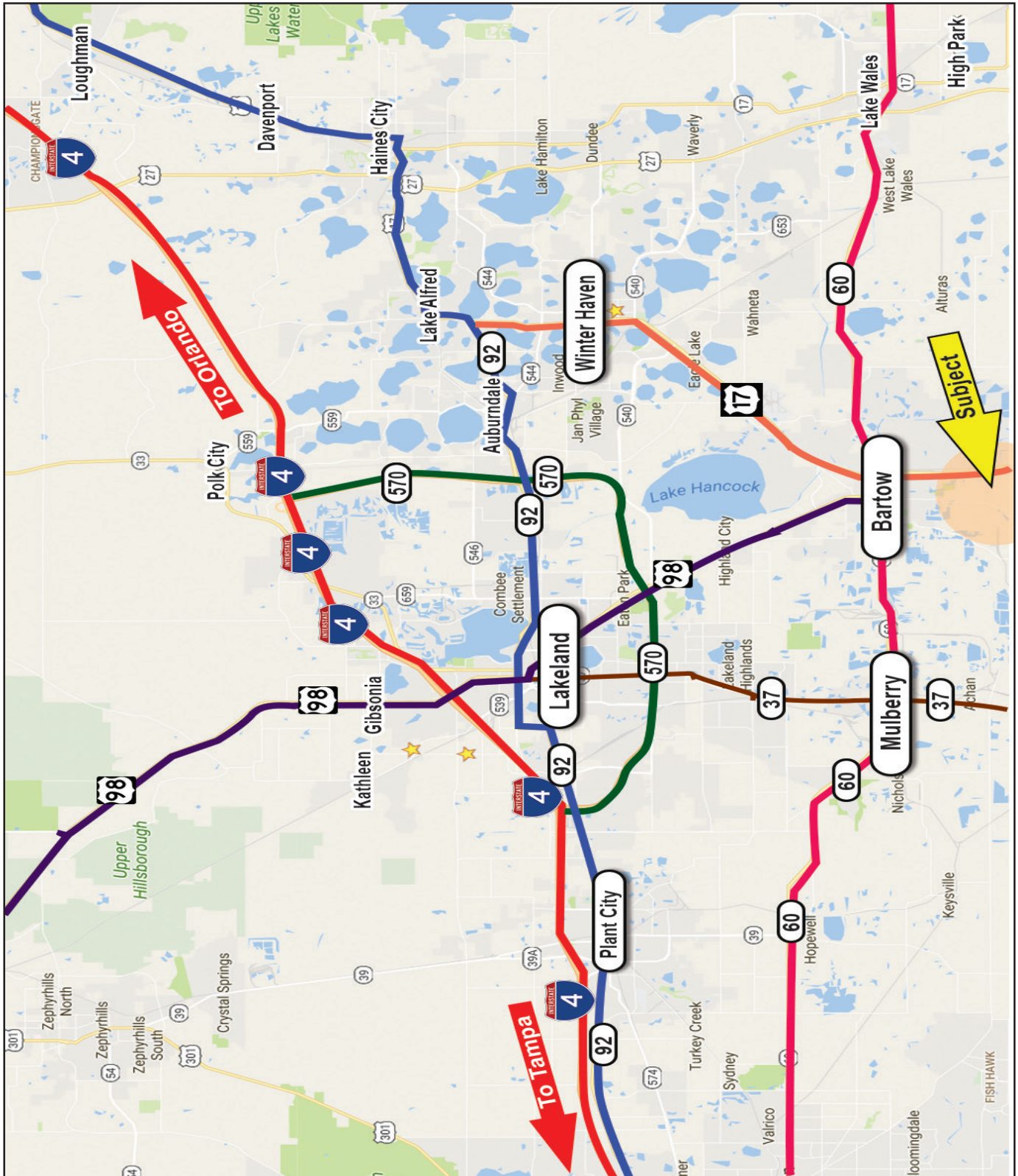
525 NORTH BROADWAY AVENUE
BARTOW, FL 33830
Aerial Map



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.



525 NORTH BROADWAY AVENUE
BARTOW, FL 33830
County Map



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.