



Prime South Florida Avenue Office Space for Lease/Sale

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212 E. Highland Drive, Lakeland, FL 33813



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For further
information
regarding this
property, please
contact:

Maria Mahoney,
FL, R.E. Broker
(863) 619-6740

- Class “A” Office Building Built 2009
- Off South Florida Avenue
(Lakeland’s Main North/South Thoroughfare)
- Entire 1st Floor 7,190 SF; Divisible into two suites of 3,595 ± SF
- Lease Rate: \$15.50/SF, NNN with generous allowance for build-out
- Available for purchase as Condominium: \$140.00/SF (Shell Space)



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 other conditions, prior sale or lease or withdrawal without notice. Prospective buyers or tenants are encouraged to verify, independently, all pertinent data.

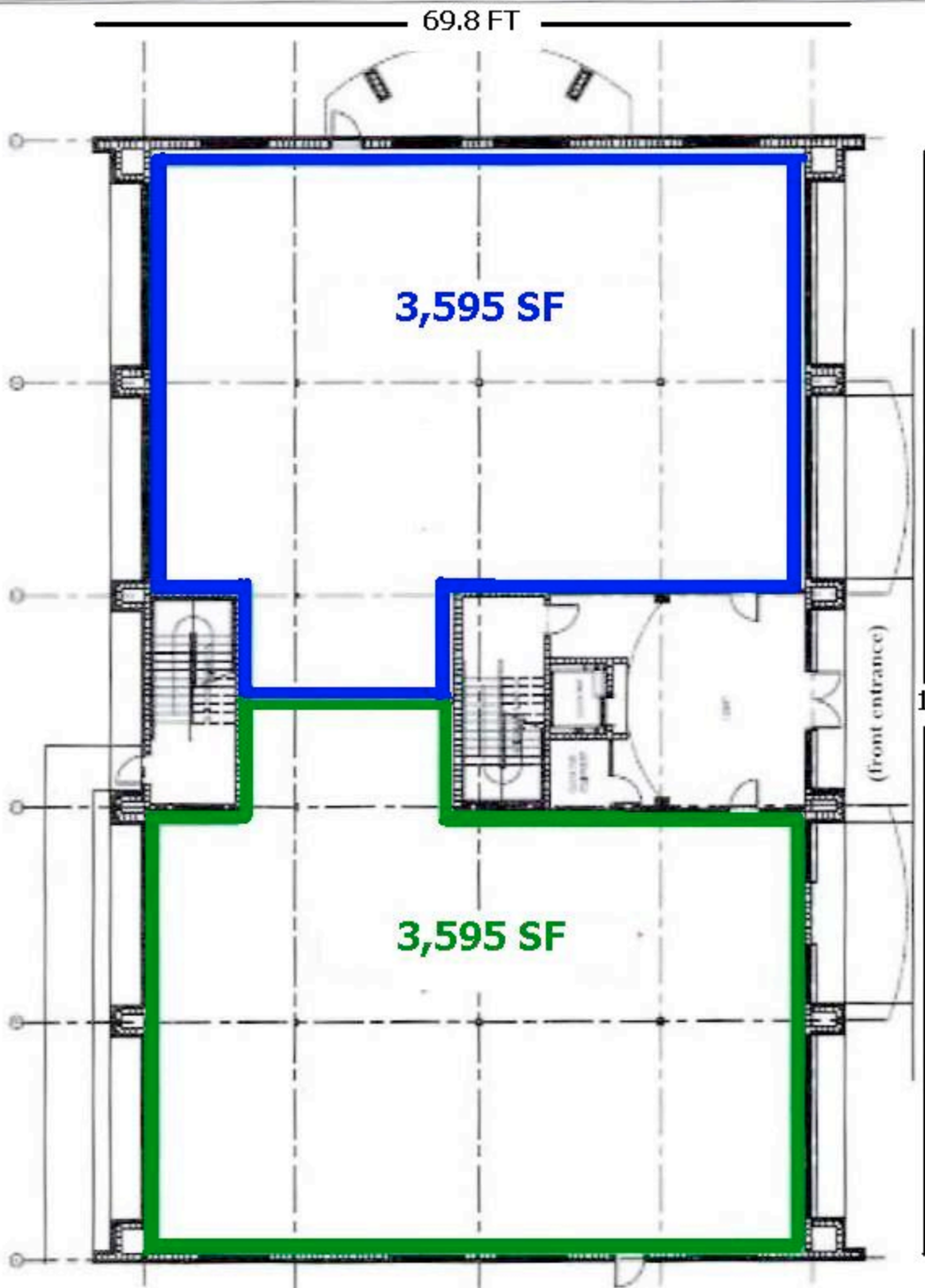


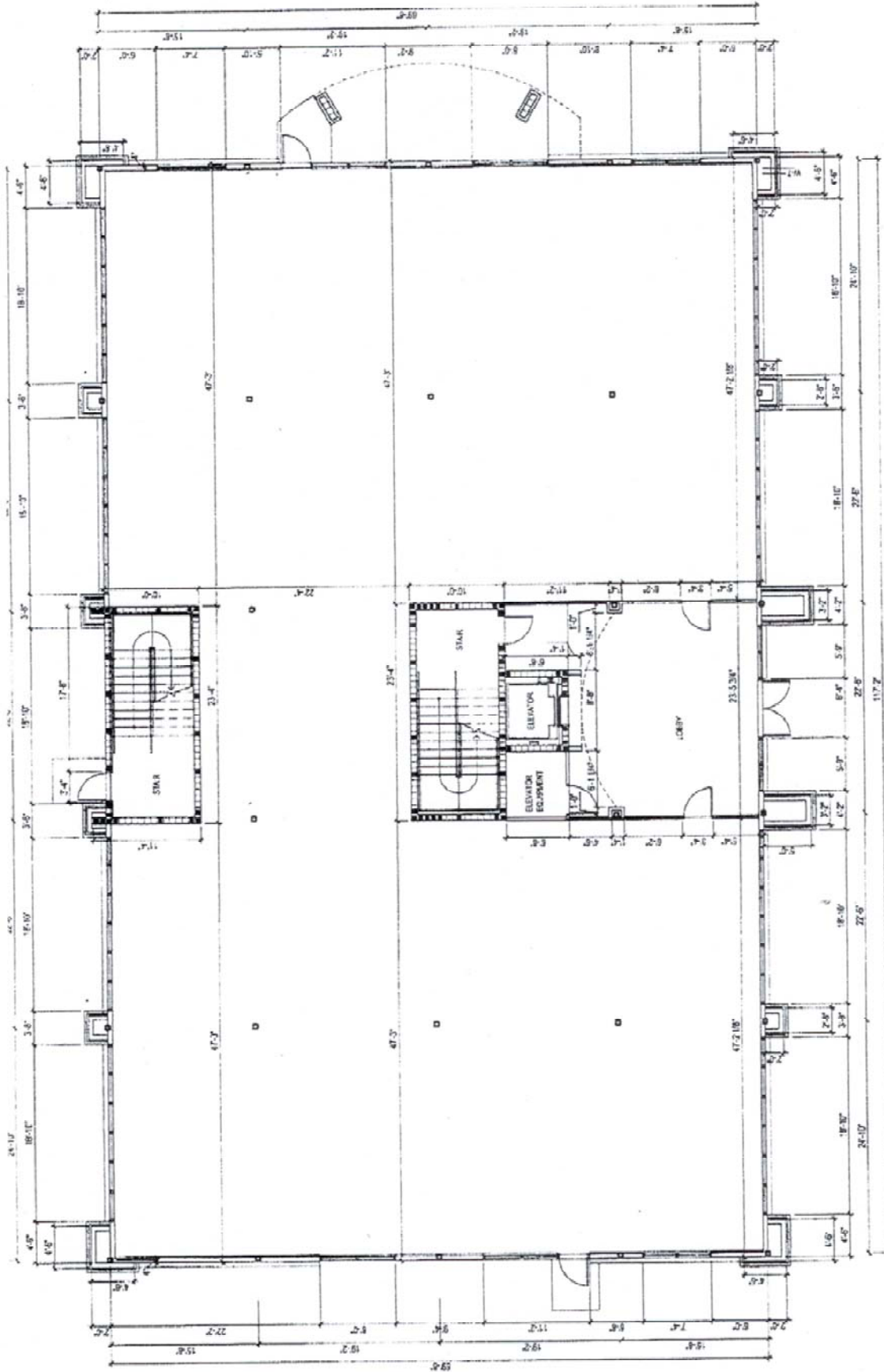
WFT BUILDING – BROCHURE

Property Identification	WFT BUILDING
Property Address	212 E. Highland Drive, Lakeland, FL 33813
Property Location	NE Corner of S. Florida Avenue and Highland Drive behind Walgreens, in a major commercial and high demographics residential hub
Type Property	2-story, 16,000 SF, Class “A” office building, built 2009 – Classic Architecture
Available Space	The entire 1 st floor of 7,190 NRSF is available either in its entirety or divided in half (3,595 NRSF)
Features	Currently raw shell space ready for build-out to Tenant’s specifications – sprinkler system – common lobby – elevator – perimeter glass bay windows – major pylon signage – up to 10’ finished ceiling height.
Parking	Ample parking on a non-exclusive basis
Zoning	Highway Commercial – City of Lakeland
Utilities	Municipal water and sewer, City of Auburndale
Base Lease Rate	\$15.50/SF, NNN plus applicable sales tax Operating expenses estimated at \$3.95/SF
Build-out Allowance	\$35.00/SF for tenant’s interior vanilla shell finish.
Purchase Option	The 1 st floor is available for purchase on a condo basis at \$140.00/SF for existing raw shell.
Comments	This building offers a unique opportunity for 1 st generation professional space with easy lay-out generous finish allowance and great location.
Contact	Maria Mahoney, Florida Licensed R.E. Broker at 863-619-6740

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212 E. Highland Drive, Lakeland Florida 33813





FIRST FLOOR PLAN

N
1/8" = 1'-0"



212 EAST HIGHLAND DRIVE LAKELAND, FL 33813

