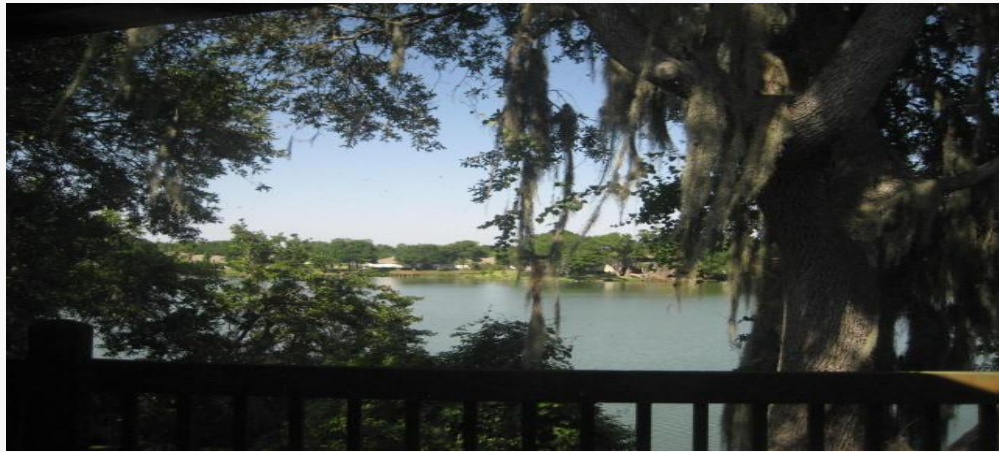


LAKELAND LAKEFRONT OFFICE SUITE FOR LEASE

3825 south florida avenue
lakeland, florida 33813
phone: 863.619.6740
fax: 863.619.6750
e-mail: maria@mahoneygroupinc.com



6700 SOUTH FLORIDA AVENUE, SUITE 18 LAKELAND, FLORIDA 33813

- ❖ 2nd floor office suite with balcony overlooking unnamed Christina area lake
- ❖ Two options: Lease the entire 924 ± SF furnished suite for \$1,200.00/mo. or lease one furnished executive office for \$600.00/mo. Sales tax to apply
- ❖ Floor plan of entire suite includes 2 large offices, workroom/breakroom plus reception area, RR and balcony overlooking the lake
- ❖ Located in South Lakeland within high commercial and professional corridor
- ❖ Excellent access to/from all points of Lakeland

**For additional information or to view, please contact:
Maria Mahoney, Florida Licensed Real Estate Broker
863 619-6740**

Visit Us On The Web: www.mahoneygroupinc.com

Information contained herein is from sources deemed reliable, but no warranty is made as to the accuracy thereof. This offering is made subject to errors, omissions, change of price or other conditions, prior to sale or lease or withdrawal without notice. Prospective buyers are encouraged to verify, independently, all pertinent data.

**MAHONEY
GROUP INC.**
commercial real estate services



OFFICE CONDOMINIUM – LAKELAND FLORIDA

Property Identification	Aleff Group, Inc.
Property Address	6700 South Florida Avenue Suite 18 Lakeland, FL 33813
Type Property	2-story office condominium Built 1985 within the 36-unit Christina Cove Commercial Condominium
Size Premises	924 ± SF
Features	Upper unit with 2 large executive offices (one has lakefront view balcony, the other has street view) – reception – workroom/mail room – RR and kitchenette. CB down/wood-up construction with gambrel/shingle roof.
Zoning	Professional Use (Unincorporated area of Polk County)
Parking	Ample parking on-site (non-exclusive basis)
Lease Rate	\$1,200.00/month + state sales tax includes all existing furnishings and furniture.
Other Lease Option	Street view executive office (furnished) \$600.00/month plus applicable state sales tax.
Availability	Immediate
Contact	The Mahoney Group, Inc. Maria Mahoney (Licensed Florida Real Estate Broker) 863 619-6740

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6700 South Florida Avenue
Lakeland, Fl 33813
Suite 18

