



# 1,250 SF Medical/Office Suite for Lease

2929 Lakeland Highlands Rd. Lakeland, FL 33803

3825 South Florida Ave. Suite 5  
Lakeland, FL 33813

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regarding this  
property, please  
contact:

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



- 1,250 SF Office Suite for lease in Professional office building
- Lease rate \$1,980.00/month
- Reception/waiting room with vaulted ceiling and check-in counter — 3 exam rooms with sinks — large treatment room — administrative office—3 RR and storage rooms

- Located across Highlands Plaza (Winn Dixie) at lighted intersection and immediate access to US Highway 98 S



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## PROFESSIONAL OFFICE SUITE – PROFILE

PROPERTY IDENTIFICATION: TIGRIS

PROPERTY ADDRESS: 2929 Lakeland Highlands Road  
Lakeland, FL 33803

PROPERTY LOCATION: Next to Edgewood Park Office complex, 500' from the lighted intersection of Lakeland Highlands Road and Edgewood Drive, across Highlands Plaza (anchored by Winn Dixie) within 1/8 mile of US Highway 98 South.

TYPE PROPERTY: Professional office building – CB/brick construction

SIZE BUILDING: 3,000 SF consisting of 2 office suites

**AVAILABLE SPACE:** **1,250 SF** suite formerly used as a dental office

AMENITIES: Entrance/reception/waiting room with vaulted ceiling - check-in window - administrative office – three (3) exam rooms with sink – one large treatment room – 3 RR – 2 storage rooms – side entrance - tile and carpet flooring alarm system – lighted pylon sign – 24 parking spaces. land size 1.4 ± acres

LAND USE/ZONING: O-1 (Low Impact Office District) with future land use designation RM (Residential Medium), City of Lakeland

UTILITIES: City of Lakeland, electric, water – septic system

PROPERTY FOLIO: 24-28-32-263000-000014 and 000011, Polk County

LEASE RATE: \$1,980.00/month, plus applicable State sales tax

DUE AT LEASE SIGNING: First and last month's rent + security deposit

OCCUPANCY: Immediate

CONTACT: Maria Mahoney, Licensed Florida Real Estate Broker  
863 619-6740

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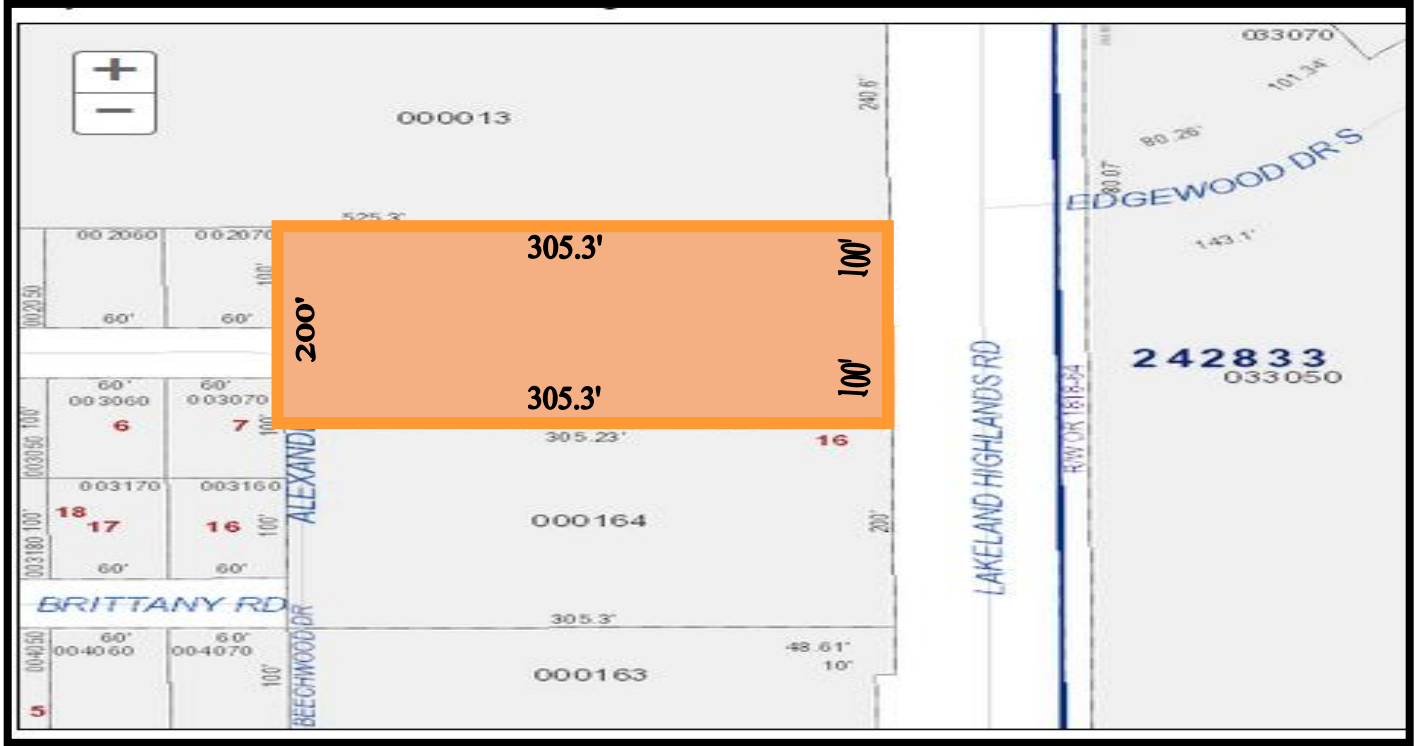
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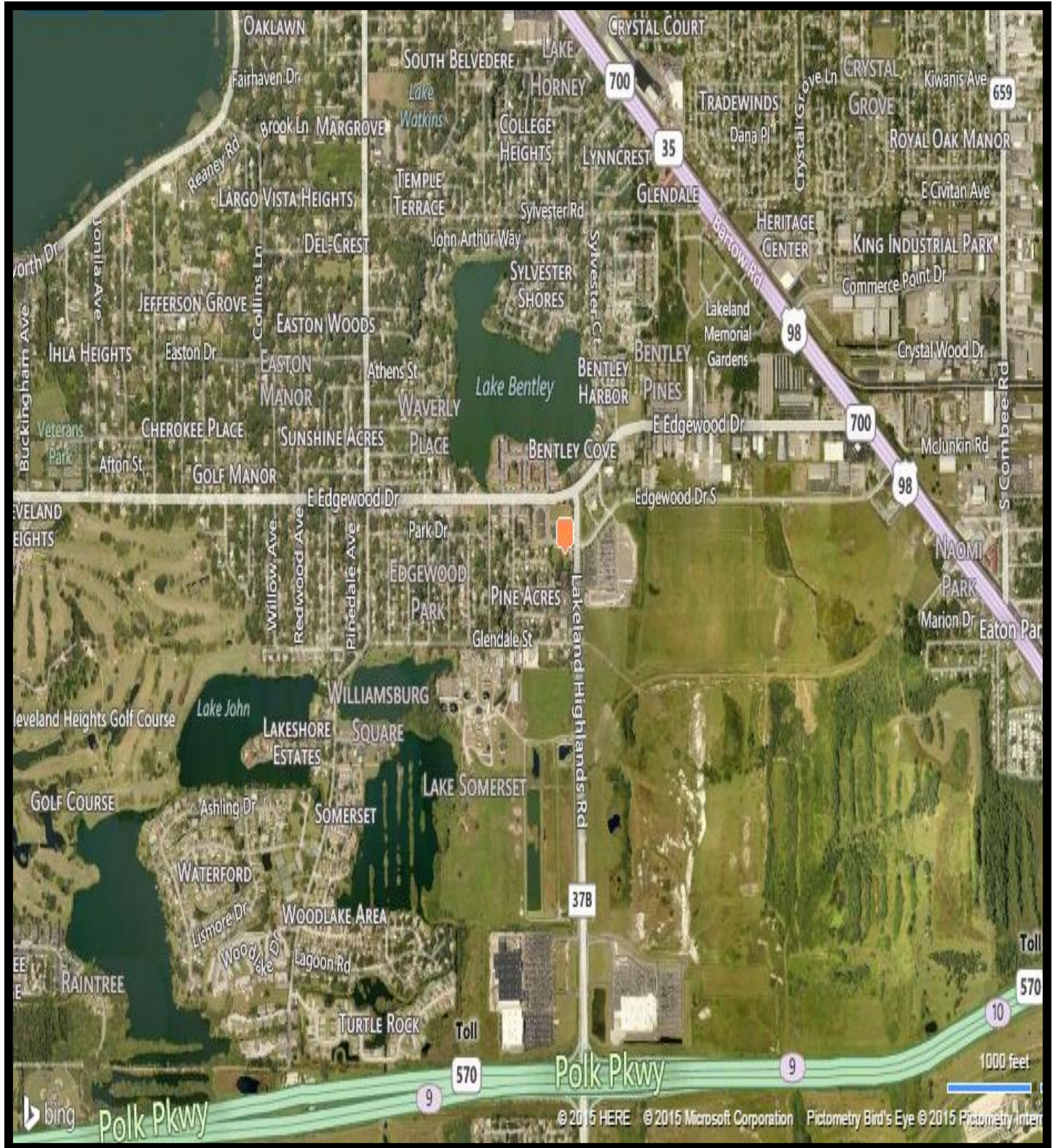
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