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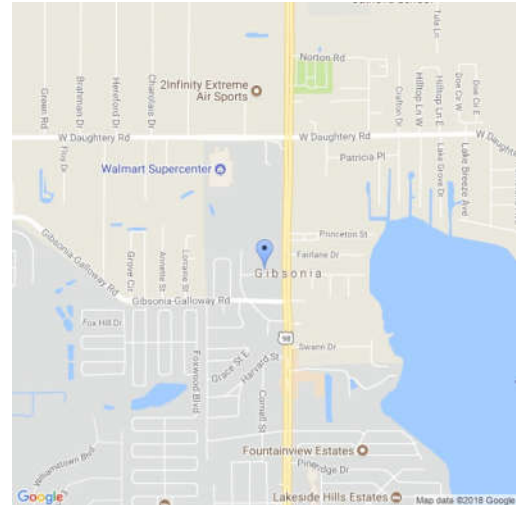


# Freestanding Office Building - For Lease

1201 SHADOW DRIVE, LAKELAND, FLORIDA 33810



COMMERCIAL • OFFICE • FOR LEASE



LEASE RATE **\$12.00/SQFT MG**  
 BLDG TYPE **OWNER-USER**  
 CLASS **B**  
 STATUS **EXISTING**  
 YEAR BUILT **1968**  
 YEAR RENOVATED **1990**  
 STORIES **1**

TOTAL AVAIL **1,476 SQFT**  
 AVAIL **1,476 TO 1,476 SQFT**  
 RBA **1,476 SQFT**  
 CONTIG SPACE **1,476 SQFT**  
 MARKET **TAMPA/ST. PETERSBURG**  
 SUB-MARKET **POLK COUNTY**  
 PARCEL# **23-27-23-008000-000340**

- \$12.00/ SF Modified Gross • 1,476 SF Office Space available • Large Reception Area • Kitchen area
- 2 Large Private Offices • Separate Storage Building • Large Lot • 5 Parking spaces

Freestanding office building that includes a large reception/admin area; 2 large private offices (one with a private bath); file/copy area; full kitchen and storage areas. The large lot has a storage building/garage. Ready for occupancy. Northside location one block west of US 98 north of the Lakeland Mall. Good access to I-4.

## 1 Spaces

TYPE: **ADMINISTRATIVE**  
 SUITE/UNIT: **1**  
 MIN DIVISIBLE: **1,476 SqFt**

AVAILABLE: **1,476 SqFt**  
 FLOOR: **1**  
 MAX CONTIGUOUS: **1,476 SqFt**

LEASE RATE: **\$12.00 MG**  
 DATE AVAIL: **10/24/2017**

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