



# Professional Office Suite, For Lease

## *South Lakeland*

3825 South Florida Ave.  
Suite 5  
Lakeland, FL 33813

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

maria@mahoneygroupinc.com  
www.mahoneygroupinc.com



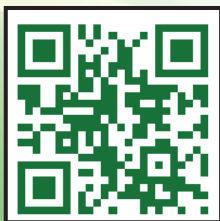
*Commercial  
Real Estate Services  
From Local to Global  
Since 1998*



**5302 SOUTH FLORIDA AVENUE  
LAKELAND, FL 33813**

For further information  
regarding this property,  
please contact:

**Maria Mahoney,**  
FL, Real Estate Broker  
**863-619-6740**



- **945 + office suite with great floor plan available for lease**
- **Across Outback Restaurant and Lakeland South shopping center - within the Professional Plaza in the midst of heavy commercial and residential activity**
- **Ample Parking**
- **Lease Rate:\$1,300/month plus state sales tax**



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.



## **SOUTH LAKELAND PROFESSIONAL OFFICE SUITE**

|                    |   |
|--------------------|---|
| Property Address:  | 5302 SOUTH FLORIDA AVENUE, SUITE 204<br>LAKELAND, FL 33813  |
| Property Location: | Across Outback Restaurant and Lakeland South shopping center – within the Professional Plaza<br>In the midst of heavy commercial – South Florida Avenue is the main North/South thoroughfare in Lakeland. |
| Property Type:     | Professional office complex with multiple buildings and common parking  |
| Available Suite:   | Suite 204   |
| Size Premises:     | 945 ± SF  |
| Features:          | Entrance/reception - 2 large private offices, one oversize private office (can be conference/training room) – coffee/kitchenette corner and RR - Storage closet – plush carpeting and wainscot walls.     |
| Lease Rate:        | \$1,300/month, plus applicable State sales tax.<br>Includes refuse/dumpster charges. Electric/water charges separately metered for Tenant's own cost.   |
| Lease Terms:       | Due at lease signing: first and last month + sales tax and security deposit.  |
| Land Use/Zoning:   | Professional – Unincorporated Polk County   |
| Utilities:         | City of Lakeland Electric, Water and Sewer.   |
| Parking:           | Ample parking on a non-exclusive basis.   |
| Comments:          | The suite is well suited for a small professional office user and provides excellent location with immediate access to Lakeland's main roads.   |
| Contact:           | Maria Mahoney, Florida Licensed Real Estate Broker<br><b>863 619-6740</b>   |



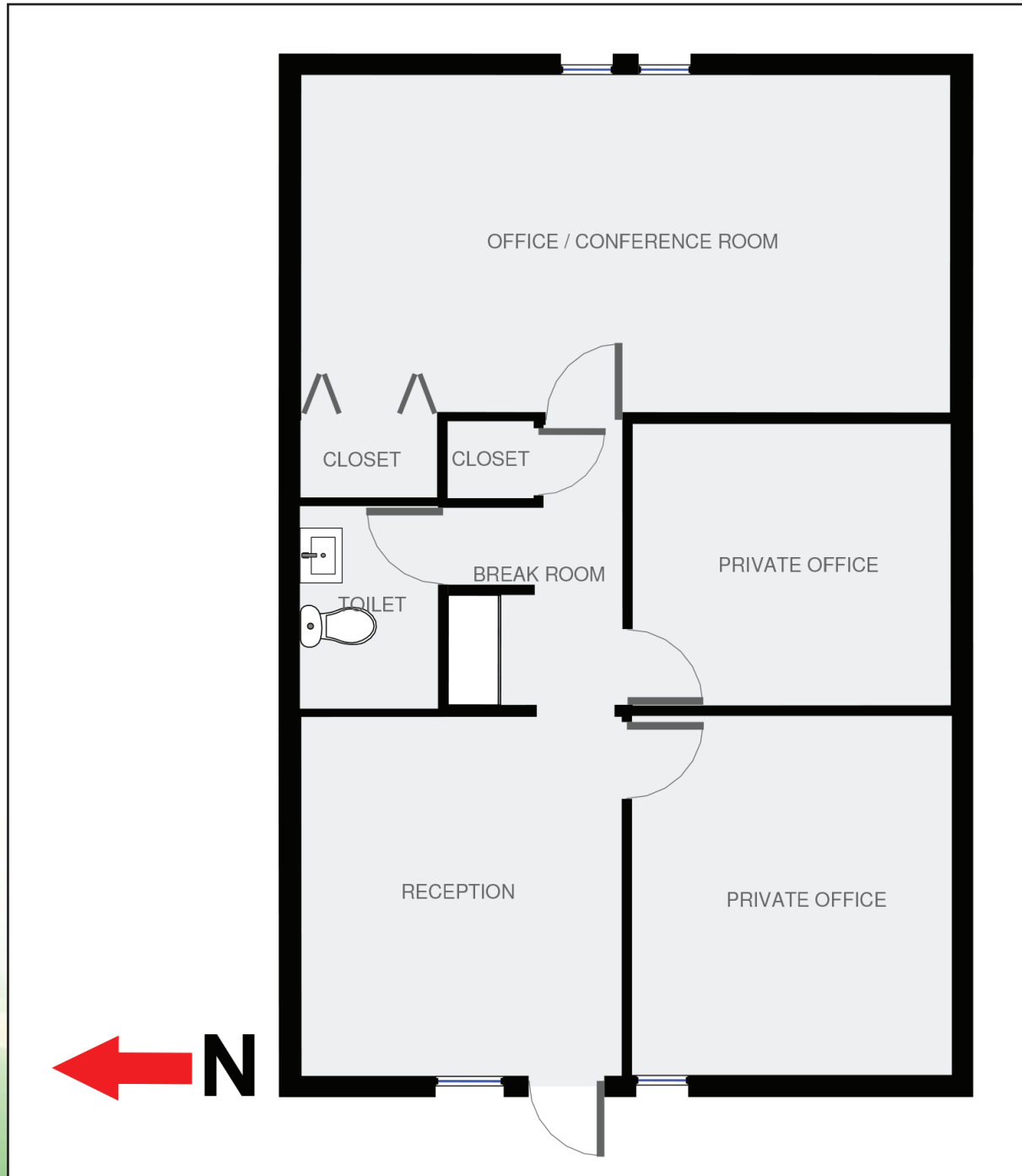
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LAKELAND, FL 33813



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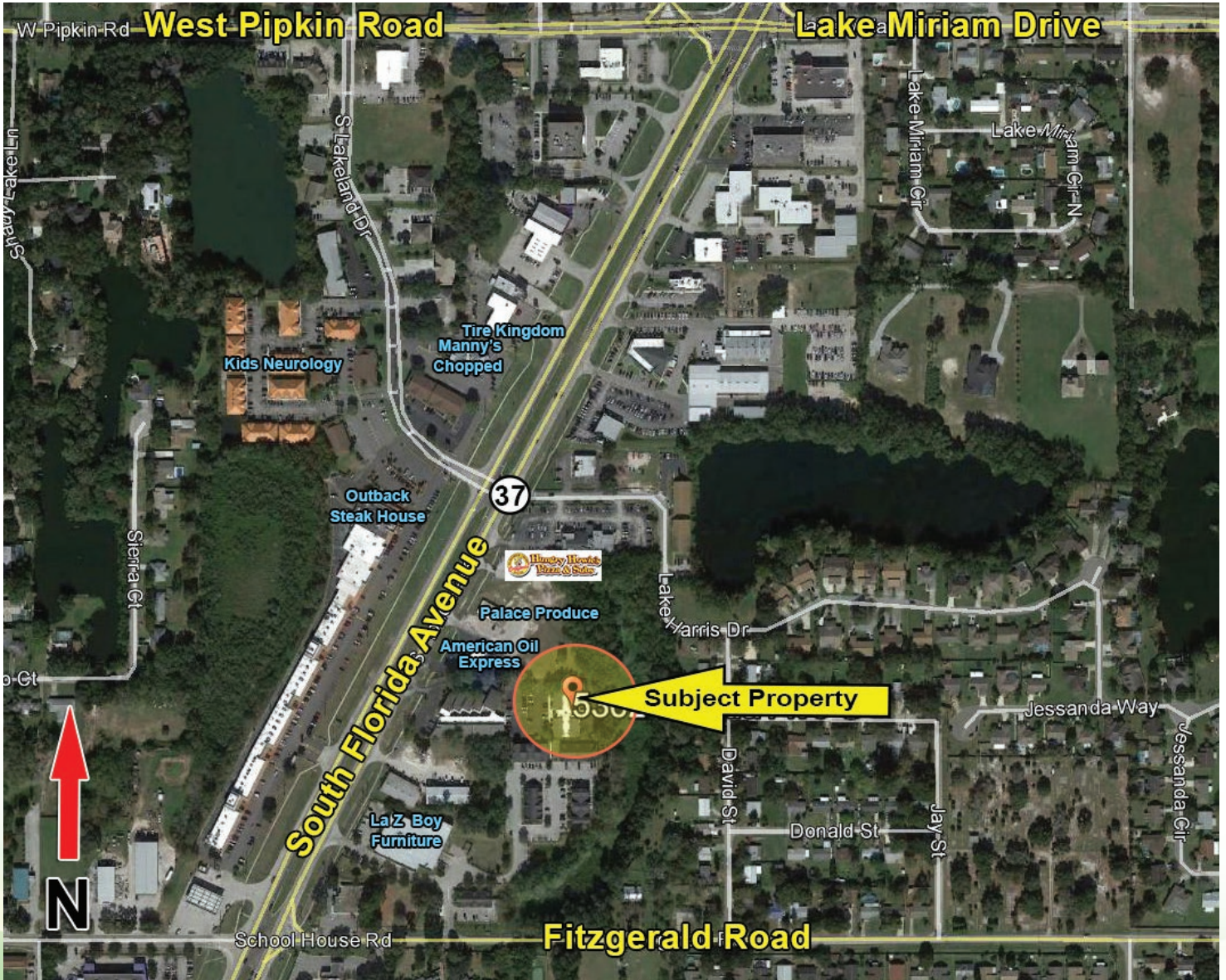
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### Traffic Count



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