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Real Estate Services
From Local to Global
Since 1998*

For further information
regarding this property,
please contact:

Maria Mahoney,
FL, Real Estate Broker



Prime Commercial Building

Last Suite for Lease !!!

Downtown Bartow, Florida



525 N. Broadway Avenue, Bartow, Florida 33830

- 2,640 SF - Corner Unit
- Former Bank Branch,
- Great Floor plan with Superior Amenities
- Located on Bartow's main thoroughfare in central commercial district, Polk County's Government core, Polk County Courthouse and across Bartow Chamber of Commerce.
- Easy access to/from all points of Polk County.



View towards County parking garage



View of Sheriff's Office from parking lot

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DOWNTOWN BARTOW, FLORIDA PROFESSIONAL OFFICE BUILDING

PROPERTY ADDRESS 525 North Broadway Avenue, Bartow, FL 33830

PROPERTY LOCATION Corner of Broadway and W. Boulevard Street, 2 blocks South of SR 60/Broadway Avenue intersection - and one block North of Polk County Government core, Polk County Courthouse, directly across the Bartow Chamber of Commerce in Downtown Bartow, within a strong professional and commercial district.

TOTAL SIZE BUILDING Approx. 12,000 SF.

FEATURES Prime visibility and access building with glass façade and glass entrance door. New roof (Year 2018). New A/C units (2018).

AVAILABLE SPACE

ADDRESS SUITE #	SIZE	LEASE RATE	COMMENTS
555 Broadway Avenue	5,270 SF	LEASED	HNTB Corporation.
545 Broadway Avenue	2,031 SF	LEASED	Dillon Logistics, Inc.
525 Broadway Avenue	2,640 SF	\$18.00/SF	Corner suite – former bank branch – superior interior improvements – prime visibility – immediate occupancy.
505 Broadway Avenue	1,605 SF	LEASED	The Mary Welsh Foundation.

OPERATING EXPENSES This is a triple net lease (NNN) – CAM charges \$2.75/SF.

SALE/PURCHASE This building is also available for purchase. Price upon request.

LAND USE/ZONING P-1 (Professional Office) and commercial use.

UTILITIES Municipal water and sewer. Tenant to be responsible for own utilities and janitorial services.

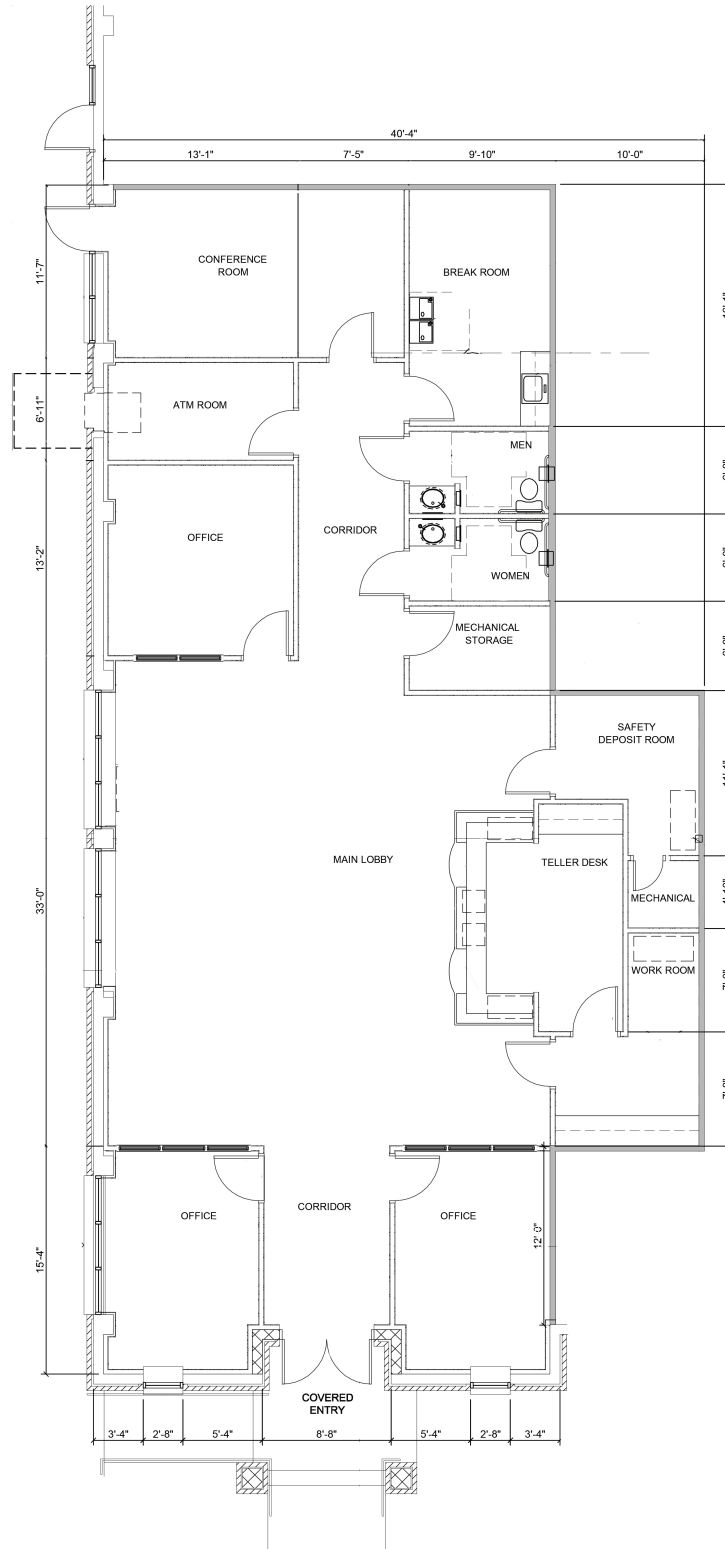
PARKING 30 on-site parking spaces with additional free parking in County’s municipal lot accessible via building’s back porch.

COMMENTS Prime opportunity for “image” building in Downtown Bartow. Offers an excellent presence for all professional uses. Accessible from all points of Bartow and surrounding areas.

CONTACT Maria Mahoney, Licensed R.E. Broker, 863 619-6740
Will Daniel, Commercial Associate, 813 695-7371



525 NORTH BROADWAY AVENUE
BARTOW, FL 33830



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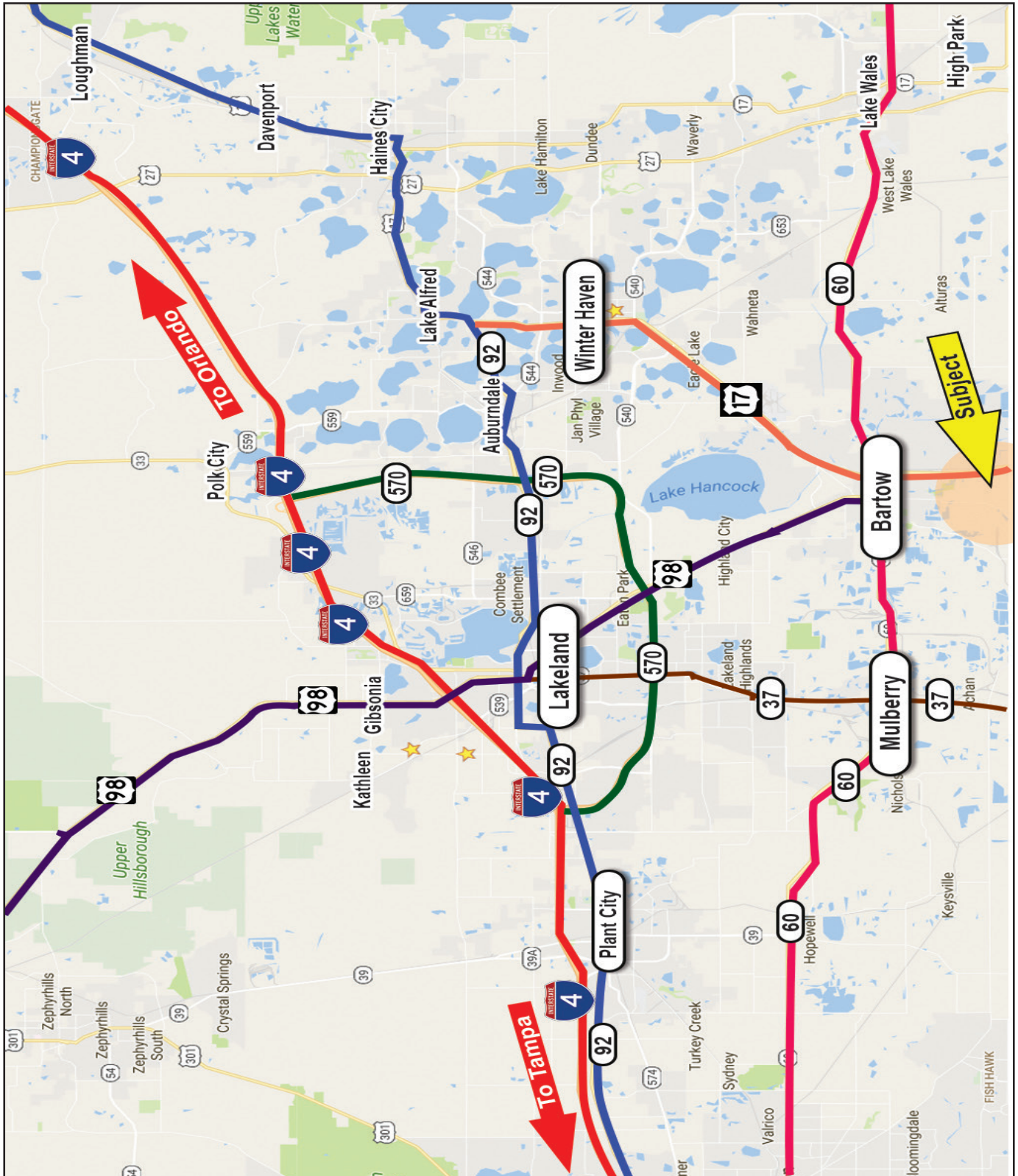
525 NORTH BROADWAY AVENUE
BARTOW, FL 33830
Aerial Map



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BARTOW, FL 33830
County Map



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