

**6,200 ± SF MEDICAL OFFICE SUITE**  
3317 US HIGHWAY 98 SOUTH, LAKELAND, FL 33803



- 1st floor: 5,200 SF suite consisting of large reception with dual waiting rooms, large Admin. behind reception with 2 private offices, 8 exam rooms (6 are wet rooms), dual access treatment room, procedure rooms, offices, nurse's station, lead-lined X-ray room, multiple storage rooms, breakroom, 2 patients RR, 1 staff RR and physician's private office with RR.
- 2nd floor: 1,000 SF conference/training room, records storage room, mechanical room, data server room and storage room.
- Other amenities: overhead PA system, high speed internet cable in every room, large digital pylon sign, ample non-exclusive parking spaces, dual access into the property.
- Lease Rate: \$28.00/SF, on a triple net basis

## 6,200 $\pm$ SF MEDICAL OFFICE SUITE – FOR LEASE

Property Address:	3317 US Highway 98 South, Lakeland, Florida 33812
Property Location:	Directly on US Highway 98 South, South of the signalized intersection of Combee Road, about .4 mile North of Polk Parkway (SR 570) exit and 1/2 mile South of Edgewood Drive, a main East/West connector. Surrounded by three hospitals (Bartow BayCare – Lakeland Regional Health Center and soon-to-open Orlando Hospital. In the midst of commercial activity, between Lakeland and Bartow, (County seat).
Property Type:	10,000 + SF free standing, professional/medical building, built 2006, steel/stucco construction,
Available Space:	6,200 $\pm$ SF Medical Suite located on the South side of building.
Amenities:	<p><b>1<sup>st</sup> floor:</b> 5,200 SF suite consisting of large reception with dual waiting rooms (12' ceilings and wood planking floor), large Admin. behind reception with 2 private offices, 8 exam rooms (6 are wet rooms), dual access treatment room, procedure rooms, offices, nurse's station, lead-lined X-ray room, multiple storage rooms, breakroom, 2 patients RR, 1 staff RR and physician's private office with RR.</p> <p><b>2<sup>nd</sup> floor:</b> 1,000 SF conference/training room, records storage room, mechanical room, data server room and storage room.</p> <p><b>Other amenities:</b> overhead PA system, high speed internet cable in every room, large digital pylon sign, ample non-exclusive parking spaces, dual access into the property.</p>
Land Size	3.44 acres (149,846.40 SF) - Land Dimensions: 468.38' LF US Highway 98 S x 247.59 West boundary
Zoning	Professional Center/Medical – Unincorporated Polk County
Lease Rate	\$28.00/SF, on a triple net basis
Availability:	Spring 2026
Contact	Maria Mahoney, Lic. Florida RE Broker 863) 640-0445



**The Mahoney Group, Inc. – 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813**  
**PHONE: 863 619-6740 – FAX: 863 619-6750 – [www.mahoneygroupinc.com](http://www.mahoneygroupinc.com)**

Disclaimer - Information provided herein is from sources deemed reliable but not verified. This offering is made subject to errors, omissions, change of price, withdrawal from market, prior sale or other conditions. Prospective buyers/tenants are encouraged to verify independently, all pertinent information to their satisfaction prior to entering into a sale or lease transaction. The Mahoney Group, Inc., is the agent of and represents the Owner of this property.

3317 US HIGHWAY 98  
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View of entire building



Close-up entrance



Electronic monument sign/view of Combee Road intersection



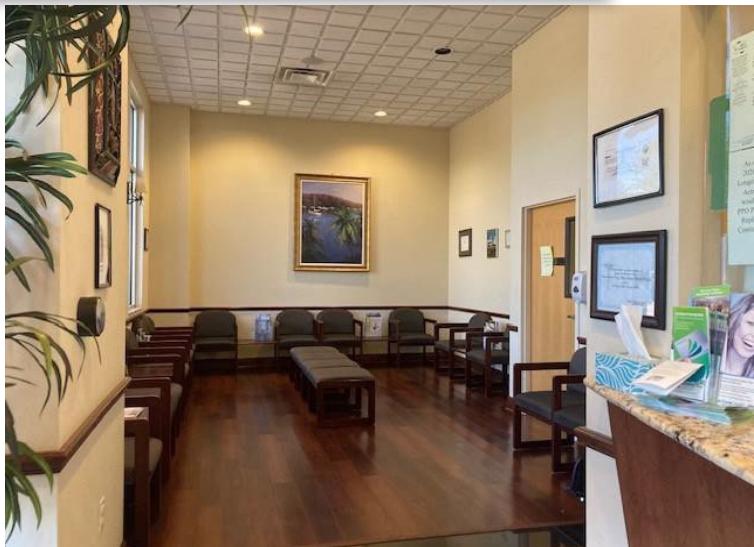
Portico entrance – close-up



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South Waiting Room and Reception



North Waiting Room



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Typical Exam Room



Typical Exam room



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Procedure Room



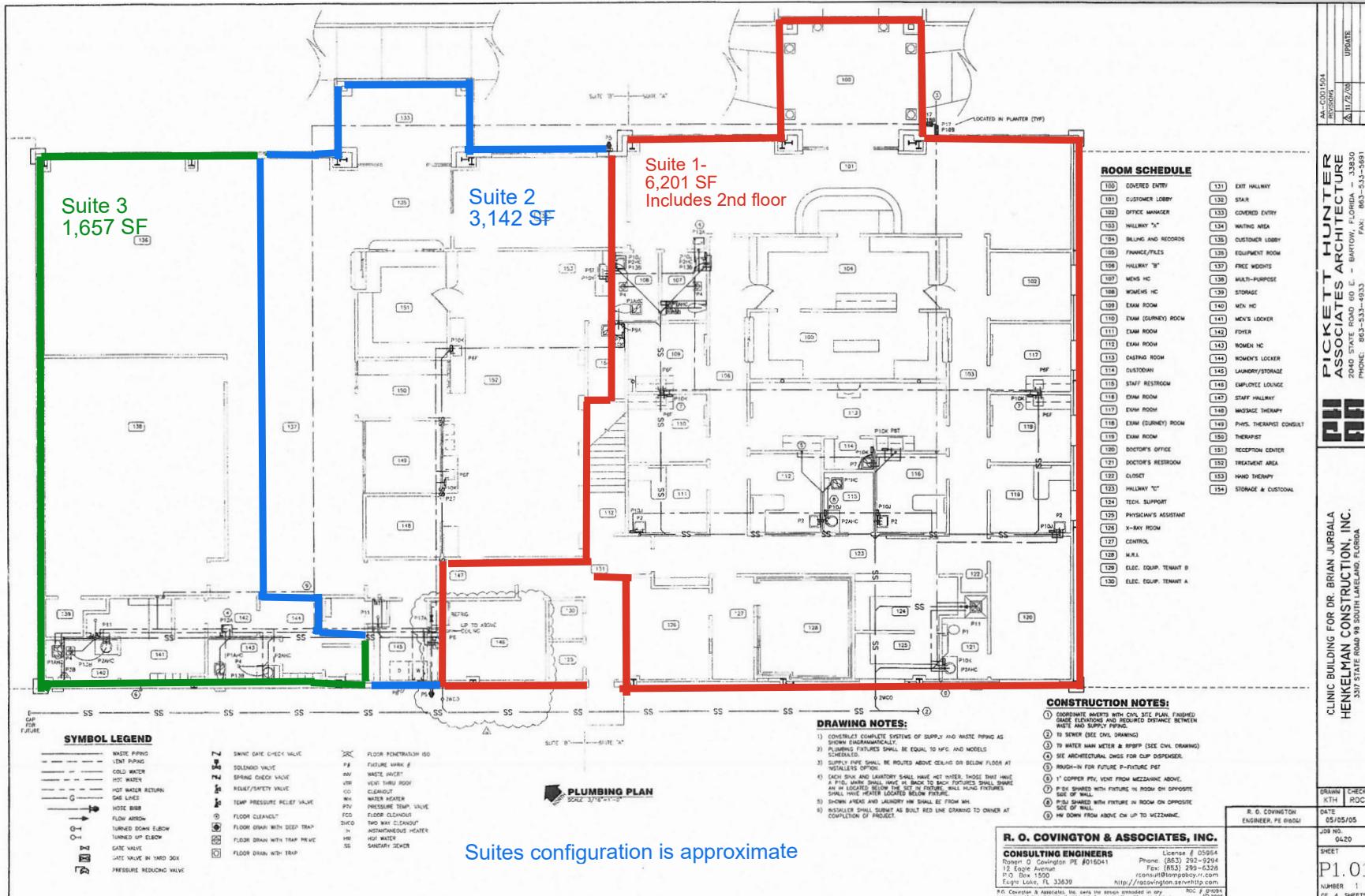
Other Procedure Room



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# FLOOR PLAN



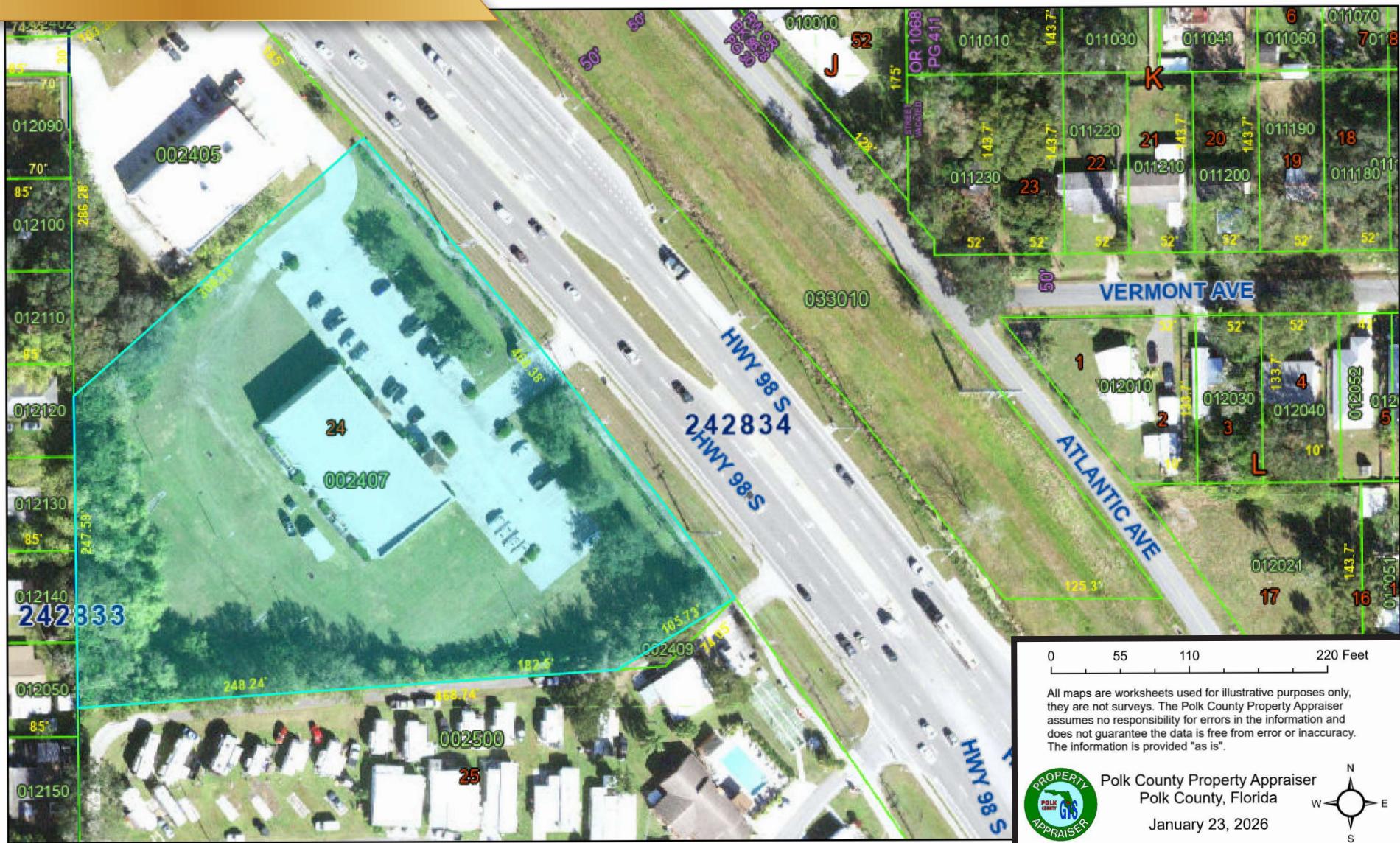
Suites configuration is approximate



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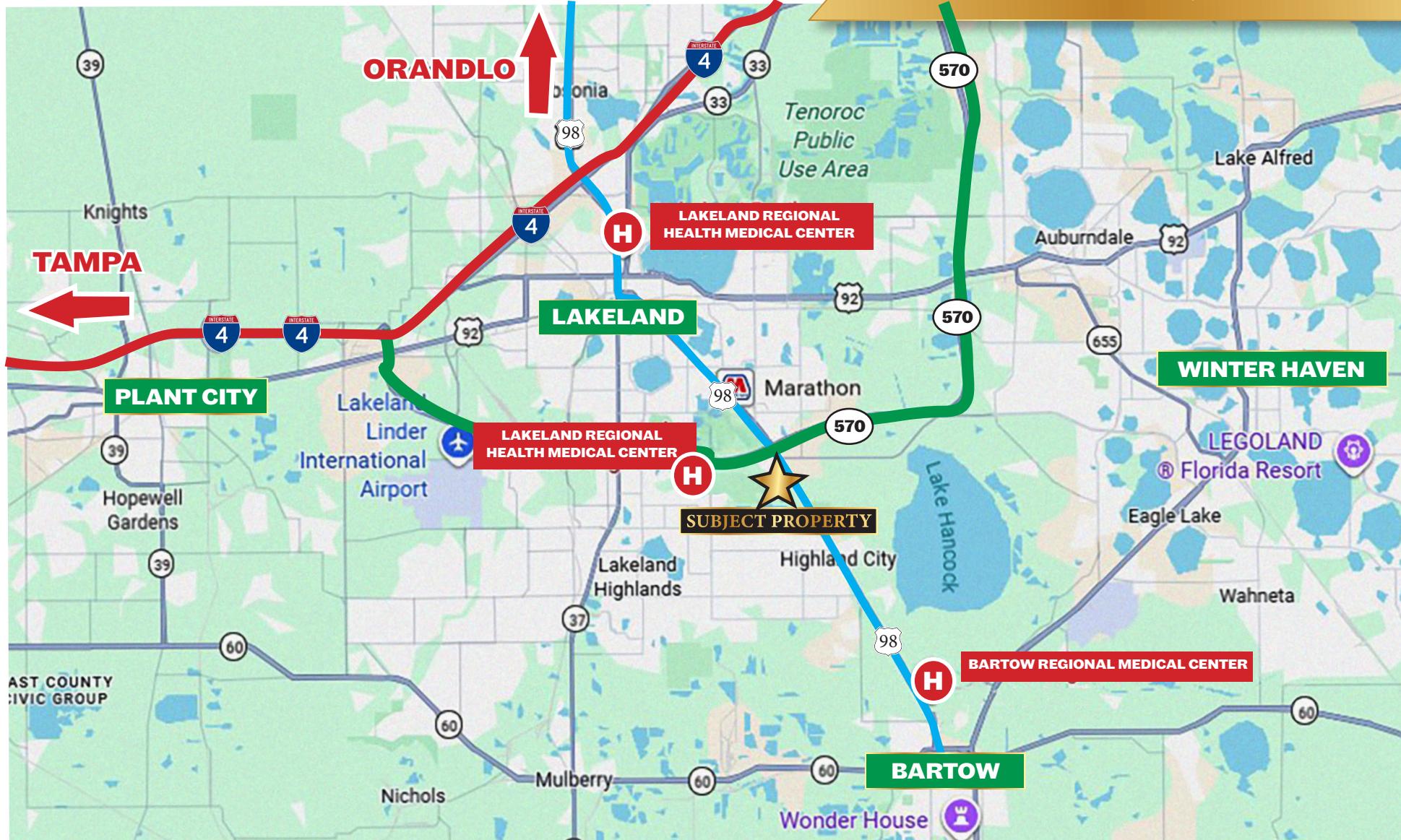
# AERIAL MAP



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# LOCATION MAP



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