

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 ± 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 ½ 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 ± SF Medical Suite located on the South side of building.
Amenities:	<p>1st floor: 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>2nd floor: 1,000 SF conference/training room, records storage room, mechanical room, data server room and storage room.</p> <p>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.</p>
Land Size	3.44 acres (149,846.40 SF) - Land Dimensions: 468.38' LF US Highway98 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

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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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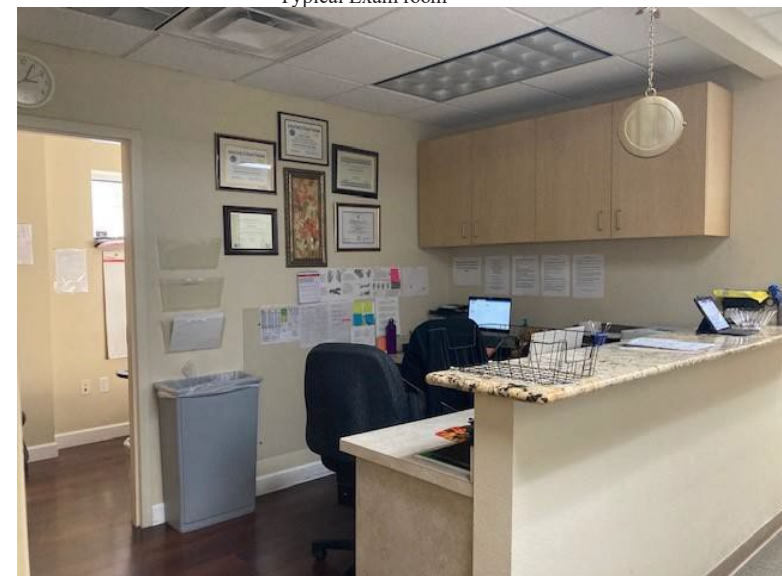
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Typical Exam Room



Typical Exam room



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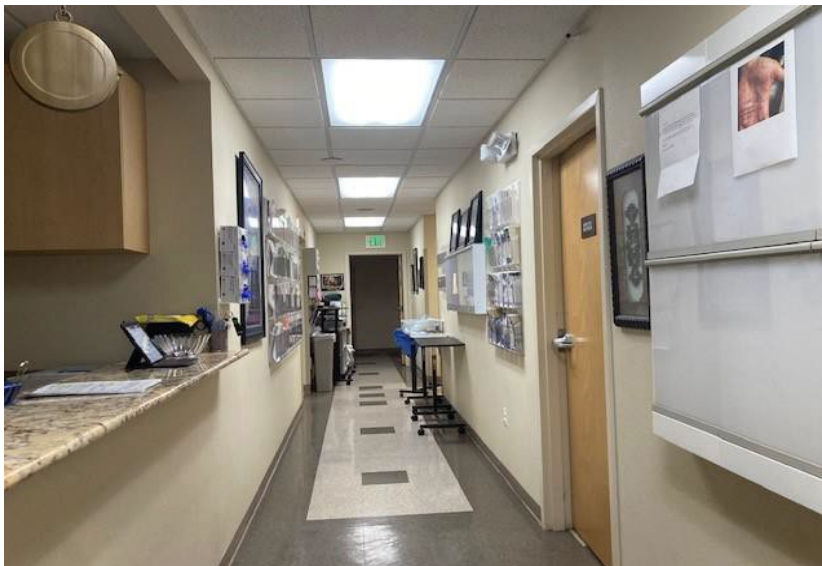
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Procedure Room



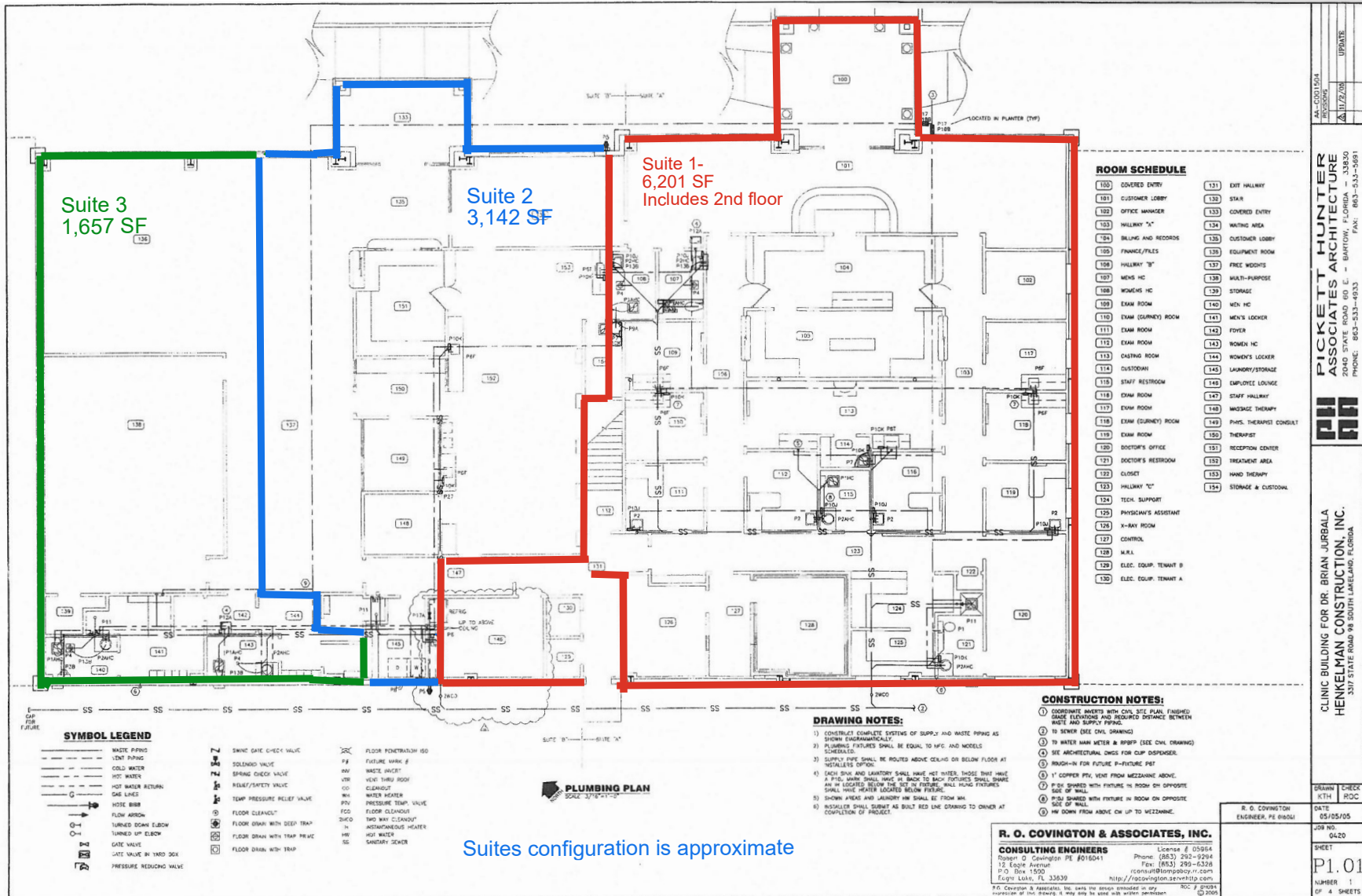
Other Procedure Room



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FLOOR PLAN



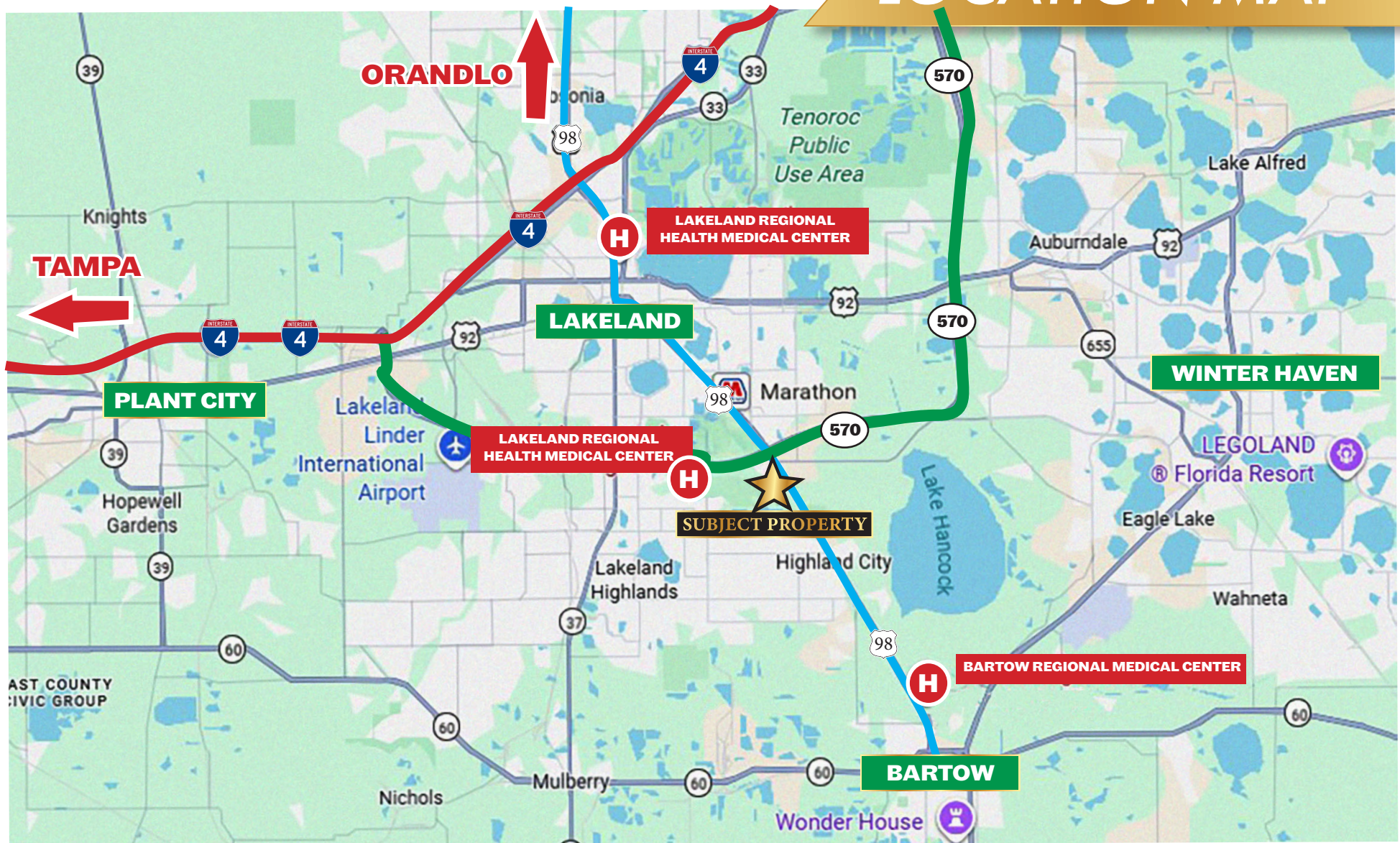
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LOCATION MAP



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