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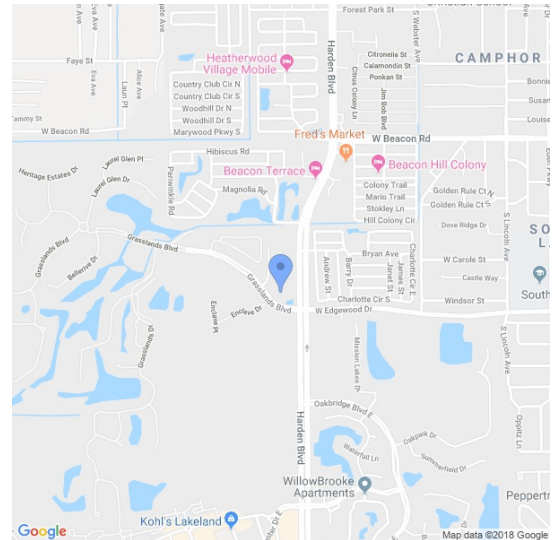


Grasslands Professional Building For Sale

1301 GRASSLANDS BOULEVARD, LAKELAND, FLORIDA 33803



COMMERCIAL • OFFICE • FOR SALE



SALE PRICE \$1,900,000 (\$174.47 /SQFT)

SALE TYPE INVESTMENT

BLDG TYPE MULTI-TENANT

CLASS B

STATUS EXISTING

YEAR BUILT 1980

YEAR RENOVATED 2008

STORIES 1

GROSS BLDG 10,965 SQFT

TOTAL AVAIL 1,500 SQFT

AVAIL 1,500 TO 1,500 SQFT

RBA 10,890 SQFT

FLOOR SIZE 10,890 SQFT

LAND AREA 2.96 ACRES

MARKET TAMPA/ST. PETERSBURG

SUB-MARKET POLK COUNTY

PARCEL# 35-28-23-138183-00022

- Excellent location • High demographics • Three long-term tenants • One available space for lease
- Minutes to I-4 via 570 Polk Parkway • Minutes to downtown Lakeland • One light from Lakeside Village Plaza
- Confidentiality agreement required.

This multi-tenant professional office building is located in a suburban setting surrounded by lush landscaping and fountains, at the entrance to the exclusive Grasslands Golf and Country Club in southwest Lakeland. It offers high demographics, excellent location, and strong tenants on long term leases. It is just north of the Polk Parkway on Harden Blvd. and less than a mile from the Lakeside Village Mall complex with an array of motels, restaurants, shopping and theatres.

Confidentiality agreement required.