



Commercial Real Estate Services

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

For further information
regarding this property,
please contact:

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



FOR SALE NNN OFFICE INVESTMENT CENTRAL FLORIDA



1619-1623 HARDEN BOULEVARD
LAKELAND, FL 33803

Offering Highlights:

- *Free-Standing Building size: 4,750 SF
(part of a 2-building office park)*
- *Only Building 1619-1623 is being offered
for sale/purchase.*
- *100% occupancy (2 tenants)*
- *Offering price: \$975,000.00*
- *Cap rate: 7.334%*

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.



TRIPLE NET, LEASE-BACK OFFICE INVESTMENT
LAKELAND, CENTRAL FLORIDA
INVESTMENT OVERVIEW

THE LOCATION

1619-1623 Harden Boulevard, Lakeland, Florida 33803 (halfway between Tampa and Orlando). The property sits at the SWC of Harden Boulevard and Forest Park Street, one block South of Ariana Boulevard, across Lakeland Christian School and 2 miles from Downtown. Harden Boulevard is a parallel to the West of South Florida Avenue (Lakeland's main North/South road). Major surrounding developments are, Grasslands Golf & Country Club (0.8 mile), Lakeside Village (1.5 mile South) and access to SR 570/ Polk Parkway (1.8 miles South).

THE PROPERTY

The subject property is a free-standing 4,750SF professional office building being part of a 2-building office complex with shared parking of 0.93 acre (common areas). It is located within the City limits of Lakeland and benefits from municipal utilities, (electric, water and sewer) with zoning O-1. Only Building 1619-1623 is available for sale/purchase as an investment.

THE 1619-1623 BUILDING DESCRIPTION

Size of building pad: 0.1124/acre (4,896 SF)

Size of building under roof: 4,750 SF upscale construction by Olivera Construction Company (Year 2008), barrel tile roof, stucco exterior, 10' ceilings, mature landscaping with sprinkler system, large pylon sign on Harden Boulevard. The Building consists of two suites respectively 1,300 SF and 3,200 SF, fully occupied. Entrance is from Forest Park Street.

THE TENANTS

— 1619 Harden Boulevard: 1,300 SF leased by Mason Title & Escrow Company, which is part of the NETCO family of title companies, since 1987.

— 1623 Harden Boulevard: 3,200 SF occupied by Owner/Seller Farnsworth & Mullins, CPA, a well-known, well-established full service accounting, tax planning, tax preparation and business advisory firm. Farnsworth & Mullins benefits from 8 exclusive parking spaces out of a total of 46 spaces for the entire complex.

THE INVESTMENT PRICE \$975,000.00 (\$205.26/SF) Cap Rate: 7.334%

EXCLUSIVE CONTACT Maria Mahoney, 863 619-6740, Florida Licensed R.E. Broker

3825 South Florida Ave, #5, Lakeland, FL 33813 - 863 619-6740 - FAX 863 619-6750 - maria@mahoneygroupinc.com

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CONFIDENTIALITY / DISCLOSURE AGREEMENT

Prospect(s) herein known as: _____ with an address of _____ acknowledges and agrees that THE MAHONEY GROUP, INC. (Broker) at 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813-1109, herein known as Broker, was the first to advise Prospect of the availability and details concerning the following investment opportunity:

VFM PROPERTIES
1619-1623 HARDEN BOULEVARD
LAKELAND, FL33803

Prospect understands and agrees that all dealings concerning said investment opportunity/real property will be handled through Broker and that Broker will act as a Seller's Agent. In the event Prospect engages its own Agent, Prospect will provide Agent's information below.

Prospect agrees that information received with respect to the above-mentioned investment opportunity will be kept in strict confidence and that Prospect shall not disclose this information to any person, excluding those internal parties specifically involved in the transaction itself. Prospect hereby affirms that Prospect's sole purpose in seeking information about the investment opportunity is for his/its own purpose. In the event that Prospect violates this confidentiality covenant or any other covenant herein with respect to Seller, both Broker and said Seller shall be entitled to all remedies provided by law including, but not limited to injunctive relief and damages.

All data on the investment opportunity/real property is provided for information purposes only. No representation is made by Broker as to the accuracy of the data provided. Broker encourages Prospect to thoroughly verify, to Prospect's own satisfaction, that the data provided is substantially representative of the investment activity/real property of Seller and can be relied upon when considering the purchase of said business/real property. Prospect acknowledges that Prospect has been advised to seek the independent counsel of an attorney and/or an accountant to verify the information supplied to Broker by Seller and to examine any and all applicable documentation relevant to the transaction.

In the event Prospect decides not to pursue the proposed acquisition, Prospect will advise Broker and return to Broker all proprietary information furnished to Prospect, without keeping copies of it.

The parties and Broker specifically agree that this Contract shall be governed by the laws of the State of Florida. Seller shall be deemed to be a party to this document insofar as need be. A facsimile or electronic copy of this document and any signatures shall be considered for all purposes, as originals.

Acknowledged and Agreed to this _____ day of _____, 2020.

Prospect Signature: _____

Print Name and Title
Prospect Company Name: _____
Address: _____
Telephone: _____
Email: _____

Prospect's Agent signature (if applicable):

Print Name and License Number
Agent's Brokerage firm: _____
Address: _____
Telephone: _____
Email: _____

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LAKELAND, FL 33803

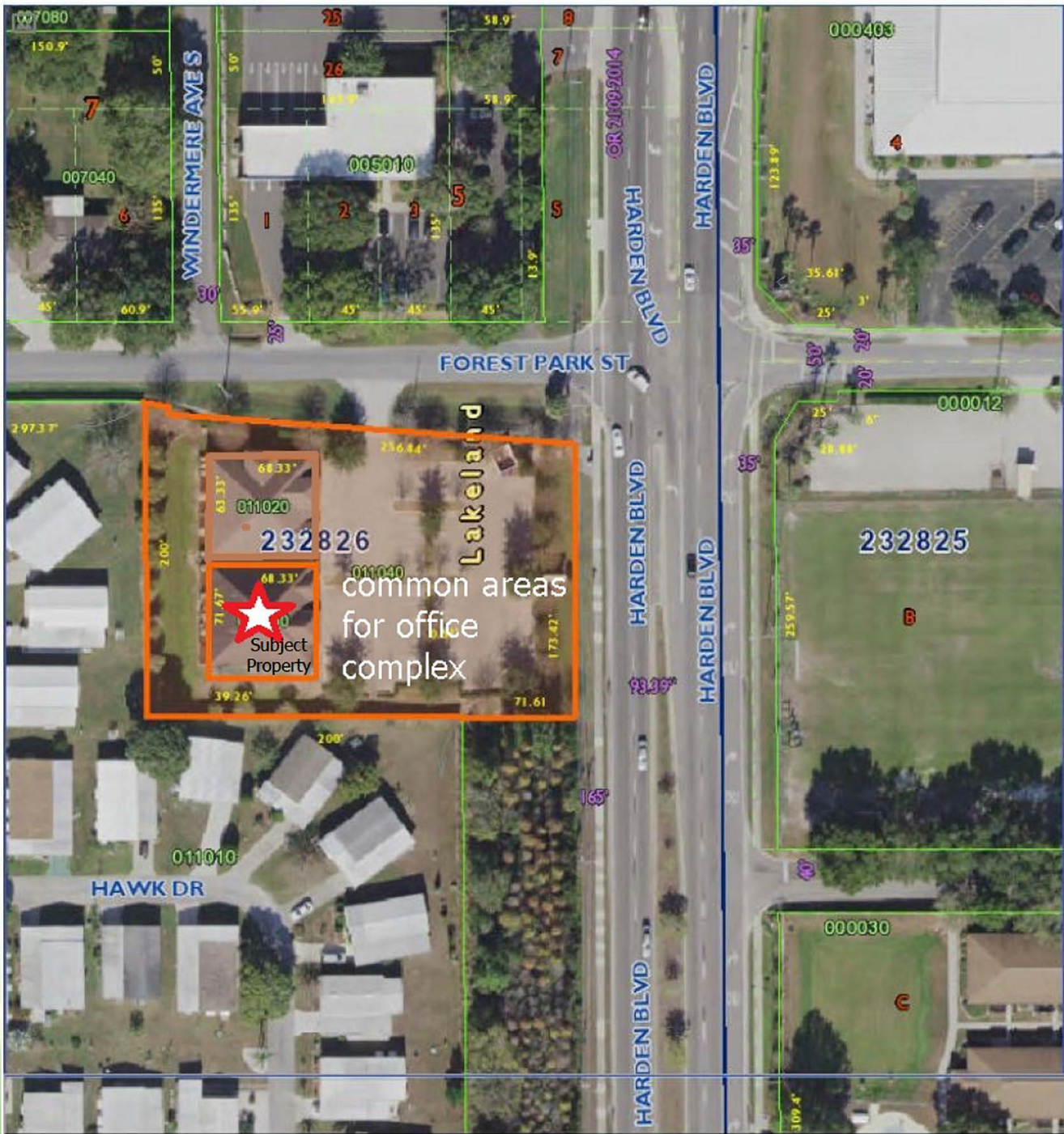
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1623*



*Suite
1619*



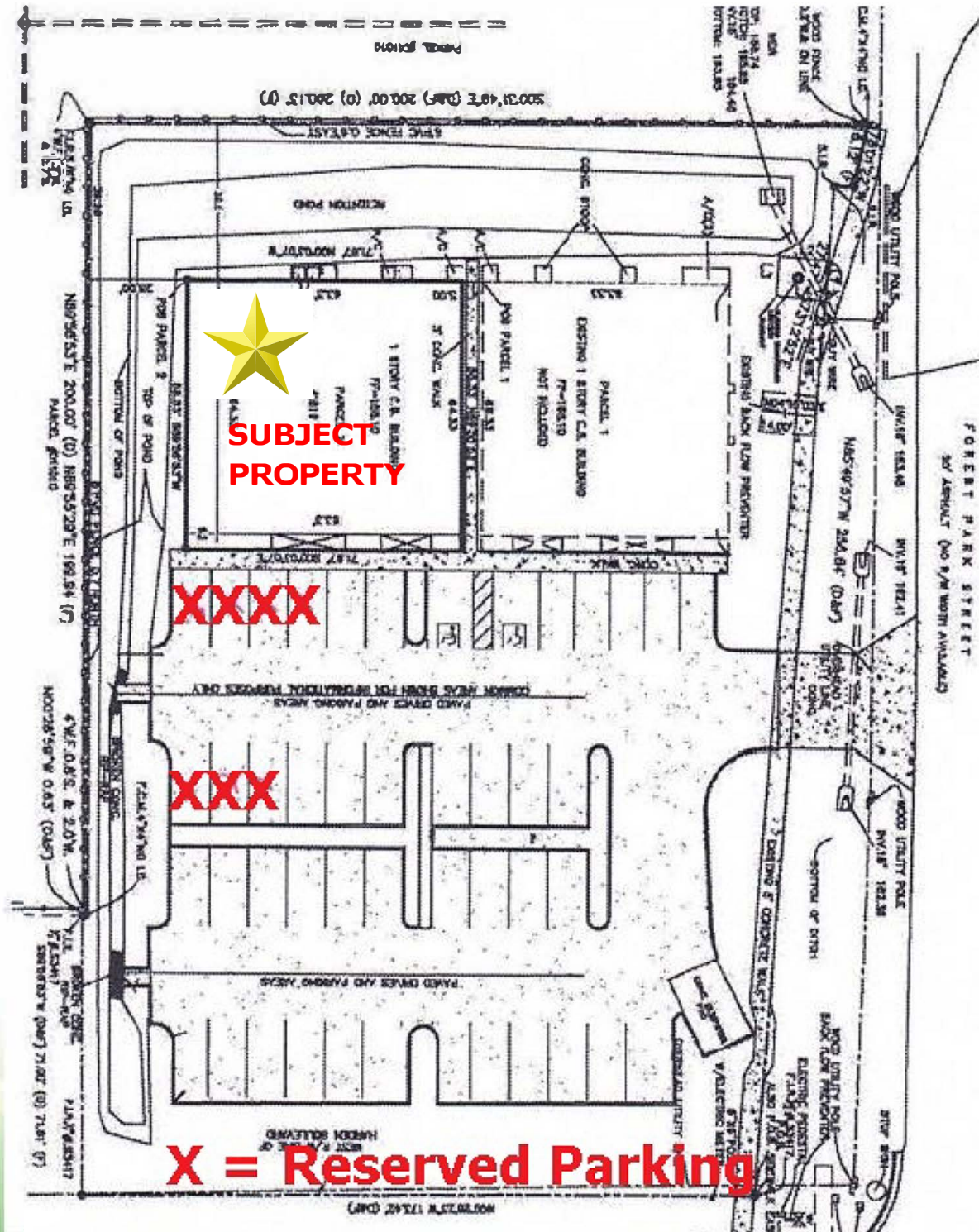
1619-1623 HARDEN BOULEVARD LAKELAND, FL 33803



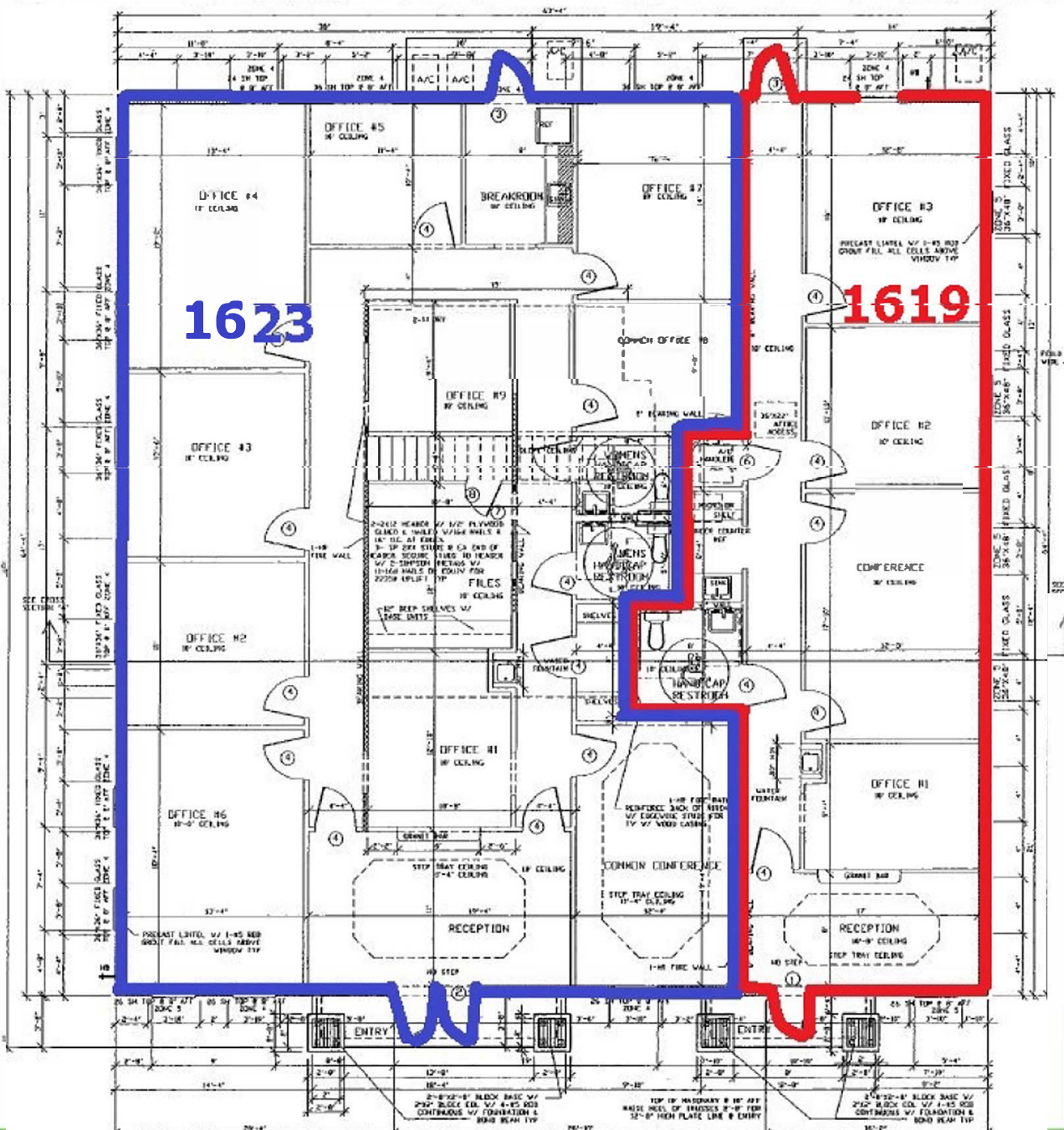
232826
common areas
for office
complex

011020
011040
Subject
Property

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