

## OFFICE FOR LEASE

# LAKEFRONT CREATIVE CORPORATE BUILDING

20 Lake Wire Dr, Lakeland, FL 33815



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	236 - 10,000 SF
<b>LEASE RATE:</b>	\$12.00 SF/yr (Full Service)
<b>CLASS:</b>	A
<b>BUILDING SIZE:</b>	30,000 SF
<b>RENOVATED:</b>	2018
<b>ZONING:</b>	C-6
<b>PARKING:</b>	54 spaces + street
<b>SUBMARKET:</b>	Lakeland
<b>TRAFFIC COUNT:</b>	27,500 (Sikes Blvd)

### [CLICK HERE TO VIEW VIDEO](#)

### PROPERTY OVERVIEW

This class A lakefront office building is located downtown Lakeland between Tampa and Orlando, the 3 floors with rooftop can accommodate single tenants from 2,800 to 20,000 SF with uses including office space, call center, data center, co-working space and restaurant/bar.

The suite 100 is well designed with a mix of individual offices and open space, additional build-out available as well as an allowance. The suite 50 in the basement offers up to 10,000 SF with elevator access (see floor plan), space can be accommodated depending on tenant's needs. The suite 300 offers a 8,500 SF rooftop with lake view on Lake Wire and Downtown.

The building can be accessed 24/7 with key card and front signage is available on Lake Wire. High speed Internet service available and broadband provided through dedicated fiber network to building.

### PROPERTY HIGHLIGHTS

- Easy access through Sikes Blvd to I-4 and Parkway
- Located within walking distance of restaurant and services
- Two major projects near including park and residential units

**KW COMMERCIAL**  
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# LOCATION MAPS

20 Lake Wire Dr, Lakeland, FL 33815



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# LOCATION OVERVIEW

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### CITY OF LAKELAND:

Lakeland has always been a hub of innovation and progressive ideas. Today, the City continues to thrive as population and business expansions are attracted to this area, the geographic center of Florida. Lakeland's economic base consists of warehouse, transportation and distribution, education, health care, manufacturing and retail.

Lakeland has received the distinction of being on Money Magazine's "Best Place to Live in America" list. In addition, Lakeland is home to Publix Supermarkets, Florida Southern College and is the winter home to the Detroit Tigers.

### DOWNTOWN OVERVIEW:

Approximately 7,000 individuals work in Downtown Lakeland every day. Many stay Downtown after hours to eat, shop, and play with over 40 restaurants and bars, 20 retail stores, 7 salons and spas, and a handful of other places to get fit and have fun. The Hyatt Lakeland Center & the historic Terrace Hotel are within walking distance and can accommodate out of town guests.

Every First Friday, they close the streets and welcome more than 5,000 visitors to Downtown to enjoy a Classy Car Show, a Makers Market, and exhibitors offering fun freebies and family-friendly activities. Every Saturday they close four blocks of North Kentucky Avenue and host local growers and artisans at our Downtown Farmers Curb Market. Details at <https://goo.gl/xER3mY>

### PROJECT NEAR - BONNET SPRING PARK (SEE MAP BELOW):

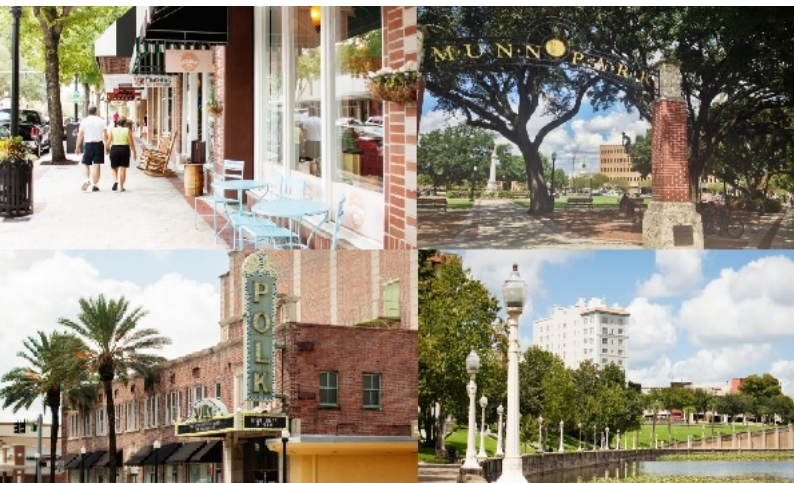
Local philanthropists are developing a new 180+ acre, privately funded urban park within walking distance of Lake Wire.

Proposed plans for Bonnet Springs Park include nature trails, an amphitheater, multiple playground areas, historically-themed areas, tree adventure park, botanical gardens, bike paths, public art displays and much more. The park is slated to open by 2020.

More info at <http://bonnetspringspark.com/>

### FLORIDA TILE DEVELOPMENT (SEE SIDE MAP):

Commercial and residential mixed-use community. See side map for conceptual plans.



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# AERIAL PHOTOS

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**Bonnet Spring Park  
180 Acres - Coming 2020**

**Florida Tile  
Mix Use Project**



**North Lake  
Wire**

**10 Min.  
Walk to  
Downtown**

**20 LAKE WIRE DR**

**Lake  
Beulah**

**FLORIDA TILE PROJECT**

**180 Acres**

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# AVAILABLE SPACES

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**LEASE TYPE** | Full Service

**TOTAL SPACE** | 236 - 10,000 SF

**LEASE TERM** | Negotiable

**LEASE RATE** | \$575.00 - \$10,000.00 per month



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 50 - Basement	Available	10,000 SF	Full Service	\$12.00 SF/yr	-
Suite 100	Bankers Life	3,500 SF	Full Service	\$20.00 SF/yr	-
Suite 150	Sling Ads	2,500 SF	Full Service	\$20.00 SF/yr	-
Suite 181	Available	332 SF	Full Service	\$650 per month	-
Suite 182	Available	383 SF	Full Service	\$675 per month	-
Suite 183	-	479 SF	Full Service	\$700 per month	-
Suite 184	-	266 SF	Full Service	\$600 per month	-
Suite 185	Available	236 SF	Full Service	\$575 per month	-
Suite 186	-	499 SF	Full Service	\$725 per month	-
Suite 187	-	555 SF	Full Service	\$750 per month	-
Suite 200	Baycare Homecare	10,000 SF	Full Service	\$20.00 SF/yr	-

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# AVAILABLE SPACES

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 300 - Rooftop	Available	8,500 SF	Full Service	\$12.00 SF/yr	-

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## SUITE 190 - PHOTOS

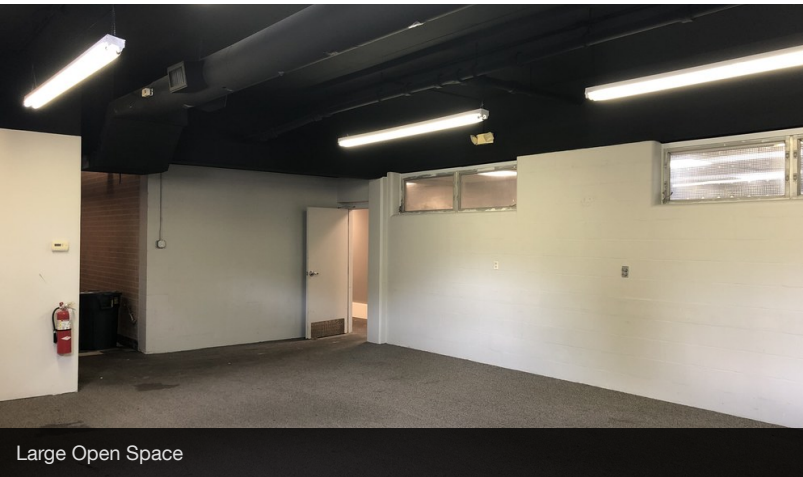
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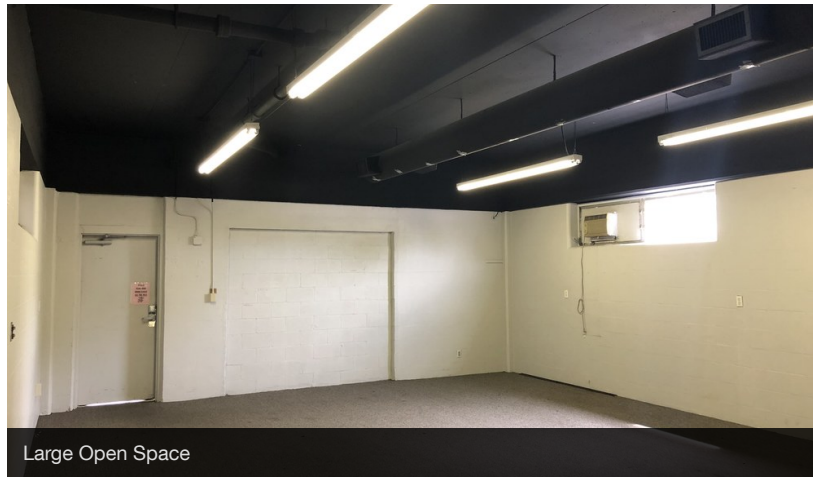
2,500 Rentable SF Available



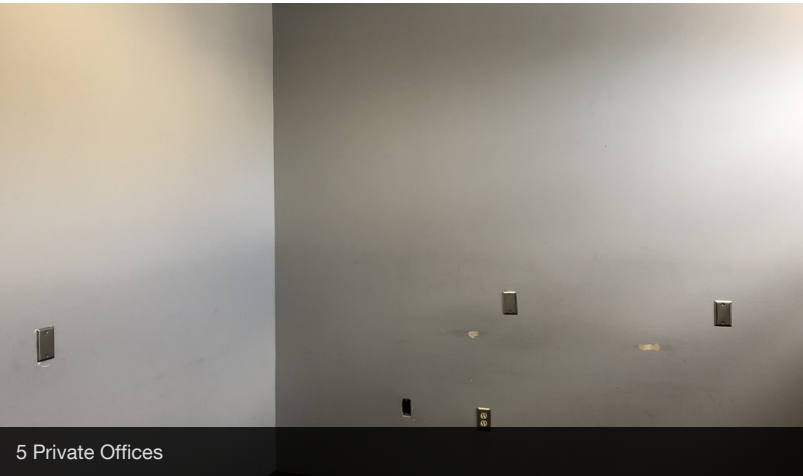
Main Building Entrance



Large Open Space



Large Open Space



5 Private Offices



Large Breakroom

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## BASEMENT - PHOTOS

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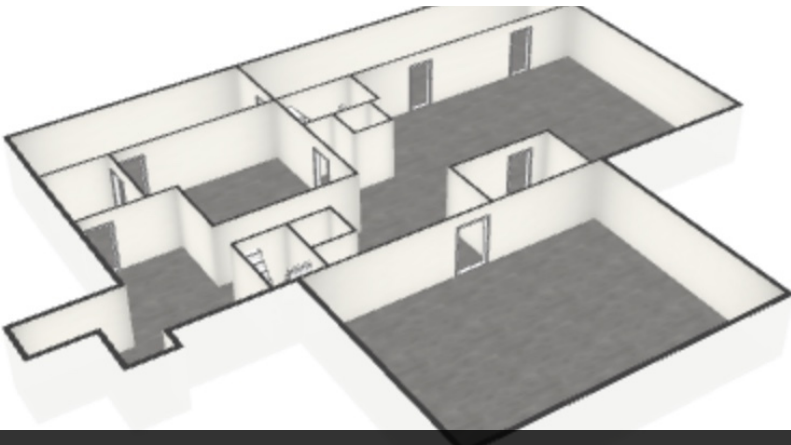
Basement



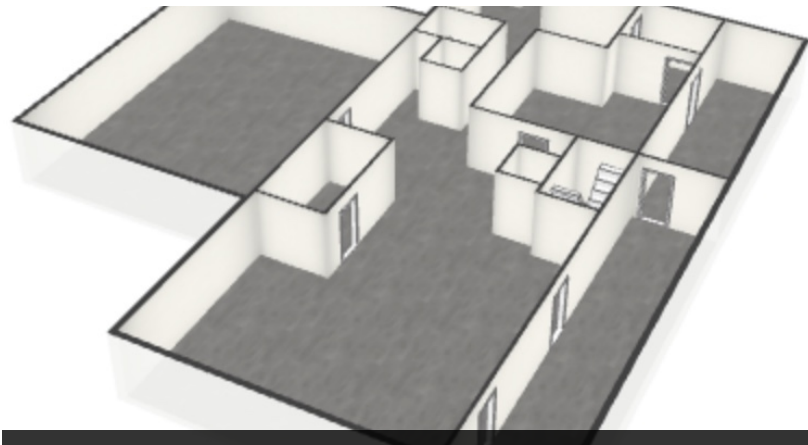
Conceptual Floor Plan



Conceptual Floor Plan



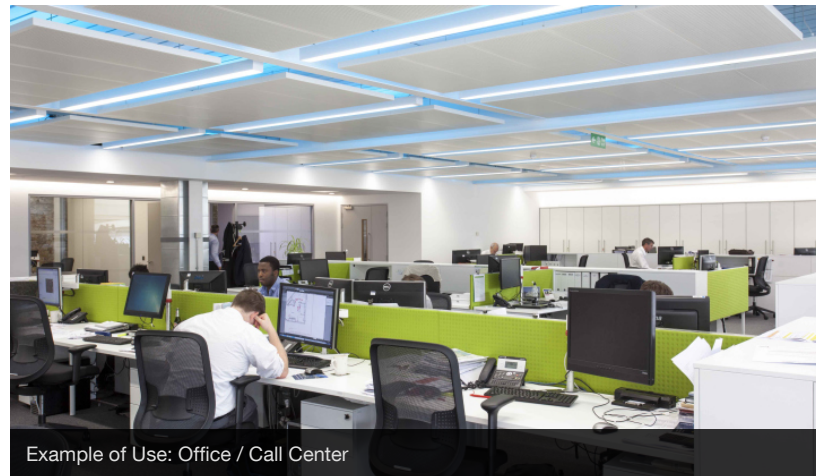
Conceptual Floor Plan



Conceptual Floor Plan



Example of Use: Creative / Co Working Space (Catapult Lakeland)



Example of Use: Office / Call Center

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## ROOFTOP - 3RD FLOOR - PHOTOS

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Rooftop Floor Plan, up to 8,500 SF Available



Lakefront & Downtown Skyline View



Example of Use: Lounge Restaurant



Example of Use: Community Garden



Example of Use: Live Music & Bar



Example of Use: Event Space

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# RETAILER MAP

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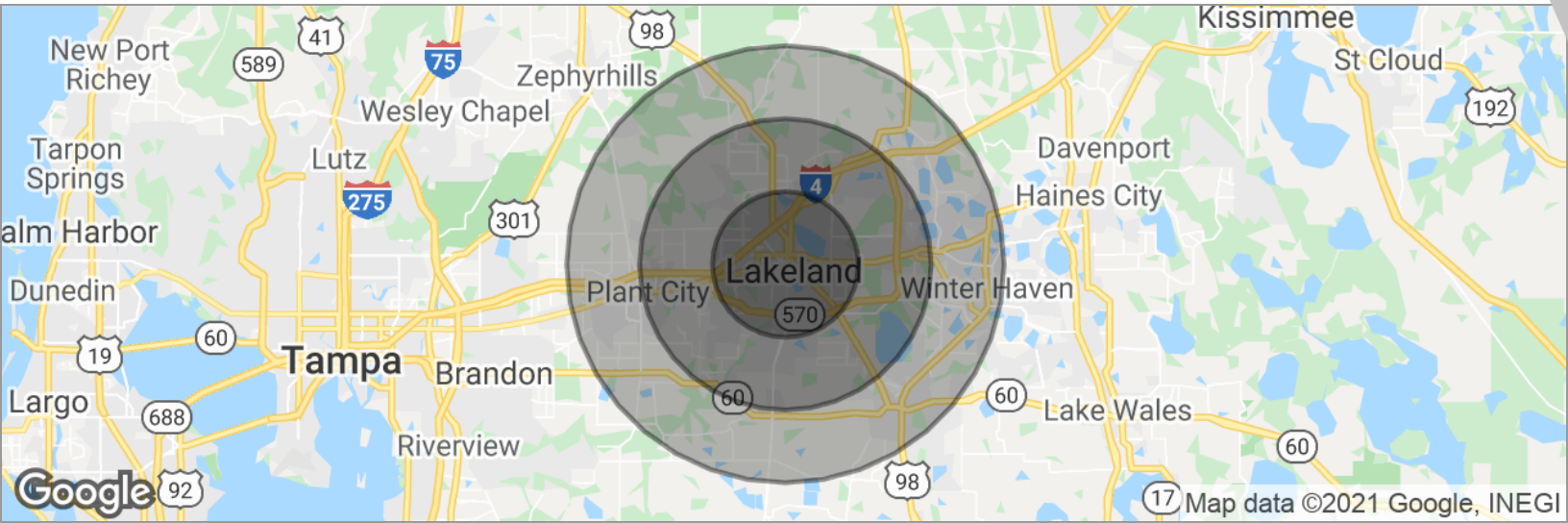
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# DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total population	135,712	293,274	450,406
Median age	38.4	38.7	38.5
Median age (male)	36.2	37.0	37.1
Median age (Female)	40.1	40.1	39.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total households	53,843	111,236	168,797
# of persons per HH	2.5	2.6	2.7
Average HH income	\$54,823	\$61,510	\$59,696
Average house value	\$171,469	\$183,037	\$180,634
<b>ETHNICITY (%)</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Hispanic	14.1%	13.0%	14.7%
<b>RACE (%)</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
White	71.1%	78.6%	79.3%
Black	19.2%	13.0%	12.6%
Asian	1.4%	2.0%	1.6%
Hawaiian	0.0%	0.1%	0.1%
American Indian	0.3%	0.3%	0.4%
Other	6.0%	4.1%	4.2%

\* Demographic data derived from 2010 US Census

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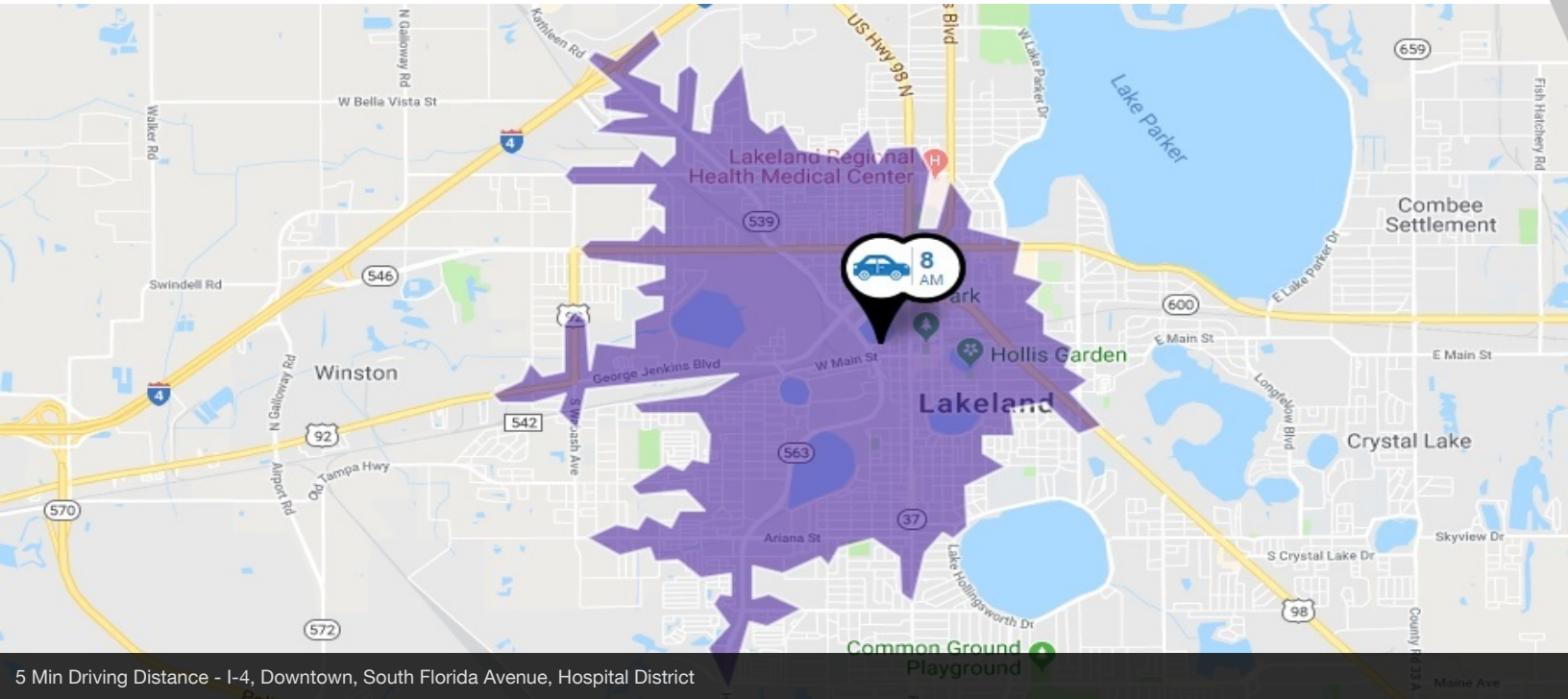
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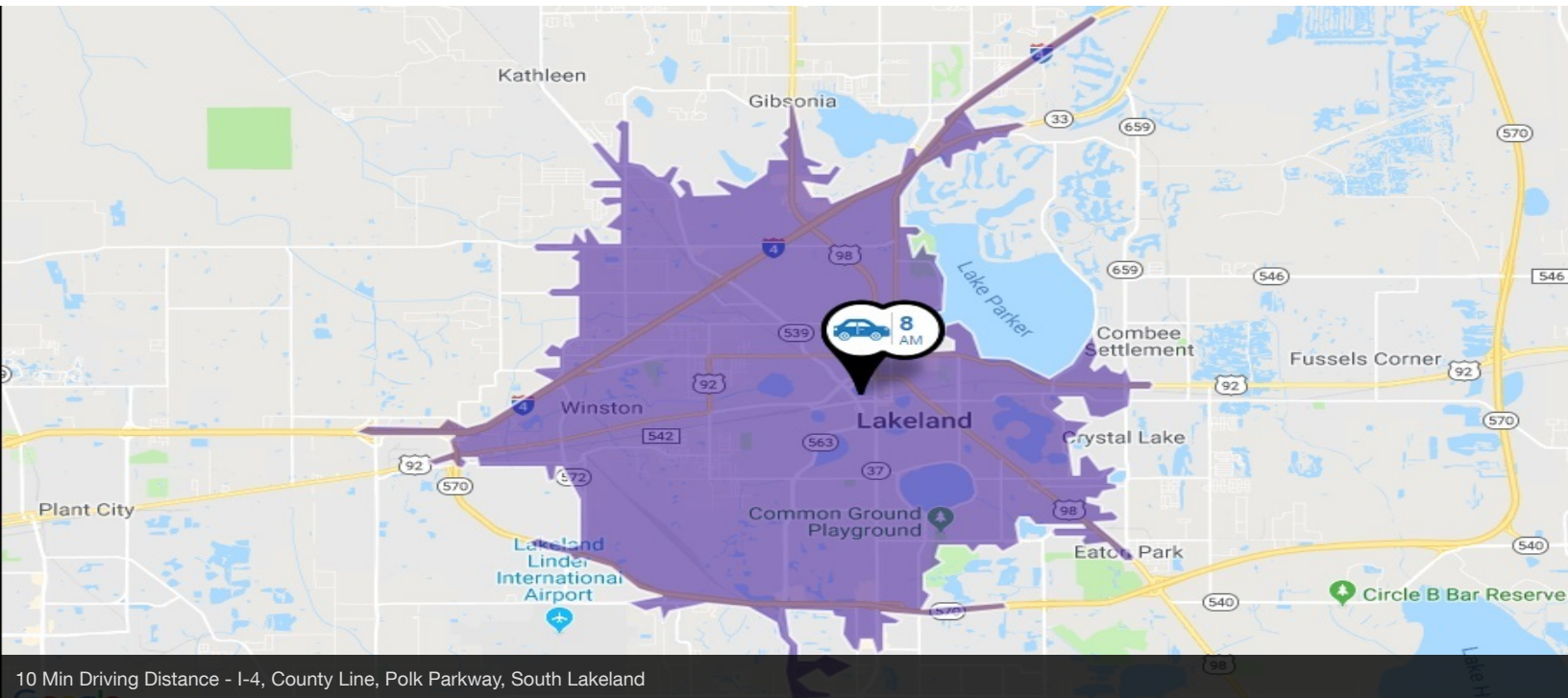
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# 5 & 10 MIN DRIVING DISTANCE MAP

20 Lake Wire Dr, Lakeland, FL 33815



5 Min Driving Distance - I-4, Downtown, South Florida Avenue, Hospital District



10 Min Driving Distance - I-4, County Line, Polk Parkway, South Lakeland

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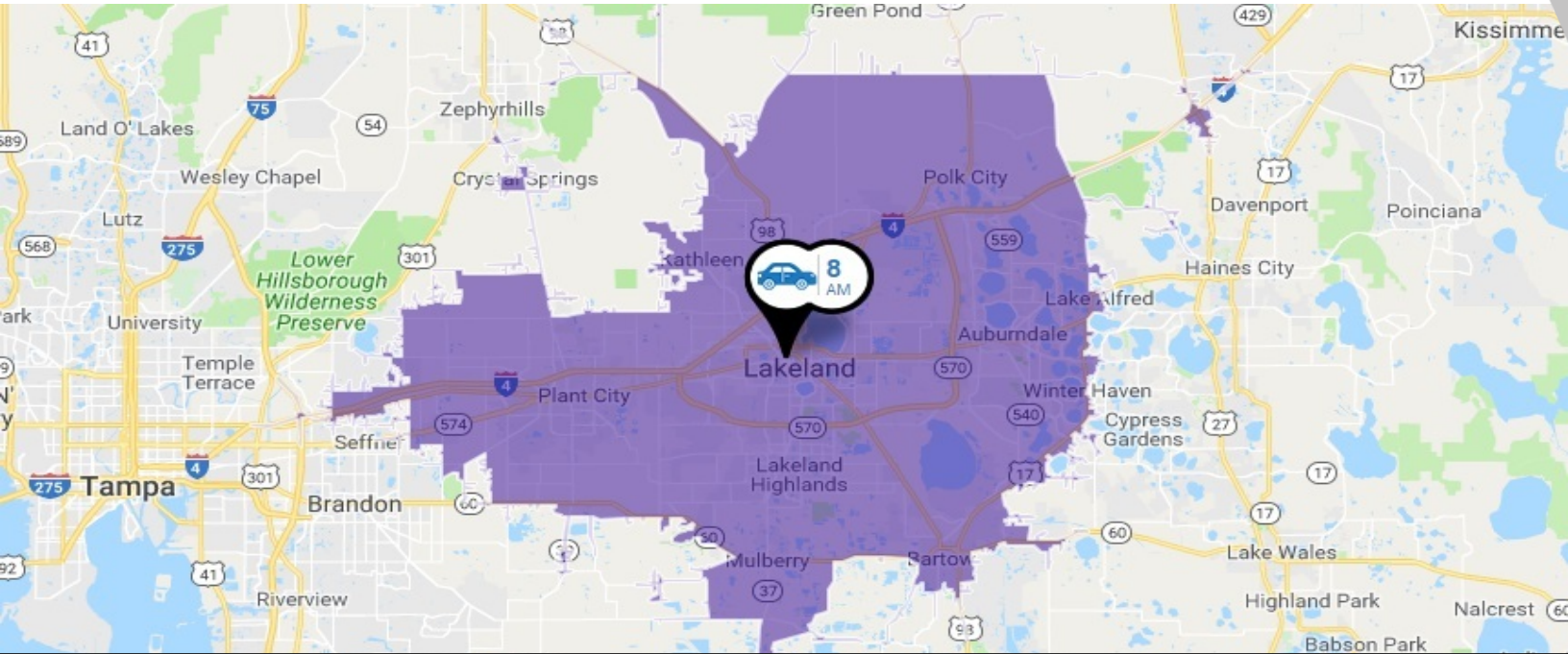
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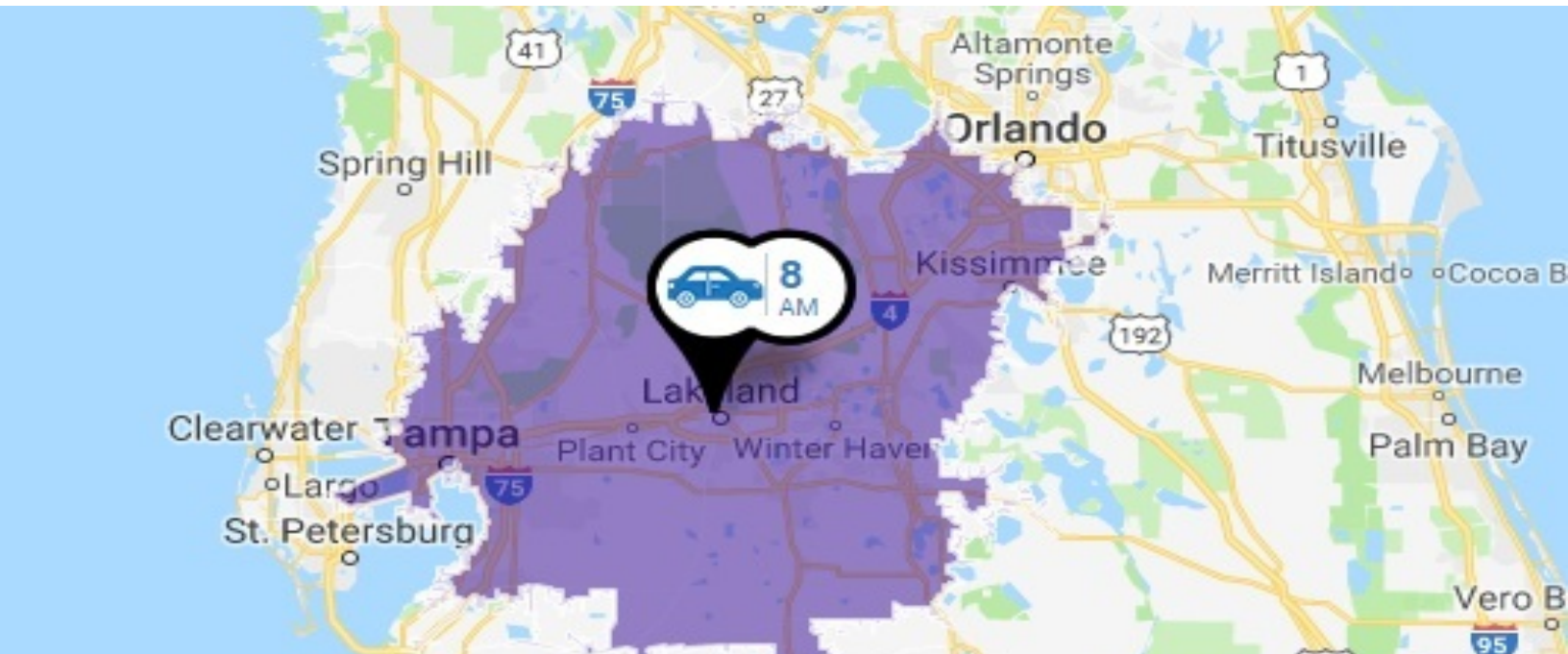
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## 30 & 60 MIN DRIVING DISTANCE MAP

20 Lake Wire Dr, Lakeland, FL 33815



30 Min Driving Distance - East Tampa, Davenport Exit, Plant City, Bartow, Winter Haven, Auburndale



1 Hour Driving Distance - St Petersburg, Tampa, Orlando, Kissimmee, Both International Airport

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# ADVISOR BIO

20 Lake Wire Dr, Lakeland, FL 33815



## ALEX DELANNOY, MICP

Senior Advisor

[alexdelannoy@kwcommercial.com](mailto:alexdelannoy@kwcommercial.com)

**Direct: 863.224.6915**

### PROFESSIONAL BACKGROUND

Growing up in Toulouse, France, I always dreamed that one day I would have the opportunity to pursue the American dream. I've always had a strong drive and a burning desire to discover new experiences and knowledge. My travels through Europe and the rest of the world have created a great love for the diversity & culture I experienced.

I followed my passion and arrived in the United States in 2006 under exciting yet unique circumstances. I was a professional paintball player and was blessed to have realized my dream by eventually joining one of the best teams in the world here in Tampa. My entrepreneur spirit led me to create my own business and in 2010 I opened the doors of Action Paintball & Laser Tag in Winter Haven. The facilities include a retail pro-shop while offering 5 different activities and welcoming more than 35,000 players with hundreds of parties each year. With 30 + trained employees, Action Paintball was rated one of the best fields in Florida. It also exceeded my original business plan from inception and was successfully purchased by an investor in March 2017.

My business allowed me to stay engaged with the community and my desire to meet people on a personal and professional level led me to the real estate industry. I started my career in residential while being part of the number one sales team in my county with over 400 units sold per year. I enjoy the dynamics of investing and advising on all aspects of real estate transactions and it wasn't long until my experience and passion led me to commercial real estate where my team and I assist clients through Keller Williams Commercial division whose focus on client's relationships and technology made it the fastest growing commercial real estate in the United States.

I'm a strong believer in personal development and am very grateful for all the people I have met and who have helped me. I love to achieve and provide results by creating opportunities through analyzing the problem and finding a durable solution by using all resources available. In order to succeed in a project, I've been known to create new resources and solutions and I'm always looking at new ways to add value and skills. I look forward to meeting with you on how my commitment and experience can meet your needs and goals.

### MEMBERSHIPS

- CCIM Candidate
- Manufacturing & Supply Chain of Mid Florida
- NAIOP Member of Central Florida
- Lakeland & Winter Haven Chamber of Commerce
- National & Lakeland Realtor Association

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