

## OFFICE FOR LEASE

# HISTORIC BUILDING ON W MAIN ST

305 - 309 W Main St, Lakeland, FL 33801



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	2,000 - 5,185 SF
<b>LEASE RATE:</b>	\$15.00 SF/yr (MG)
<b>ALLOWANCES:</b>	\$30/SF + Free Rent
<b>PARKING:</b>	30+ Spaces
<b>RENOVATED:</b>	2020
<b>ZONING:</b>	C-6 (Commercial)
<b>MARKET:</b>	Tampa / St Petersburg
<b>SUBMARKET:</b>	Lakeland MSA
<b>TRAFFIC COUNT:</b>	2,350 on W Main St

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

### PROPERTY OVERVIEW

This historic building on Main St has up to 5,181 SF of office build to suit available. It is located downtown Lakeland between Tampa and Orlando. The space has high ceilings and a lot of natural light. The building can be accessed 24/7 and front signage is available on Main St. The site has 30 parking spaces + street parking.

The suite 309 is currently a gym and can accommodate between 2,000 SF and 5,181 SF of office, call center, co-working space, medical or retail. The landlord is offering a \$30/SF improvement allowance to make the space fit your needs as well as free rent available.

The property is located minutes from the Sports & Events District who has future growth and near the new 180 acres Bonnet Springs Park coming in 2021. Easy access to I-4 and Polk Parkway through Harden Blvd & Kathleen Rd, as well as the main S Florida Ave corridor.

### PROPERTY HIGHLIGHTS

- \$30/SF Allowance and free rent available
- Historic building, built to suit space
- Walking distance from restaurants and services

**KW COMMERCIAL**  
218 E Pine Street  
Lakeland, FL 33801-7915

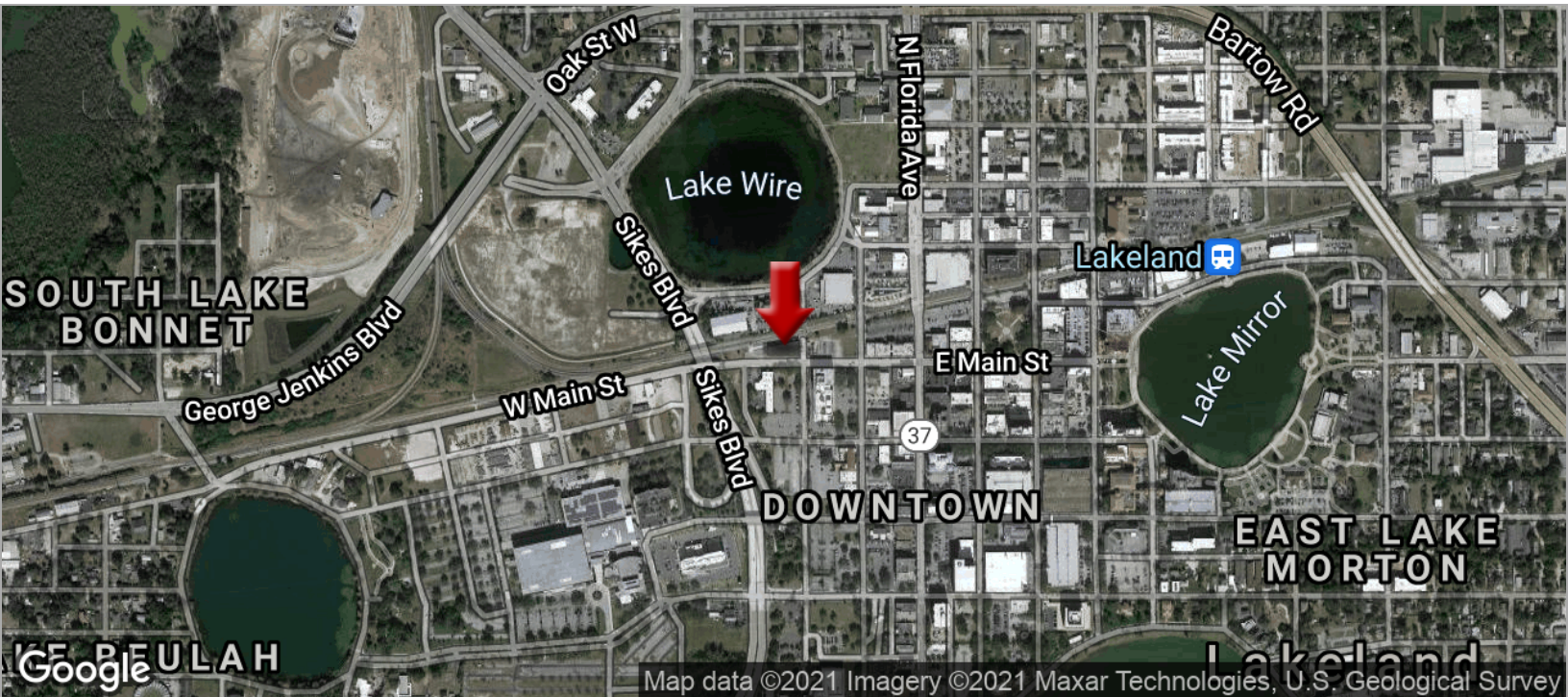
**ALEX DELANNOY, MICP**  
Senior Advisor  
O: 863.224.6915  
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# HISTORIC BUILDING ON W MAIN ST

305 - 309 W Main St, Lakeland, FL 33801



**KW COMMERCIAL**  
218 E Pine Street  
Lakeland, FL 33801-7915

**ALEX DELANNOY, MICP**  
Senior Advisor  
O: 863.224.6915  
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# LOCATION OVERVIEW

305 - 309 W Main St, Lakeland, FL 33801



## **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.

## **BONNET SPRING PARK (SEE SIDE CONCEPTUAL PHOTO)**

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 2021.

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

## **FLORIDA TILE DEVELOPMENT (SEE MAP NEXT PAGE):**

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

**KW COMMERCIAL**  
218 E Pine Street  
Lakeland, FL 33801-7915

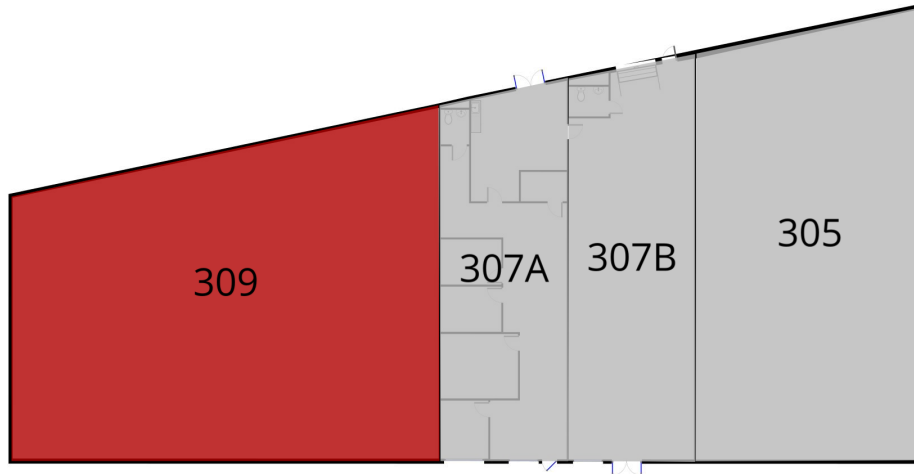
**ALEX DELANNOY, MICP**  
Senior Advisor  
0: 863.224.6915  
[alexdelannoy@kwcommercial.com](mailto:alexdelannoy@kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## OFFICE FOR LEASE

# AVAILABLE SPACES

305 - 309 W Main St, Lakeland, FL 33801



Dimensions are approximate.

### LEGEND

Available

Unavailable

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
309	Available	2,000 - 5,185 SF	Modified Gross	\$15.00 SF/yr	Build to suit space, \$30/SF allowance and free rent available.
307A	-	1,812 SF	Modified Gross	-	-
307B	-	1,938 SF	Modified Gross	-	-
305	-	6,525 SF	Modified Net	-	-

**KW COMMERCIAL**  
218 E Pine Street  
Lakeland, FL 33801-7915

**ALEX DELANNOY, MICP**  
Senior Advisor  
O: 863.224.6915  
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

**OFFICE FOR LEASE**

# SPACE PHOTOS & RENDERINGS

305 - 309 W Main St, Lakeland, FL 33801



**KW COMMERCIAL**  
218 E Pine Street  
Lakeland, FL 33801-7915

**ALEX DELANNOY, MICP**  
Senior Advisor  
0: 863.224.6915  
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

**OFFICE FOR LEASE**

# AERIAL PHOTOS

305 - 309 W Main St, Lakeland, FL 33801



Future Mix-Use  
Development

SIKES BLVD / KATHLEEN RD

Lake Wire

Future Mix-Use Development within walking distance



Sports &  
Entertainment  
District

Future Mix-Use  
Development

Sports and Entertainment District within walking distance including future mix-use development

**KW COMMERCIAL**  
218 E Pine Street  
Lakeland, FL 33801-7915

**ALEX DELANNOY, MICP**  
Senior Advisor  
0: 863.224.6915  
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# RETAILER MAP

305 - 309 W Main St, Lakeland, FL 33801



**KW COMMERCIAL**  
 218 E Pine Street  
 Lakeland, FL 33801-7915

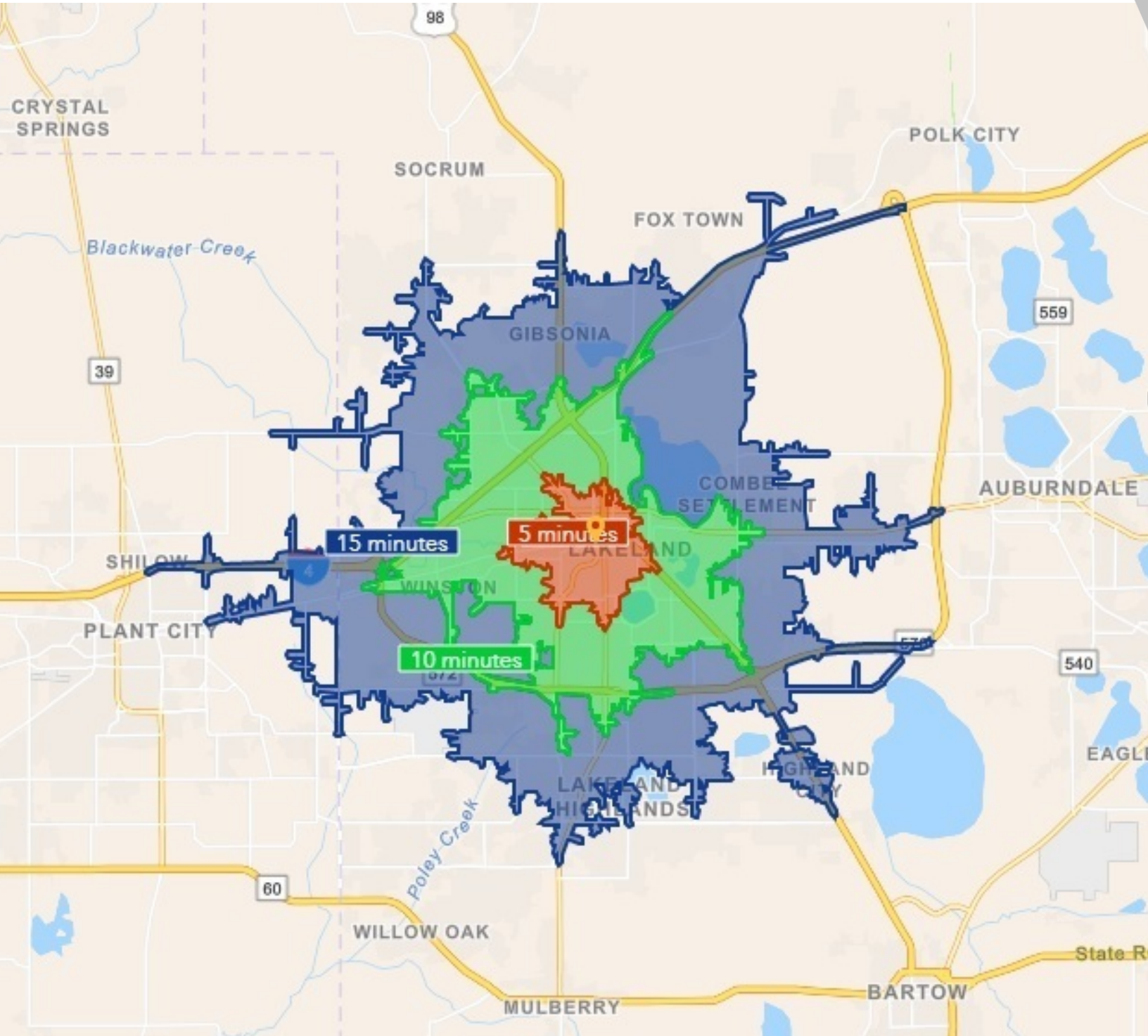
**ALEX DELANNOY, MICP**  
 Senior Advisor  
 O: 863.224.6915  
 alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## OFFICE FOR LEASE

# 5, 10 & 15 MIN DRIVING DISTANCE

305 - 309 W Main St, Lakeland, FL 33801



**KW COMMERCIAL**  
218 E Pine Street  
Lakeland, FL 33801-7915

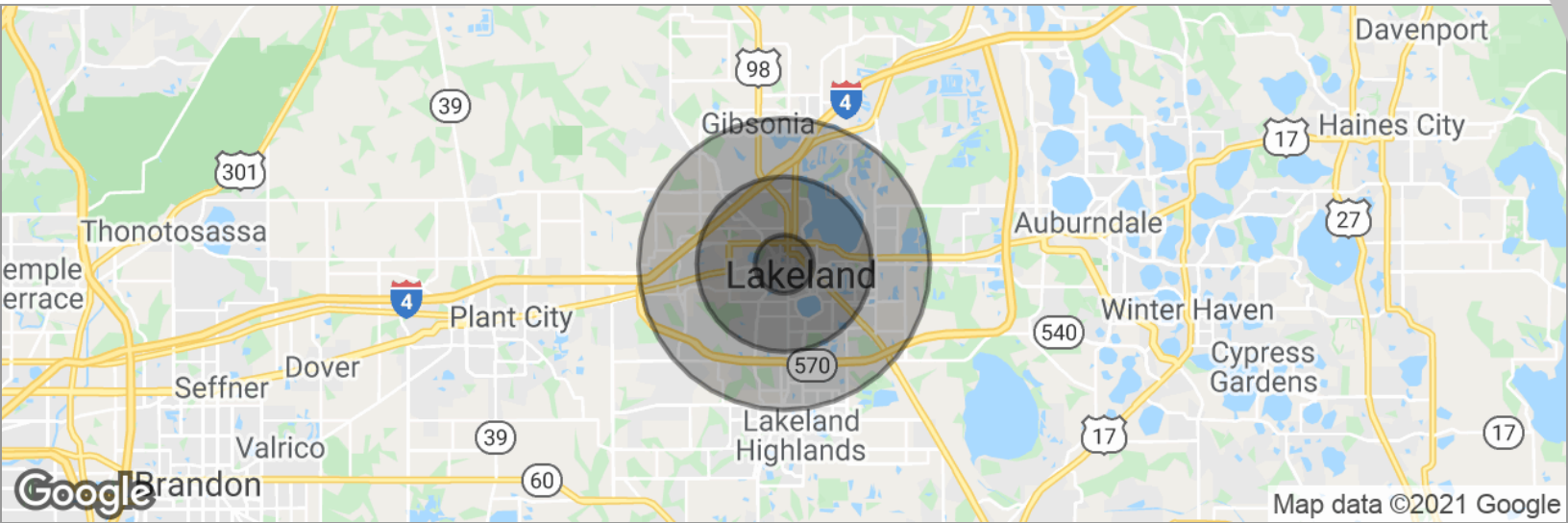
**ALEX DELANNOY, MICP**  
Senior Advisor  
O: 863.224.6915  
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# DEMOGRAPHICS MAP

305 - 309 W Main St, Lakeland, FL 33801



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	9,607	66,742	134,889
Median age	34.4	37.6	38.3
Median age (male)	31.4	35.0	36.1
Median age (Female)	36.4	39.2	40.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,149	26,778	53,507
# of persons per HH	2.3	2.5	2.5
Average HH income	\$37,859	\$49,758	\$54,893
Average house value	\$144,286	\$157,726	\$171,021
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Hispanic	14.7%	15.1%	14.1%
<b>RACE (%)</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	61.0%	64.8%	71.3%
Black	31.8%	25.6%	19.2%
Asian	0.1%	0.6%	1.4%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.4%	0.3%	0.3%
Other	2.4%	6.1%	5.9%

\* Demographic data derived from 2010 US Census

**KW COMMERCIAL**  
218 E Pine Street  
Lakeland, FL 33801-7915

**ALEX DELANNOY, MICP**  
Senior Advisor  
O: 863.224.6915  
alexdelannoy@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# ADVISOR BIO

305 - 309 W Main St, Lakeland, FL 33801



## **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

**KW COMMERCIAL**  
218 E Pine Street  
Lakeland, FL 33801-7915

**ALEX DELANNOY, MICP**  
Senior Advisor  
O: 863.224.6915  
[alexdelannoy@kwcommercial.com](mailto:alexdelannoy@kwcommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)