

OFFICE FOR LEASE

OFFICE BUILDING IN WINTER HAVEN

1900 5th St NW, Winter Haven, FL 33881



OFFERING SUMMARY

AVAILABLE SF:	1,204 SF
LEASE RATE:	Negotiable
SPACE TYPE:	Office / Flex
BUILDING CLASS:	Class B
PARKING:	30+ Spaces
ZONING:	I-1, Light Industrial
MARKET:	Tampa / St Petersburg
SUBMARKET:	Lakeland / Winter Haven MSA

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

This flex building is a turn key office space with fully furnished and warehouse space available at competitive rates. Centrally located in Polk, 1 mile from Downtown Winter Haven & Hospital and 8 miles from I-4 (Tampa/Orlando). Great uses could include a call center, non-profit organization, service business, general offices, government and institutional offices.

The building B office space of 8,024 SF features a large conference room and breakroom, 11 private offices, 5 large shared working space, server room and 5 restrooms. The furniture includes desk, file cabinets, shelves, chairs, conference table and appliances. The 1st floor is 5,576 SF and the 2nd floor is 2,448 SF.

The building C warehouse of 4,592 SF space features dock high and grade level door, up to 16' clear height and additional parts or document storage in the mezzanine. The warehouse can be combined and accessed from the office space and will be sharing a fence truck court with 2 separate entrances.

PROPERTY HIGHLIGHTS

- Competitive rates
- Office and warehouse space available
- 30+ parking spaces on site

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Lakeland, FL 33801-7915

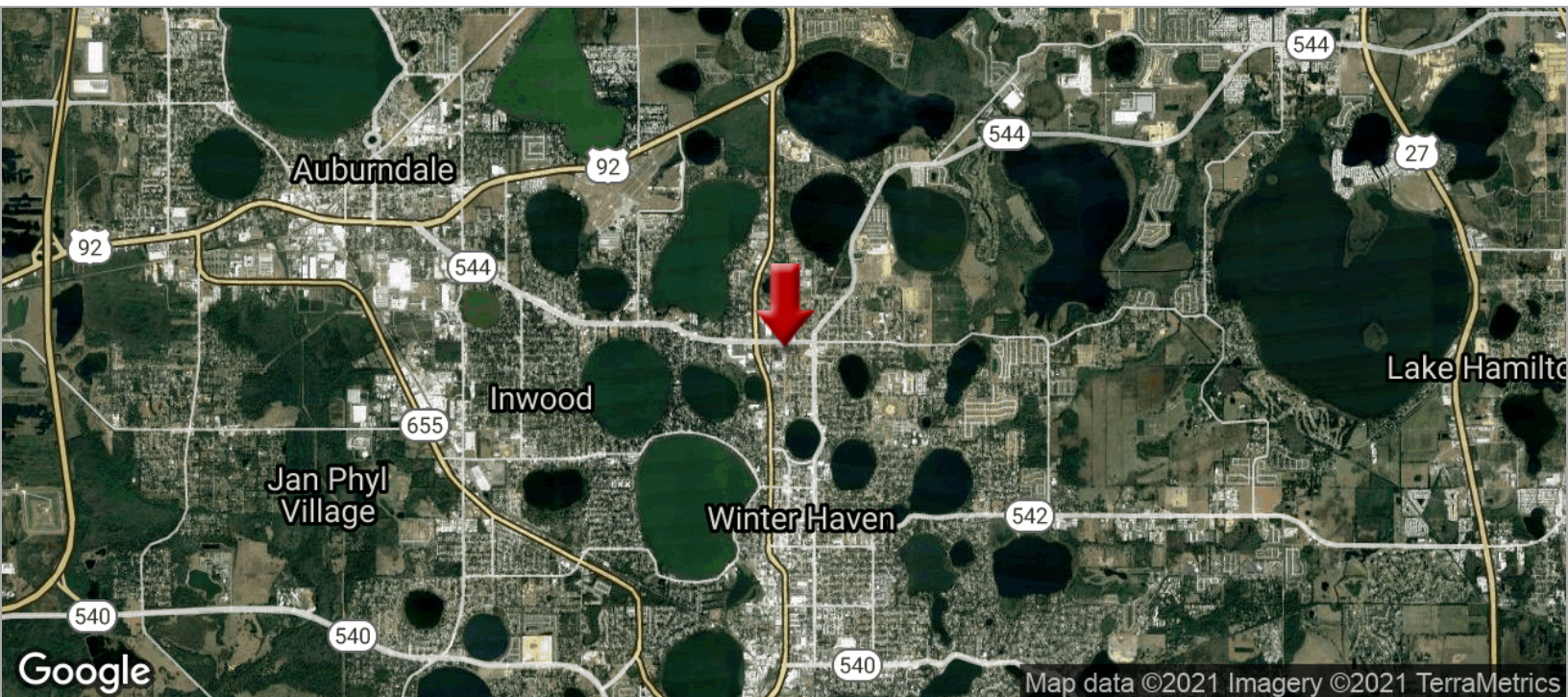
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LOCATION MAPS

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CITY OF WINTER HAVEN

Winter Haven shines as an authentic gem in the heart of Florida's Super Region—the 9th-largest regional economy in the United States. Fueled by our unparalleled transportation and technology connectivity, diverse, well-prepared workforce and affordable lakeside lifestyle, Winter Haven has emerged as a choice destination for business and pleasure with enormous potential for growth. Home to LEGOLAND Florida Resort, this is a dynamic city with incredible momentum.

WORKFORCE AVAILABLE

Florida Polytechnic and Polk State College are prime examples of educational institutions working directly with the private sector to conduct research and training that meets the needs of industry. As Winter Haven expands its regional connectivity, Florida Polytechnic and Polk State are leading the way in workforce development to meet the growing demands of the region.

LIFESTYLE

Winter Haven has long been known for its extensive collection of lakes and history of water sports. With over 50 lakes within the city limits, it should come as no surprise that there are 1,100 waterfront residential properties, making the lakefront lifestyle accessible to all residents. For those who enjoy boating, we have two Chains of Lakes; where a total of 24 of our beautiful lakes are connected by a series of canals. From waterskiing to kayaking, stand up paddleboarding to fishing, there is a water activity for everyone. Where else can you live where “flyboarding” is a perfectly normal response to “What did you do this weekend?”

DOWNTOWN WINTER HAVEN

Downtown Winter Haven has evolved into a destination city with a vibrant restaurant scene, distinct retailers and events that draw visitors into the city's core. Winter Haven has taken advantage of its unique assets to promote growth while still retaining genuine historic charm that visitors relish. It's authentic... seamlessly integrated into meaningful life.

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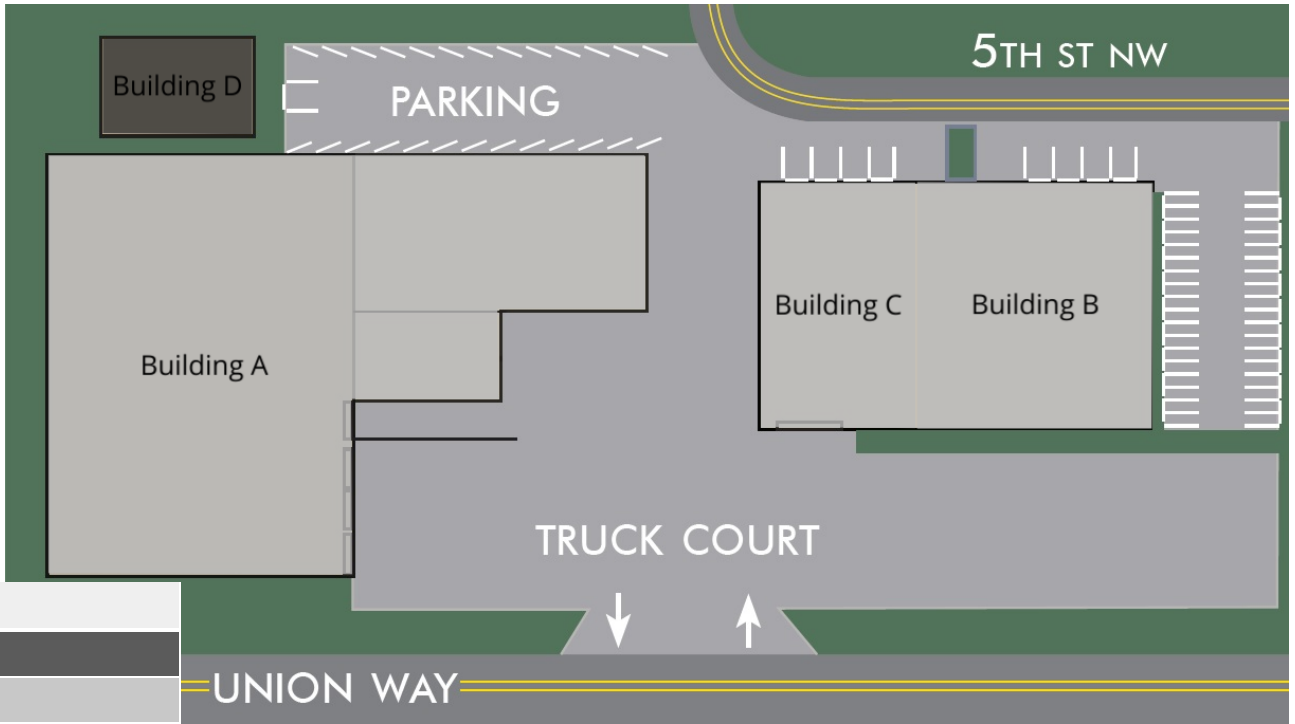
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AVAILABLE SPACES

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,204 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Building A	-	15,670 SF	NNN	-	-
Building B	-	2,448 - 8,024 SF	NNN	-	The building B office space of 8,024 SF features a large conference room and breakroom, 11 private offices, 5 large shared working space, server room and 5 restrooms. The furniture includes desk, file cabinets, shelves, chairs, conference table and appliances. The 1st floor is 5,576 SF and the 2nd floor is 2,448 SF.
Building C	-	4,592 - 12,616 SF	NNN	-	The building C warehouse of 4,592 SF space features dock high and grade level door, up to 16' clear height and additional parts or document storage in the mezzanine. The warehouse can be combined and accessed from the office space and will be sharing a fence truck court with 2 separate entrances.
Building D	Available Soon	1,204 SF	NNN	Negotiable	-

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FLOOR PLAN - BUILDING B - 1ST FLOOR

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Building

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PHOTOS - BUILDING B - 1ST FLOOR

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OFFICE FOR LEASE

FLOOR PLAN - BUILDING B - 2ND FLOOR

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PHOTOS - BUILDING B - 2ND FLOOR

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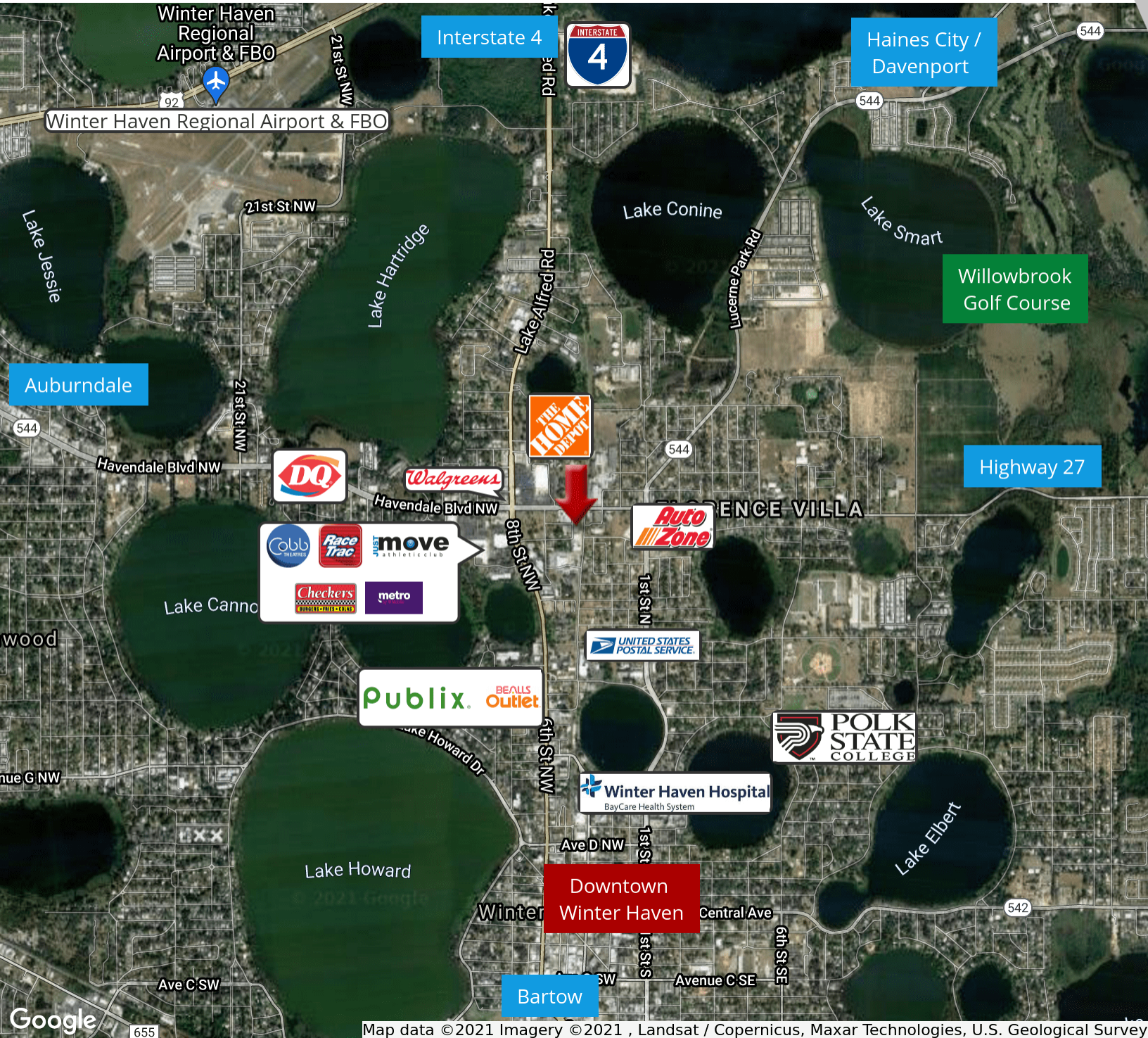
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RETAILER MAP

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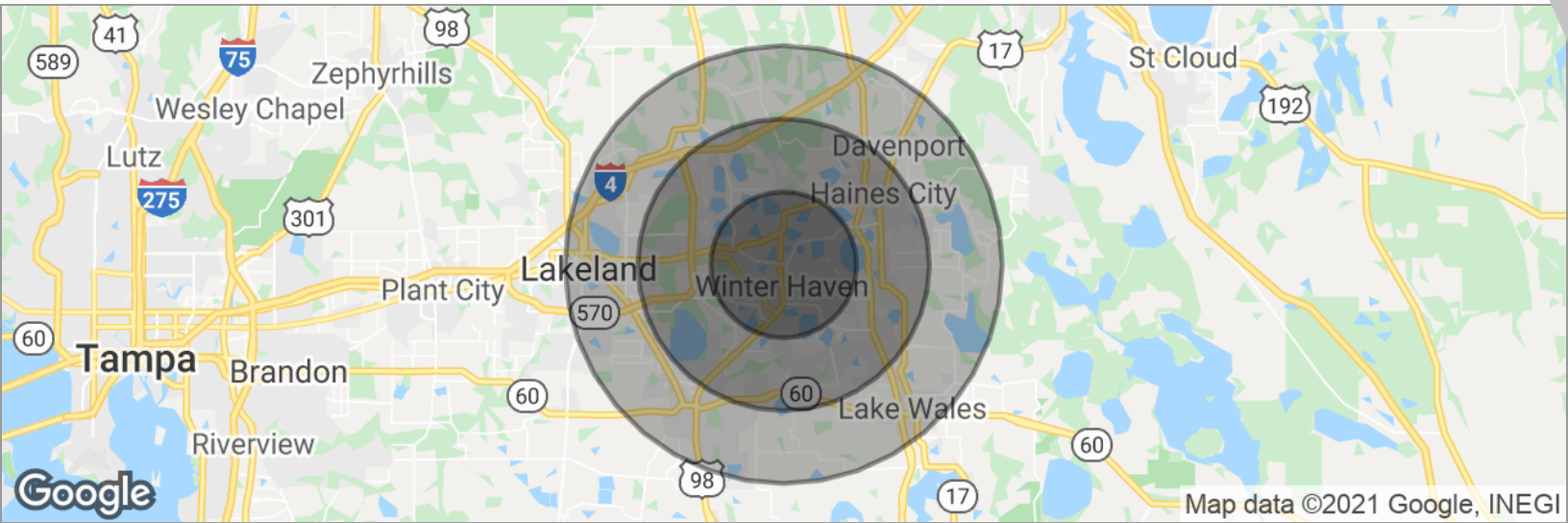
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POPULATION	5 MILES	10 MILES	15 MILES
Total population	86,828	187,458	356,735
Median age	40.2	40.7	39.3
Median age (male)	39.6	40.1	38.3
Median age (Female)	41.1	41.5	40.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	34,539	73,536	134,130
# of persons per HH	2.5	2.5	2.7
Average HH income	\$51,035	\$52,312	\$56,568
Average house value	\$177,254	\$162,982	\$175,136
ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	11.6%	15.3%	15.9%
RACE (%)	5 MILES	10 MILES	15 MILES
White	74.5%	77.8%	76.6%
Black	19.6%	15.7%	15.5%
Asian	1.2%	1.3%	1.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.4%	0.3%	0.3%
Other	2.6%	3.1%	4.2%

* Demographic data derived from 2010 US Census

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ADVISOR BIO

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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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