

OFFICE FOR LEASE

WALLER LOFT OFFICE

1074 South Florida Avenue, Lakeland, FL 33803



OFFERING SUMMARY

AVAILABLE SF:	Fully Leased
LEASE RATE:	\$13 - \$15/SF/Yr
LEASE TYPE:	Modified Gross
PARKING ON SITE:	22 spaces
BUILDING SIZE:	5,800 SF
RENOVATED:	2009
ZONING:	C-2 (Commercial)
SUBMARKET:	Lakeland/Winter Haven
TRAFFIC COUNT:	27,000 on S Flo. Ave

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

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

PROPERTY OVERVIEW

Join the trendiest district, Dixieland Historic in Lakeland, Waller Loft is a 5,800 SF office and loft building surrounded by lakes centrally located in Lakeland FL. Easy access to Downtown Lakeland, Polk Parkway and US 98.

Building has been completely restored by high end remodeling specialist, the upstairs professional office space has high vaulted ceilings, open space, offices, conference room, bathroom and kitchen. Ample parking on site and extra city parking across the street.

Very walkable area with lunch restaurants, coffee, post office and services blocks away. High traffic on South Florida Avenue, signage available on building.

PROPERTY HIGHLIGHTS

- Suite 101 and 201 can be combined
- Historic renovated offices with high ceilings
- Parking on site and city parking near by
- Located within Dixieland District, highly walkable area
- Close to Lake Hollingsworth & Florida Southern College

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

LOCATION MAPS

1074 South Florida Avenue, Lakeland, FL 33803



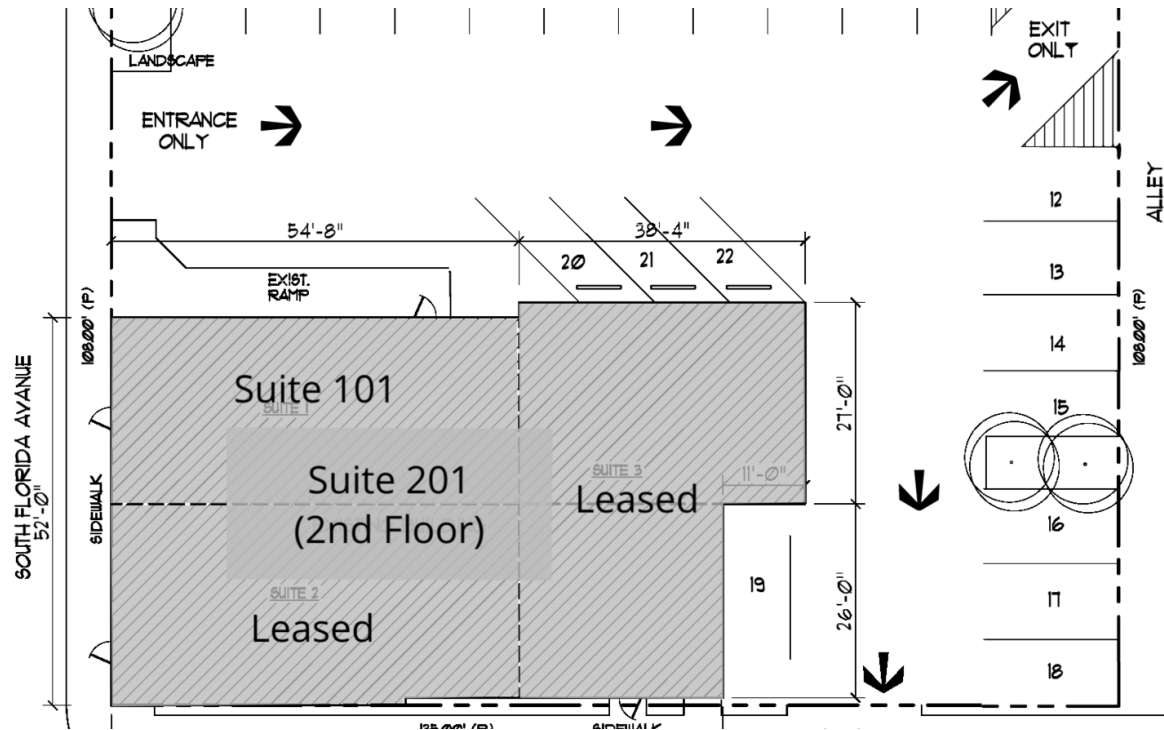
KW COMMERCIAL
218 E Pine Street
Lakeland, FL 33801-7915

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

AVAILABLE SPACES



Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	Fully Leased	Lease Rate:	\$13.00 - \$14.00 SF/yr

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 101	-	1,267 - 2,771 SF	Modified Gross	-	This space offer a large open space, 2 private offices, bathroom, large break room and storage space.
Suite 102	Leased	1,262 SF	Modified Gross	-	-
Suite 103	Leased	1,620 SF	Modified Gross	-	-
Suite 201	-	1,504 - 2,771 SF	Modified Gross	-	This space offer a large open space, 2 private offices, conference room, bathroom and kitchenette.

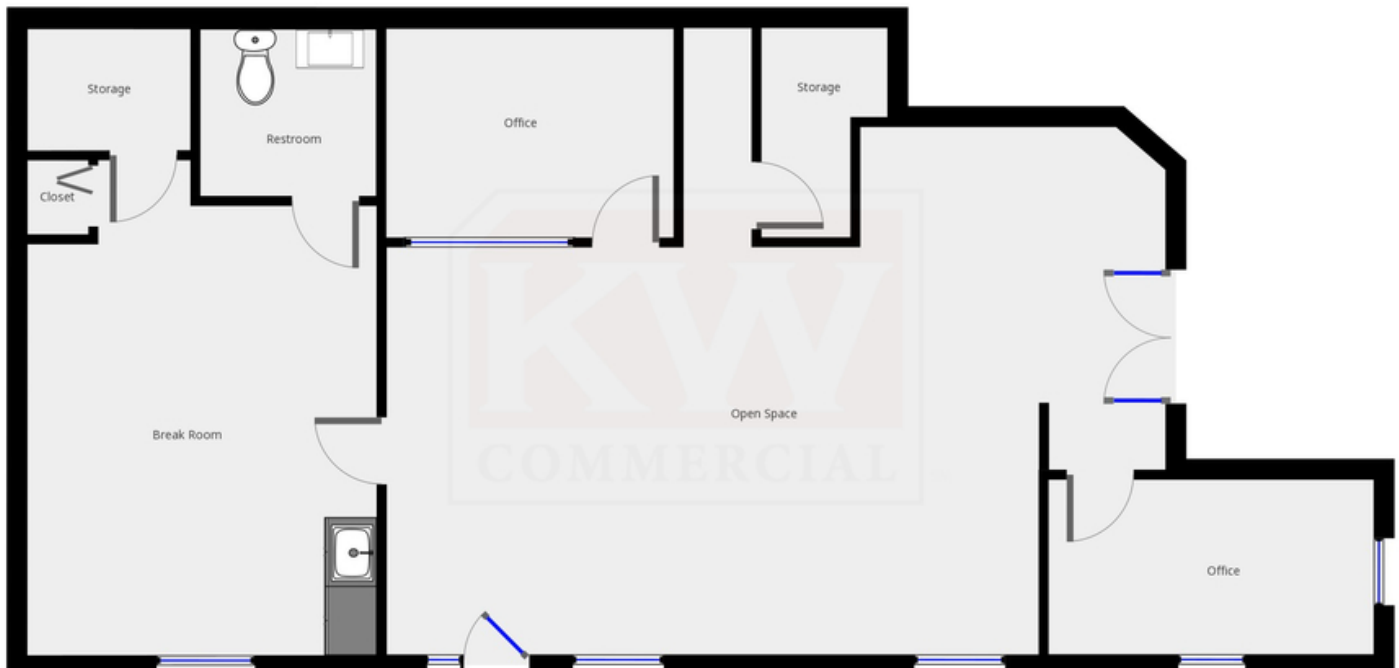
ALEX DELANNOY, MICP
Senior Advisor
0: 863.224.6915
alexdelannoy@kwcommercial.com

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

SUITE 101 PHOTOS & FLOOR PLAN

1074 South Florida Avenue, Lakeland, FL 33803



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

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

Dimensions are approximate.

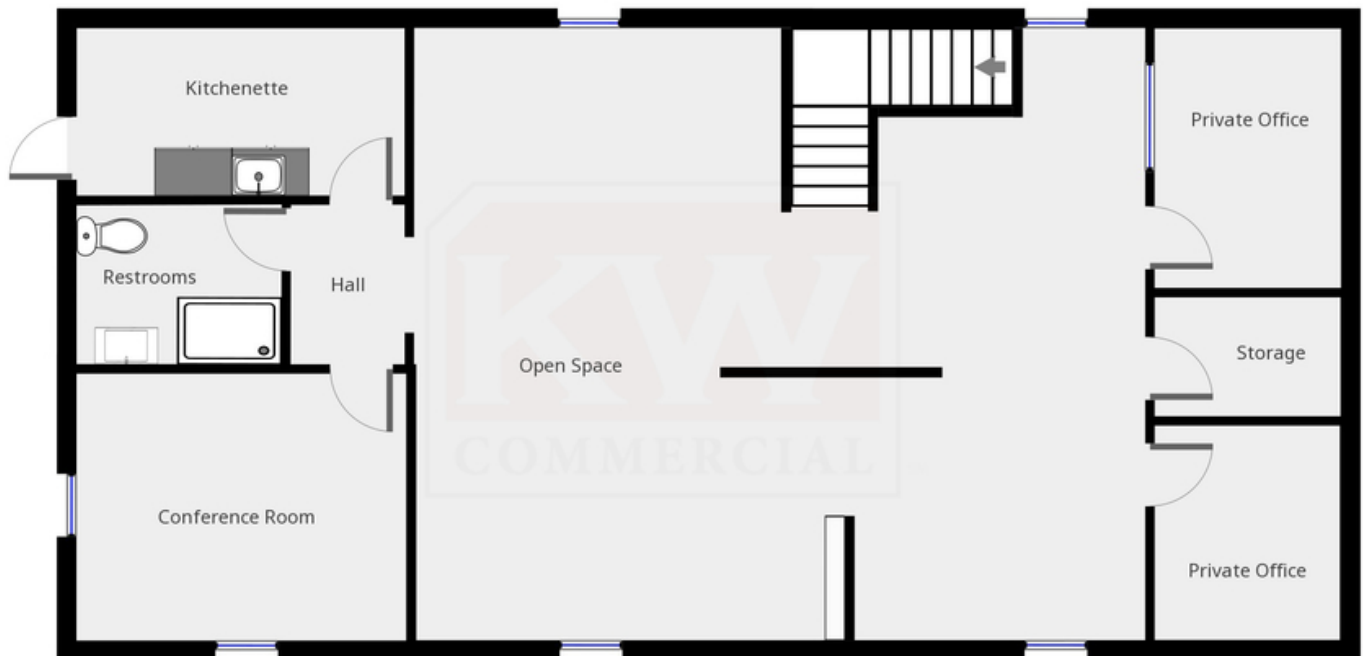
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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

OFFICE FOR LEASE

SUITE 201 PHOTOS & FLOOR PLAN

1074 South Florida Avenue, Lakeland, FL 33803



Dimensions are approximate.

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

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

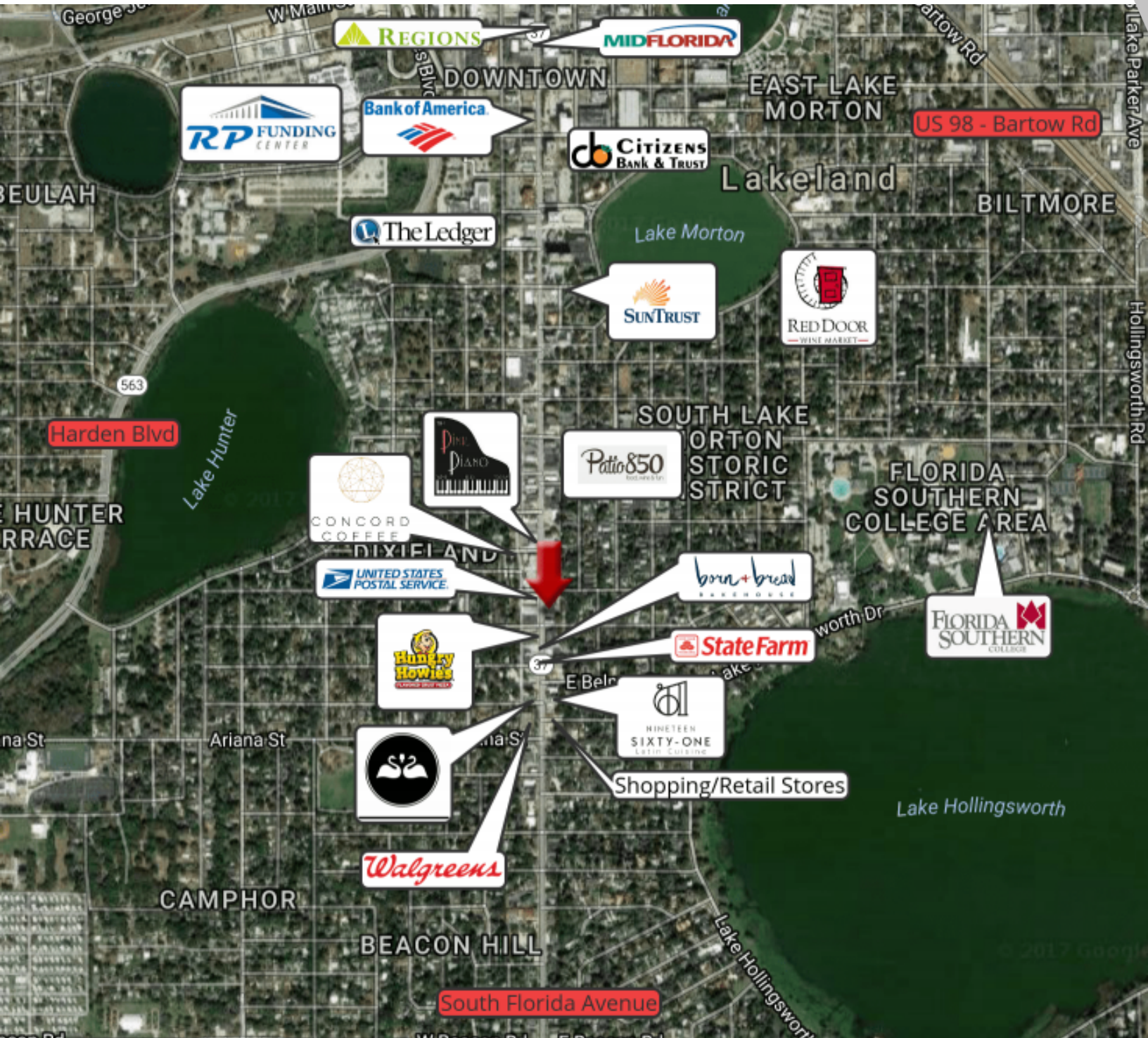
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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

OFFICE FOR LEASE

RETAILER MAP

1074 South Florida Avenue, Lakeland, FL 33803



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

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

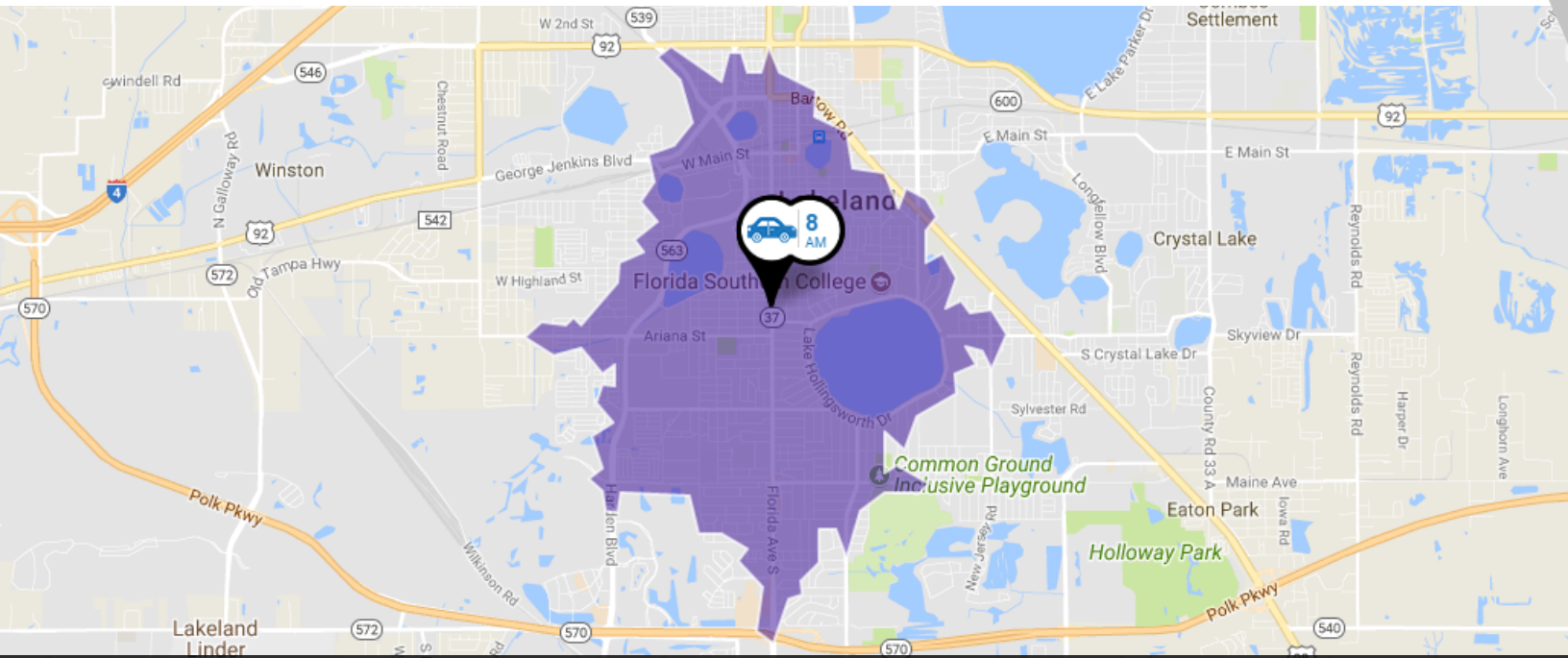
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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

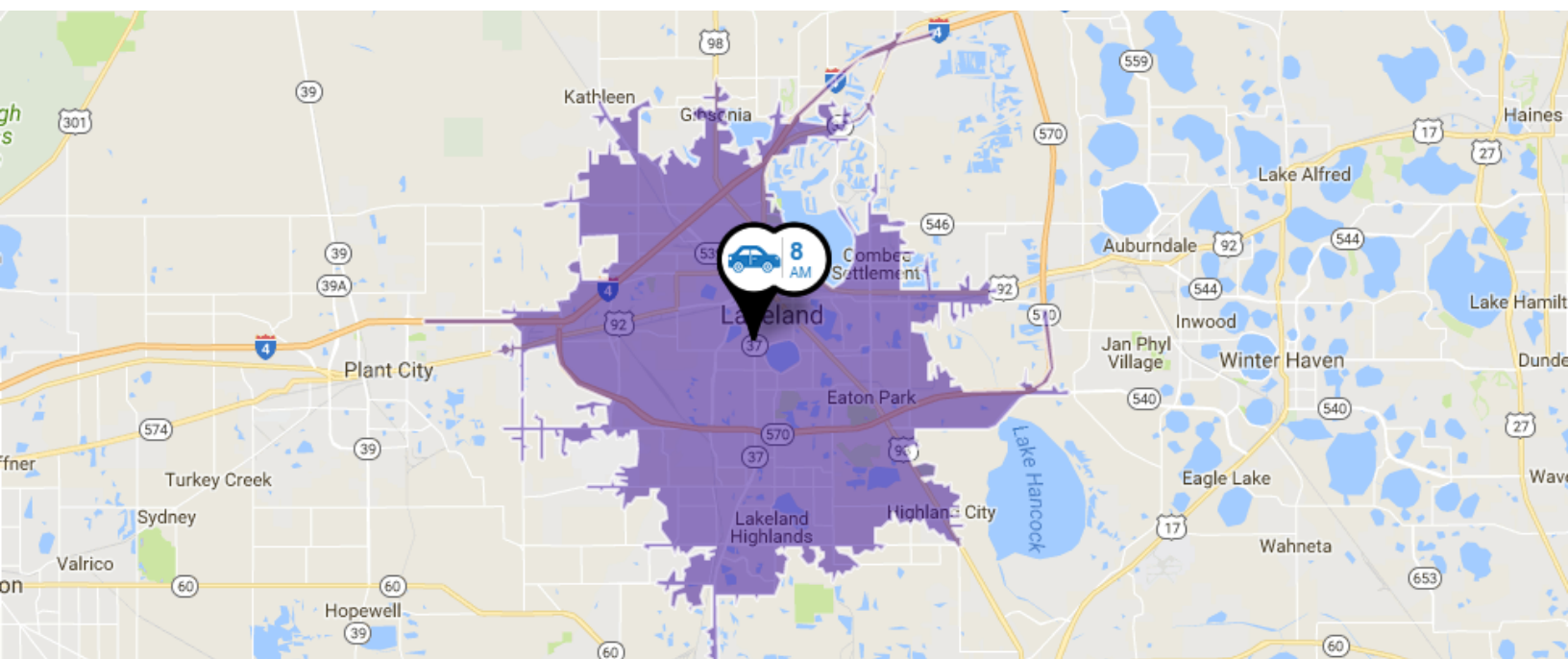
OFFICE FOR LEASE

5 & 15 MIN DRIVING DISTANCE

1074 South Florida Avenue, Lakeland, FL 33803



5 MIN DRIVING DISTANCE - POLK PARKWAY, DOWNTOWN LAKELAND, US 98



15 MIN DRIVING DISTANCE - SOUTH & NORTH LAKELAND, HIGHLAND CITY, I-4, PLANT CITY, MULBERRY

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

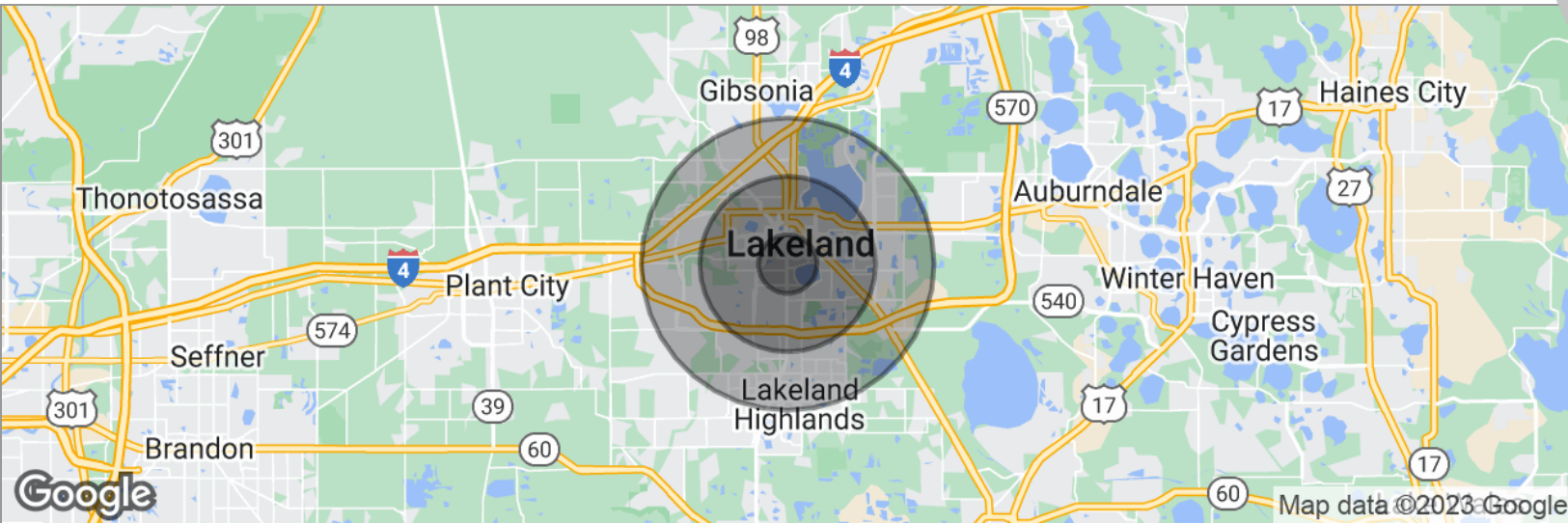
ALEX DELANNOY, MICP
Senior Advisor
0: 863.224.6915
alexdelannoy@kwcommercial.com

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

DEMOGRAPHICS MAP

1074 South Florida Avenue, Lakeland, FL 33803



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,887	69,711	136,384
Median age	39.2	38.2	38.3
Median age (male)	37.7	35.8	36.1
Median age (Female)	39.4	39.5	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,903	28,569	53,416
# of persons per HH	2.2	2.4	2.6
Average HH income	\$51,177	\$54,696	\$57,881
Average house value	\$194,269	\$171,754	\$185,973
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	11.1%	14.0%	14.1%
RACE (%)	1 MILE	3 MILES	5 MILES
White	81.0%	71.5%	71.7%
Black	12.9%	20.1%	18.4%
Asian	0.3%	0.8%	1.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.4%	0.3%	0.3%
Other	2.4%	5.1%	6.0%

* Demographic data derived from 2020 ACS - 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

ADVISOR BIO

1074 South Florida Avenue, Lakeland, FL 33803



ALEX DELANNOY, MICP

Senior Advisor

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

International Council of Shopping Center Member
CCIM Member & Candidate
Lakeland & Winter Haven Chamber of Commerce
National Realtor Association
Lakeland Association of Realtors

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

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