



OFFICE SPACE FOR LEASE

DOWNTOWN WINTER HAVEN OFFICE SUITES

877.518.5263 | SRDcommercial.com | 114 N. Tennessee Ave. Lakeland, FL 33801

TABLE OF CONTENTS

- 3 EXECUTIVE SUMMARY
- 4 MAPS
- 5 PHOTOS
- 8 ZONING
- 9 AGENT BIOS

Linda M. Schultz

Leasing Associate
LSchultz@SRDcommercial.com
863.226.5086



R. Todd Dantzler, ccim

Managing Partner & Broker
Todd@SRDcommercial.com
863.877.2846



CONFIDENTIALITY & DISCLAIMER

©2019 SVN | Saunders Ralston Dantzler Real Estate, All rights Reserved, makes every attempt to provide accurate information on this property, however, does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.

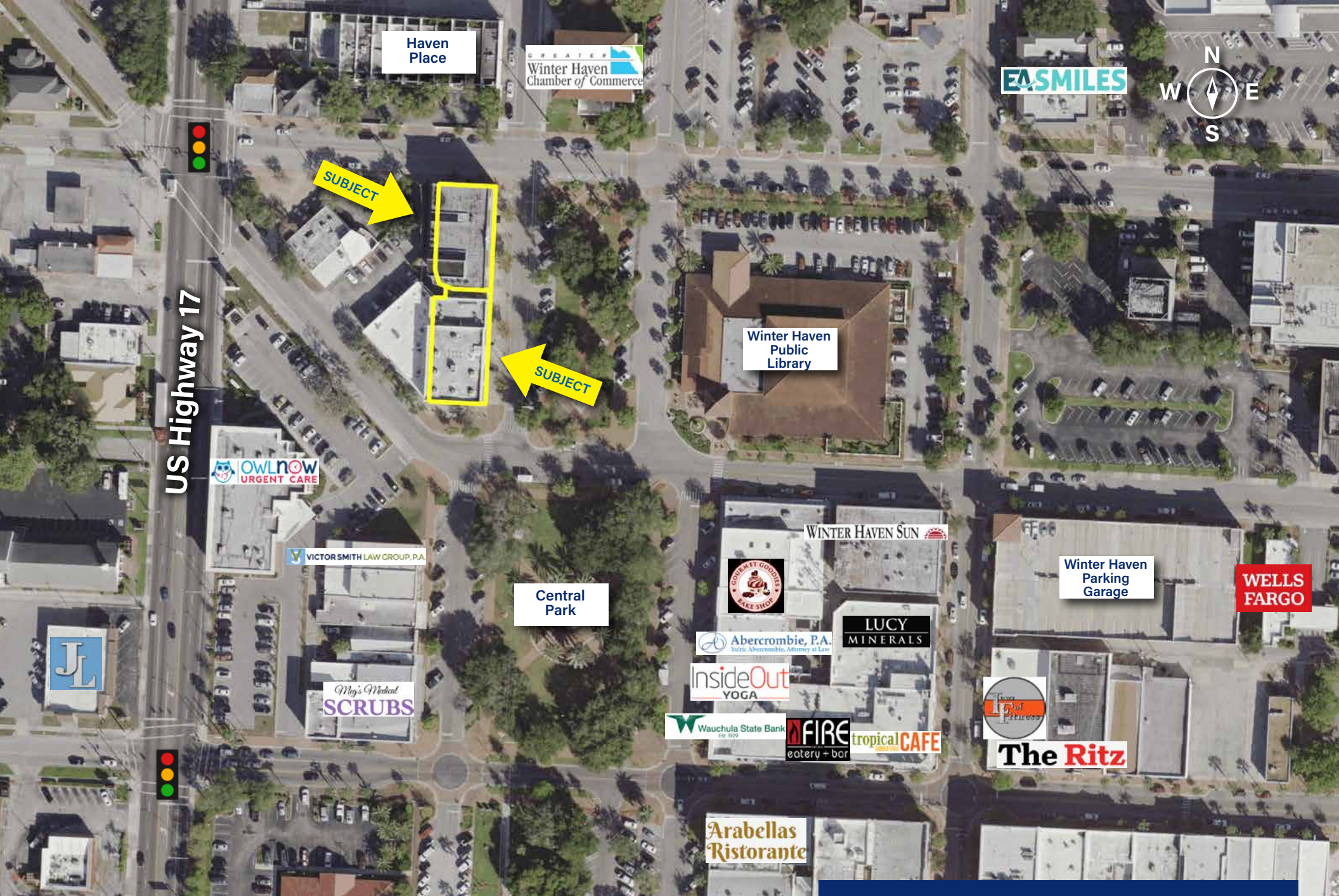


EXECUTIVE SUMMARY

505 AVENUE A NW & 141 5TH ST NW

These downtown office suites are centrally located in Winter Haven, FL just east of US Highway 17. Situated across the street from the Chamber of Commerce and Public Library. Also within a short walking distance from the Public Parking Garage and many downtown restaurants and shops. Both office buildings have entrances and street parking located on 5th Street NW.

Site Address:	<u>Lake Region Plaza</u> : 141 5th St NW, Winter Haven, FL 33881 <u>Rickworth Building</u> : 505 Avenue A NW, Winter Haven, FL 33881
County:	Polk
PIN (Property Identification Number):	262829625000000100, 262829625000000060
Unit Sizes Available	<u>Lake Region Plaza</u> - Suite 301: 573 +/- SF, Suite 302: 1,935 +/- SF <u>Rickworth Building</u> - Suite 2: 840 +/- SF, Suite 3: 290 +/- SF
Year Built:	Lake Region Plaza: 1925 Rickworth Building: 1930
Property Use:	Multi-Story Office
Utilities:	Water & Sewer - City of Winter Haven
Zoning:	Commercial Downtown
Asking Rate:	Lake Region Plaza: \$17/SF [Modified Gross] Rickworth Building: \$17/SF [Gross]



The office buildings are located within thriving downtown Winter Haven, adjacent to the Chamber of Commerce, Public Library, and one block away from the Public Parking Garage.

NEIGHBORHOOD AERIAL

Office building located on Avenue
A NW in Downtown Winter
Haven, FL.





505 Avenue A NW Office Lobby



505 Avenue A NW Common Area



505 Avenue A NW Office Space



141 5th ST NW Elevator



141 5th ST NW Lobby

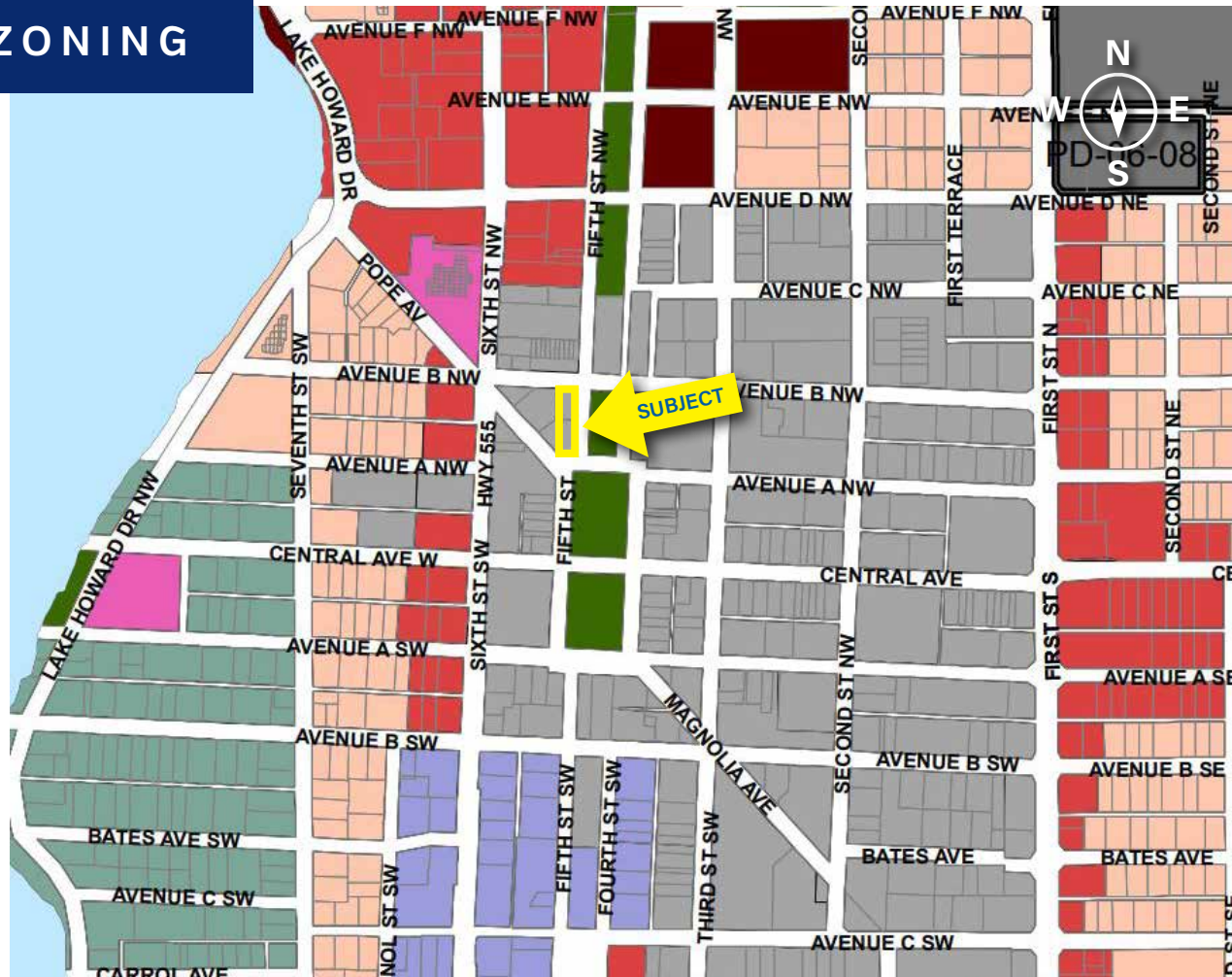


141 5th ST NW Main Entrance



141 5th ST NW Office Space

ZONING



C-1



AG-1



PR



MX



C-3



C-4



R-4

Commercial Downtown (C-1)

The purpose of the C-1, commercial-downtown zoning district is to provide for residential, office, commercial, institutional, and cultural uses in the City's central business district [CBD].

AGENT INFORMATION

Linda M. Schultz

Research Analyst & Sales Associate

 863.226.5086  LSchultz@SRDcommercial.com

Linda Schultz is a Sales Associate and Research Analyst with SVN Saunders Ralston Dantzler Realty. She serves clients with real estate needs and also analyzes properties for the firm.

Linda brings diverse experience to the firm. She joined SVN SRD after working in a law firm in downtown Orlando, and recently passed her Florida bar exam. She also managed an accounting firm in Gainesville, Florida for four years.

Linda studied Business Law at Charles University in Prague, Czech Republic and holds a Juris Doctor from Nova Southeastern University and a Bachelor of Arts in Criminology from the University of Florida.

She is a member of Variety, the Children's Charity of Florida. She resides in Lakeland, Florida.



AGENT INFORMATION

R. Todd Dantzler, CCIM

Managing Partner & Broker

 863.877.2846  Todd@SRDcommercial.com

R. Todd Dantzler, CCIM, is a managing partner of SVN Saunders Ralston Dantzler Realty.

He is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. Todd specializes in commercial properties, investment properties, and commercial leasing.

Also a principle with Real Estate Central Group, LLC, a residential real estate brokerage in Winter Haven, Todd has been active in East Polk County real estate for over 33 years. He is a second generation real estate leader -- his father having served as chairman of the Florida Real Estate Commission (FREC) in the early 80's.

Todd was recognized as the 2012 Florida Realtor® of the Year in August of 2012. In 2000, he was elected president of the Florida Realtors® -- the youngest president in the history of Florida Realtors®. He is a current member of the board of directors, past treasurer, and past chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the chairman of the Commission in 2014 and 2018. As a County Commissioner, he also served on the Finance Committee, the Community Relations Advisory Council and the Polk Transportation Planning Organization. He was the Commission liaison but now serves as the current chairman of the Central Florida Development Council, the economic development arm of the County.

In addition, Todd is a current member and former secretary of the Winter Haven Hospital Board of Trustees. The Winter Haven Hospital Baycare, a major medical center serving East Polk and Highlands counties, is the largest private employer in East Polk County. He is currently the chairman of the Winter Haven Hospital Clinical Executives Committee.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He also was the president of his fraternity, Alpha Tau Omega.

He has been both a deacon and elder in his church, First Presbyterian Church of Winter Haven.



Disciplines

- Commercial Properties
- Investment Properties
- Industrial Properties
- Commercial Leasing
- Area: East Polk County and the Lakeland-Winter Haven Metro Area

Awards

- 2012 Florida Realtor of the Year by Florida Realtor
- 2014 Elected Officer of the Year by National Association of Social Workers, Heartland Unit



SVN | Saunders Ralston Dantzler
Real Estate

877.518.5263

114 N. Tennessee Ave.
Lakeland, FL 33801