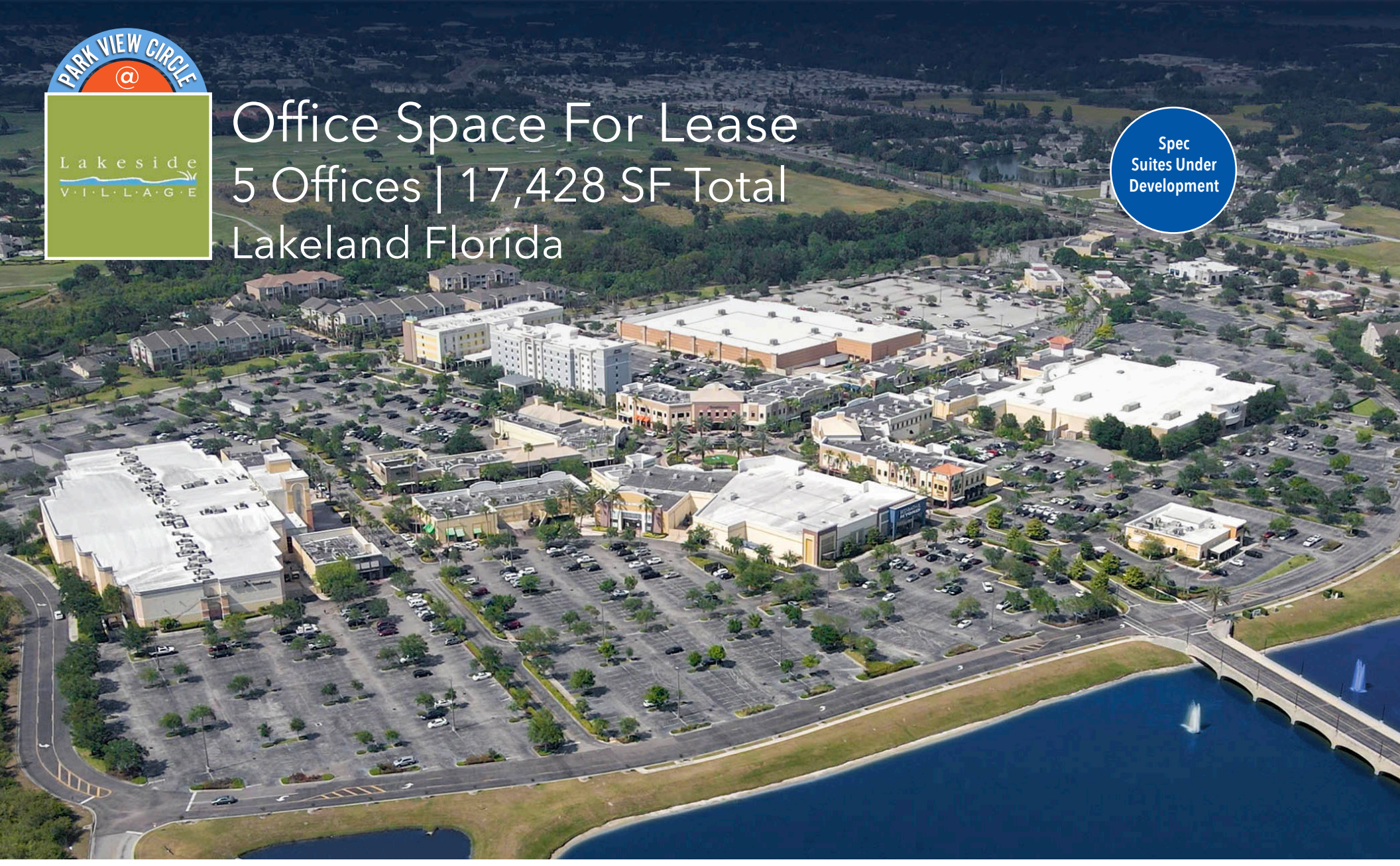




# Office Space For Lease

5 Offices | 17,428 SF Total  
Lakeland Florida

Spec  
Suites Under  
Development



URBAN OFFICE SPACE IN THE MIDDLE OF IT ALL



CALL FOR DETAILS

NICHOLAS FOURAKER, CCIM  
NICK@4ACRE.COM  
407.601.1466

GARRETT GLEITER  
GARRETT@4ACRE.COM  
407.539.4514



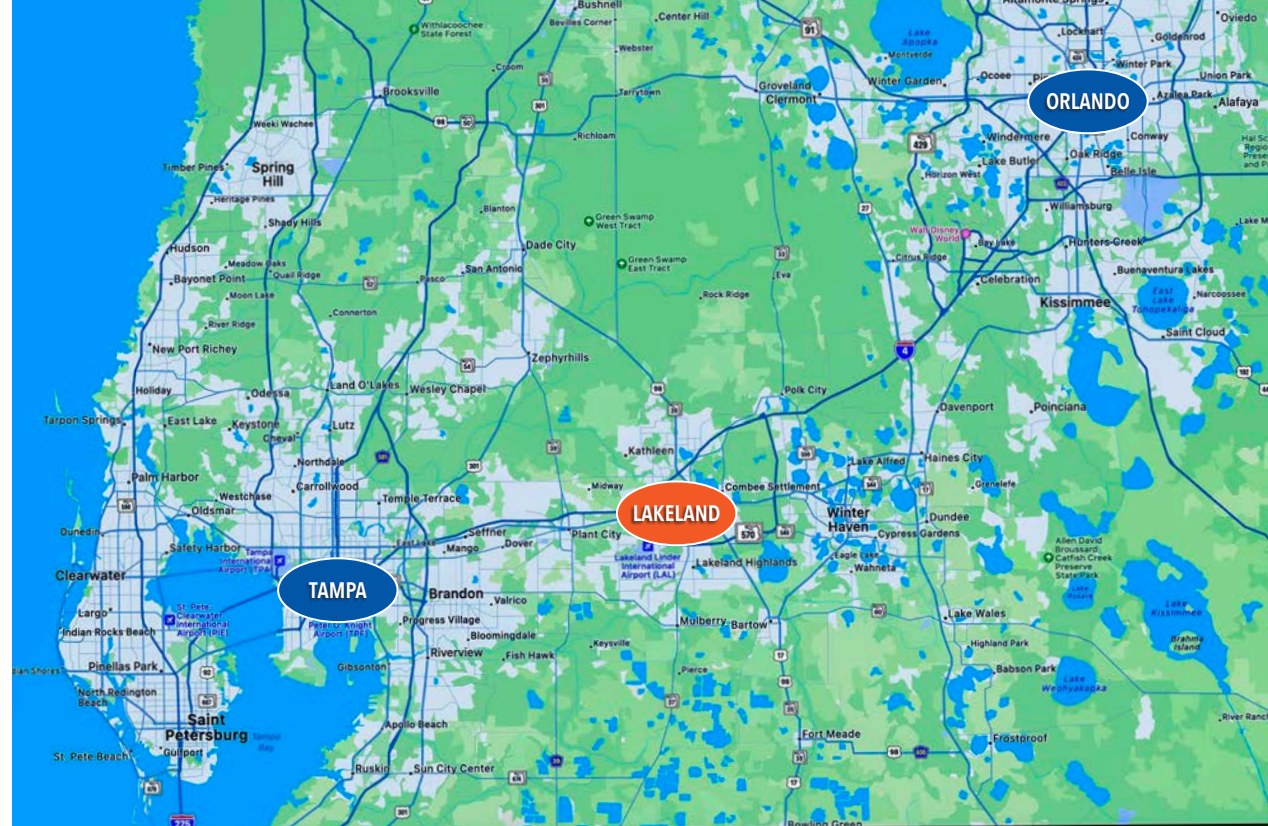
## MIXED-USE COMPLEX WITH EXCEPTIONAL OFFICE SPACE OPPORTUNITIES

Lakeside Village is an open-air, dynamic, mixed-use complex in Lakeland, Florida. Combining retail, hospitality, entertainment, and office creates a synergistic development with something for everyone.

Combined with being conveniently located at the intersection of Harden Blvd & Polk Pkwy (SR-570), this complex is unmatched within the Lakeland Market.

Home to a wide variety of stores, including high-end fashion retailers, department stores, specialty shops, and restaurants, Lakeside Village also hosts a variety of events throughout the year, such as live music, seasonal events, and family-friendly activities. There are a total of 73 stores, including four anchor tenants: Belk, Kohl's, Books-A-Million, and CMX Cinemas - Lakeside 18 & IMAX. Located in the upscale Grasslands area of Lakeland, Lakeside is surrounded by hotels, restaurants, and other businesses.

Lakeside Village is a great place to shop, dine, work, and enjoy the outdoors. It is a popular destination for residents of Lakeland and the surrounding area, and it offers something for everyone.



## PROPERTY DETAILS

Lease Rate:	CALL FOR DETAILS
Location:	Lakeside Village   Lakeland, FL
Parcel ID:	23-28-35-138188-000081
Zoning:	Regional Shopping Center (use code 1500)
Year Built:	2005
Parking:	Ample

## HIGHLIGHTS

- Office space nestled within an abundance of retail offerings at your employees' fingertips.
- Abundant parking at no additional cost.
- Less than 10 minutes' drive from I-4
- Close proximity to Lakeland Linder International Airport (LAL)

OFFERED BY:



**NICHOLAS FOURAKER, CCIM**

NICK@4ACRE.COM

407.601.1466



**GARRETT GLEITER**

GARRETT@4ACRE.COM

407.539.4514

# ABOUT LAKELAND

Built upon historic character, philanthropy and volunteerism, Lakeland offers its residents, businesses and visitors a true sense of place. Incorporated in 1885, Lakeland quickly became one of the premier cities in Florida. From the inaugural railroad service in the mid-1890's to being one of the first cities in Florida to have electricity, 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, which hosts the largest on-site collection of Frank Lloyd Wright architecture in the world, and is the winter home to the Detroit Tigers.



The City of Lakeland offers an exceptional quality of life. A firm commitment to downtown development, redevelopment, historic preservation, cultural amenities, and an exceptional business-friendly environment has helped Lakeland to thrive for nearly 140 years. Growth and progress exemplify our City all the while maintaining a sense of history and a hometown feel.



# LAKESIDE VILLAGE AERIAL

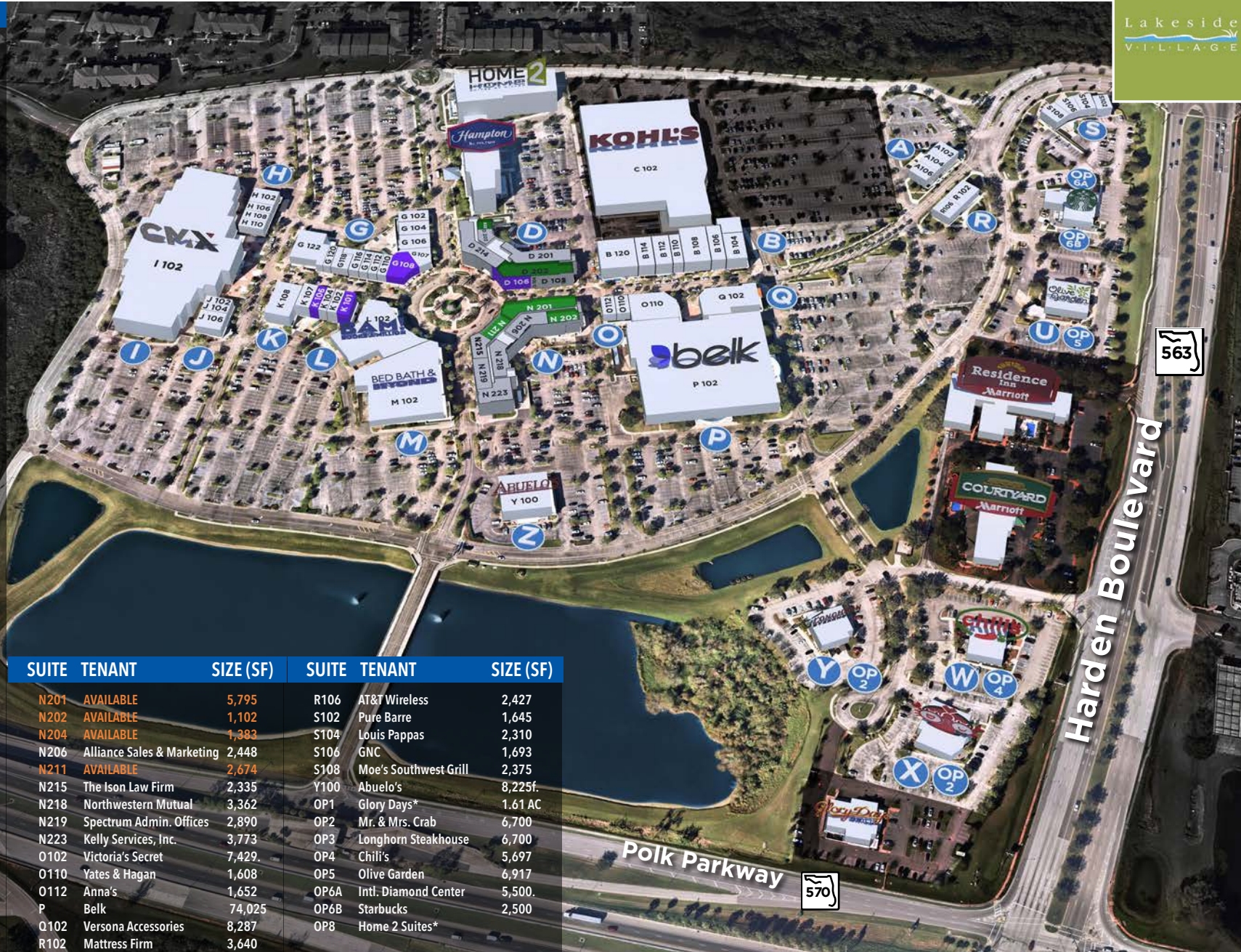


# LAKESIDE VILLAGE | COMPREHENSIVE SITE PLAN



## SUITE TENANT SIZE (SF)

A102	Pearle Vision	2,359
A104	Family Dental of LV	2,000
A106	Spectrum	1,840
B102	Hear USA	2,028
B104	Chico's	2,962
B106	Carter's	4,041
B108	Loft	6,062
B110	Francesca's	1,663
B112	Bath & Body Works	3,342
B114	Soma Intimates	3,251
B120	Kirkland's Home	6,547
C	Kohl's*	88,000
D102-4	Daydreams Day Spa	5,783
D110	Sunglass Hut	798
D112	Fish City Grill	2,993
D116	Orange Theory Fitness	3,335
D201	Progressive Casualty Ins	5,390
D202	AVAILABLE	6,475
D203	Midwestern Construction	1,280
D214	Dewberry	5,908
D229	CRC Property Mgmt, Office	1,108
E	Hampton Inn & Suites*	
G102	The Brass Tap	2,254
G104	Fleet Feet	2,616
G106	Golf Etc.	3,005
G107	Rocket Fizz	2,638
G110	Thai Oishi	1,214
G112	uBreakiFix	1,166
G114	GameStop	1,220
G116	StretchLab	1,809
G118	Max Jewelers	1,900
G122	GrillSmith	6,276
H102	Burger 21	2,559
H106	Lee Nails	2,400
H108	Hair Cuttery	1,200
H110	Cold Stone Creamery	1,218
I	CMX Cinemas Lakeside 18	76,902
J102	Planet Smoothie	1,306
J104	Pizzeria Valdiano	1,380
J106	Gaskins Barbecue & Lobster	2,837
K102	Woof Gang Bakery	1,885
K104	Saigon Bistro	1,763
K107	Sorrel Bistro	1,331
L102	Books-A-Million	16,390
M102	Bed Bath & Beyond	30,000
N102	Jos. A. Bank	4,343
N104	Burn's Flooring & Design	2,207
N106	BD's Mongolian Grill	5,506
N110	Famous Footwear	6,279
N114	Paint Nail Bar	2,153
N116	Ideal Image	3,023
N118	Verizon Wireless	2,208



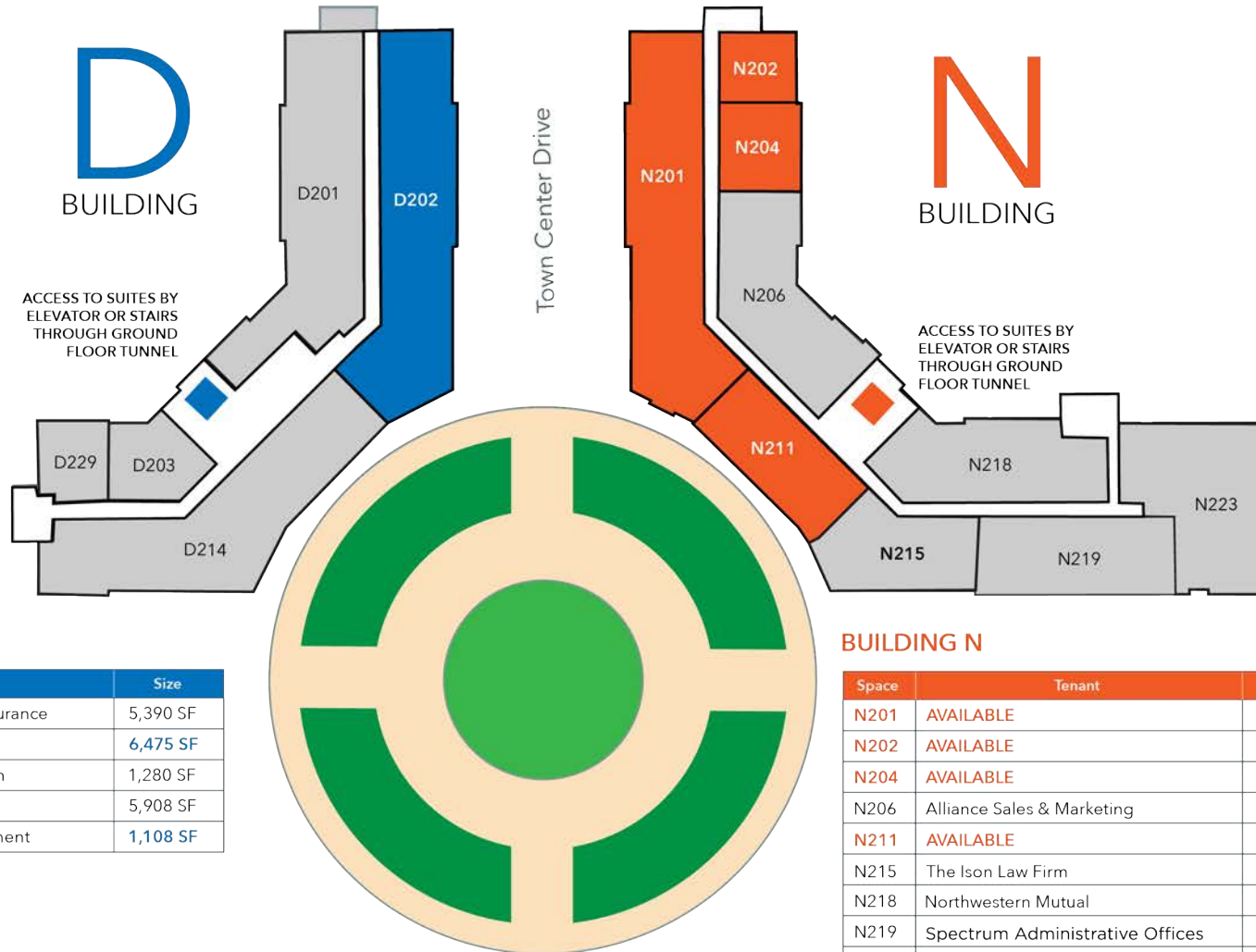
SUITE	TENANT	SIZE (SF)	SUITE	TENANT	SIZE (SF)
N201	AVAILABLE	5,795	R106	AT&T Wireless	2,427
N202	AVAILABLE	1,102	S102	Pure Barre	1,645
N204	AVAILABLE	1,383	S104	Louis Pappas	2,310
N206	Alliance Sales & Marketing	2,448	S106	GNC	1,693
N211	AVAILABLE	2,674	S108	Moe's Southwest Grill	2,375
N215	The Ison Law Firm	2,335	Y100	Abuelo's	8,225f
N218	Northwestern Mutual	3,362	OP1	Glory Days*	1.61 AC
N219	Spectrum Admin. Offices	2,890	OP2	Mr. & Mrs. Crab	6,700
N223	Kelly Services, Inc.	3,773	OP3	Longhorn Steakhouse	6,700
O102	Victoria's Secret	7,429	OP4	Chill's	5,697
O110	Yates & Hagan	1,608	OP5	Olive Garden	6,917
O112	Anna's	1,652	OP6A	Intl. Diamond Center	5,500
P	Belk	74,025	OP6B	Starbucks	2,500
Q102	Versona Accessories	8,287	OP8	Home 2 Suites*	
R102	Mattress Firm	3,640			

# LAKESIDE VILLAGE | LOCATION OF OFFICE VACANCIES

## PARK VIEW CIRCLE AT LAKESIDE VILLAGE



# LAKESIDE VILLAGE | TENANT ROSTER & OFFICE VACANCIES



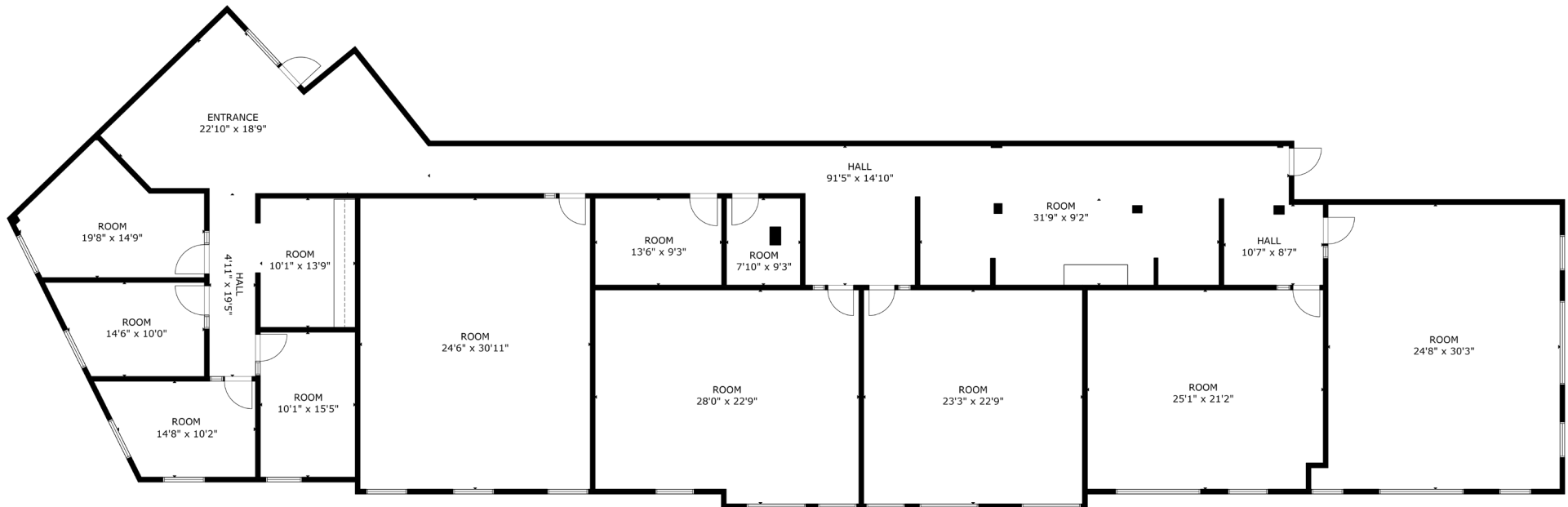
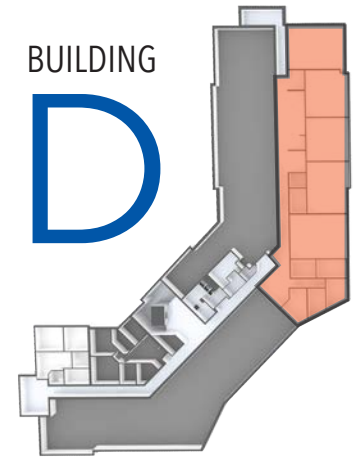
## BUILDING D

Space	Tenant	Size
D201	Progressive Casualty Insurance	5,390 SF
D202	AVAILABLE	6,475 SF
D203	Midwestern Construction	1,280 SF
D214	Dewberry	5,908 SF
D229	CRC Property Management	1,108 SF

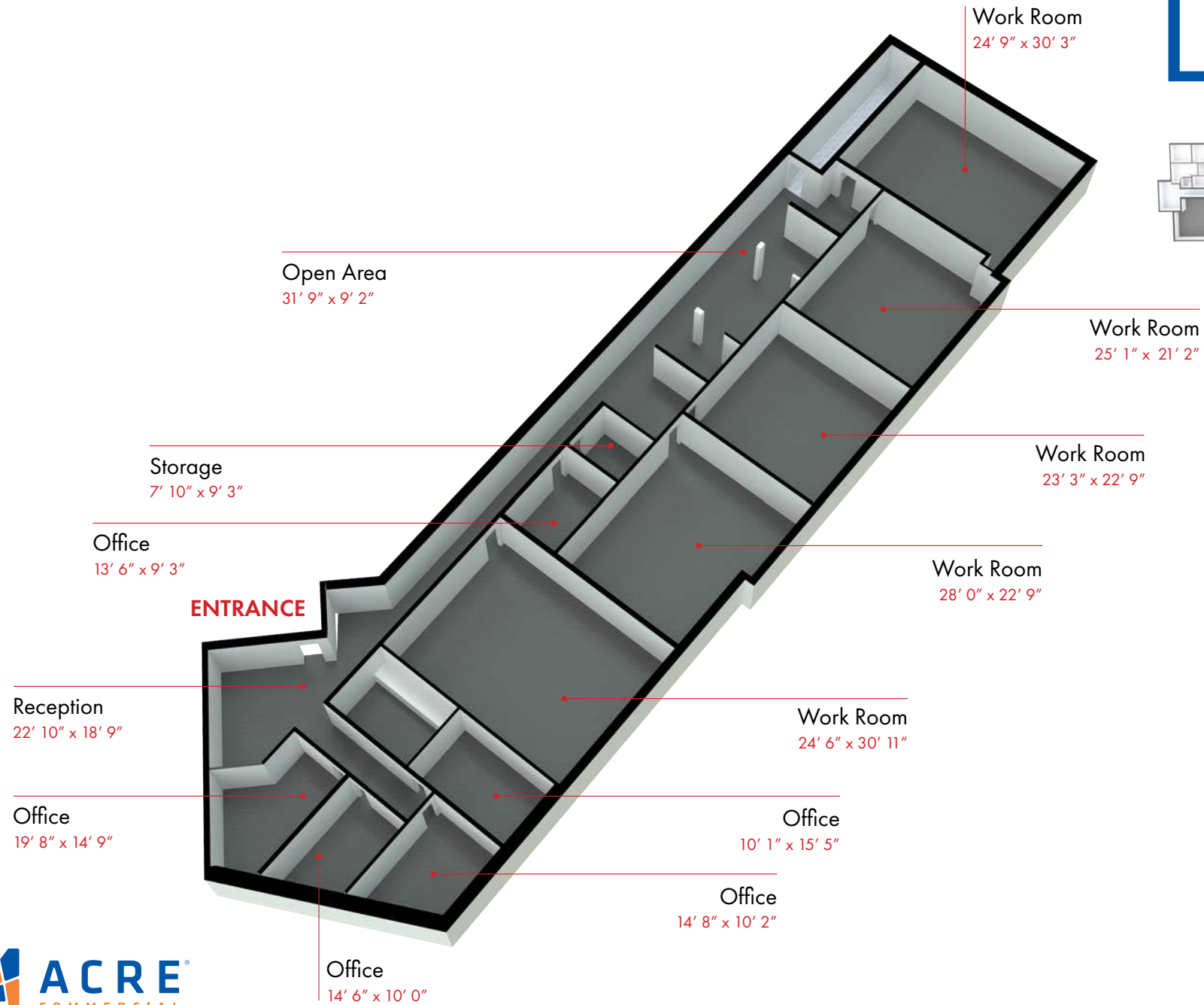
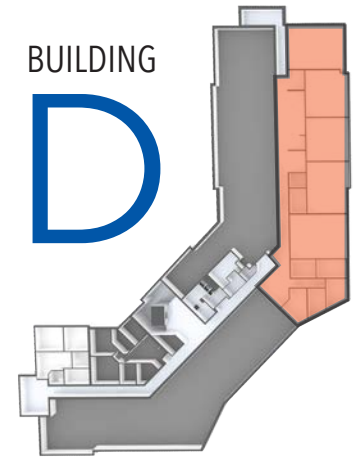
## BUILDING N

Space	Tenant	Size
N201	AVAILABLE	5,795 SF
N202	AVAILABLE	1,102 SF
N204	AVAILABLE	1,383 SF
N206	Alliance Sales & Marketing	2,448 SF
N211	AVAILABLE	2,674 SF
N215	The Ison Law Firm	2,335 SF
N218	Northwestern Mutual	3,362 SF
N219	Spectrum Administrative Offices	2,890 SF
N223	Kelly Services, Inc.	3,773 SF

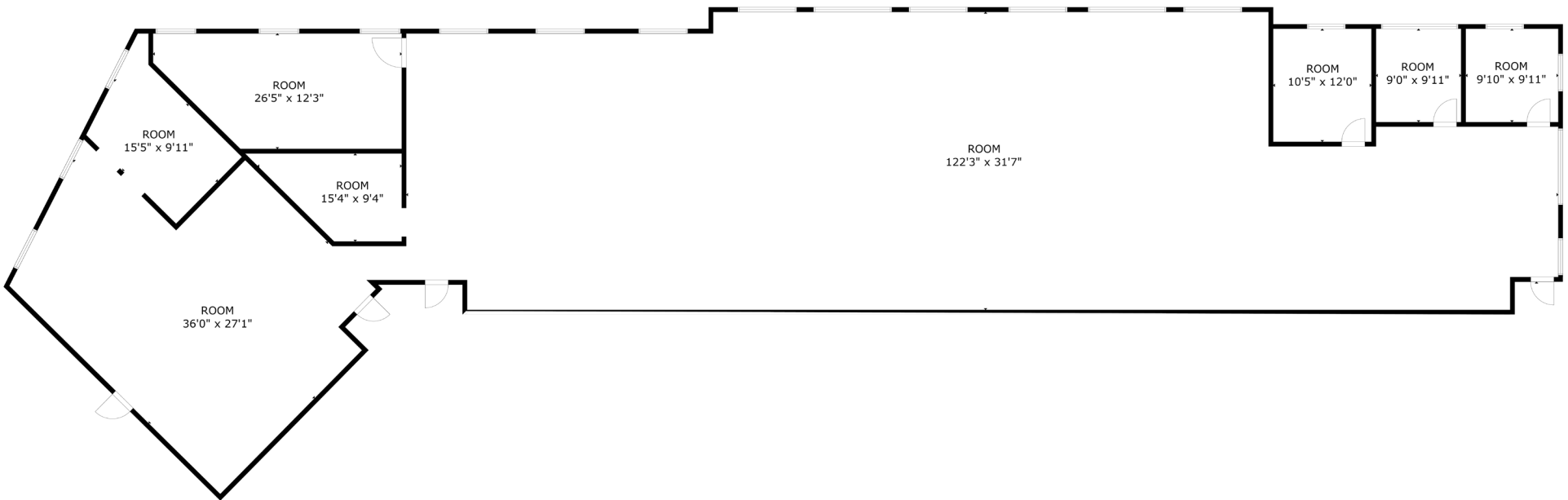
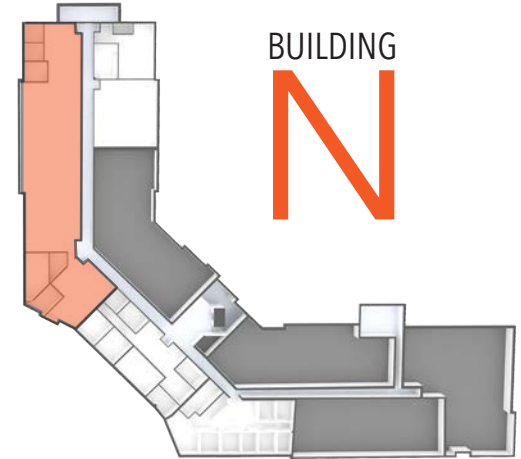
# D202 FLOOR PLAN | 6,475 SF



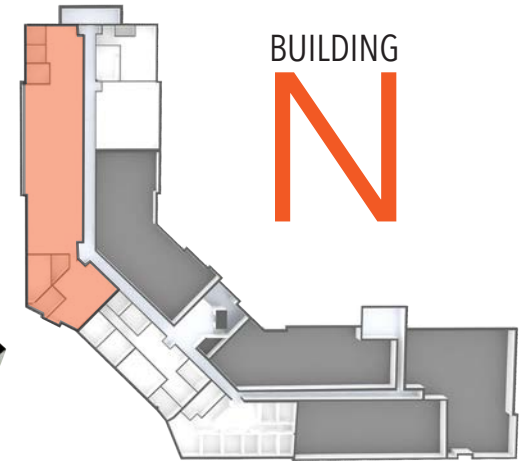
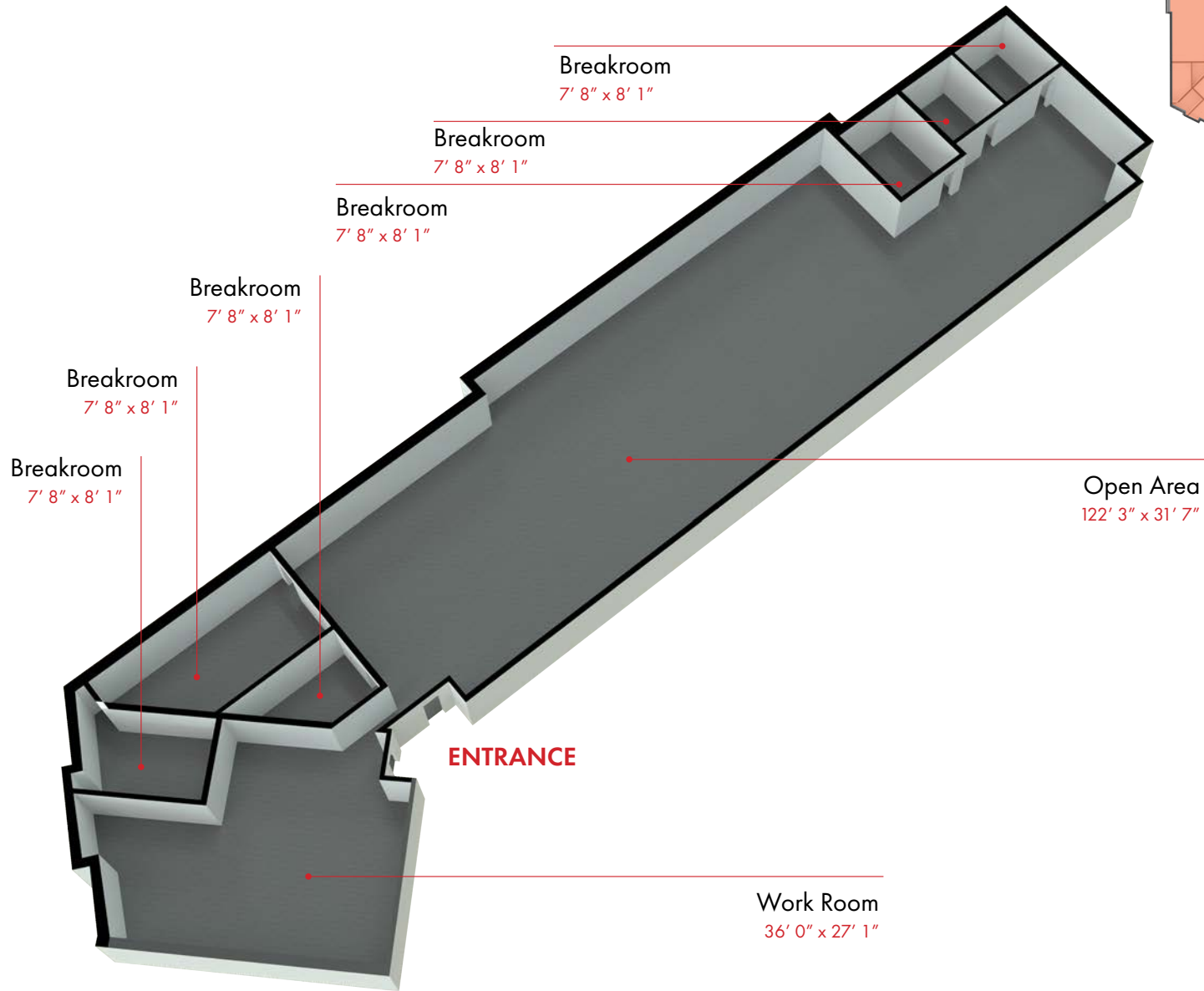
# D202 3D LAYOUT | 6,475 SF



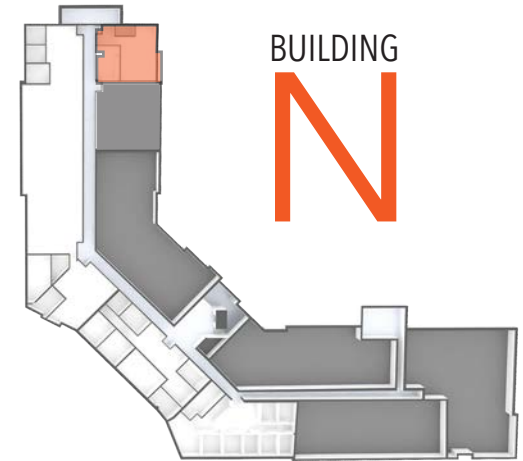
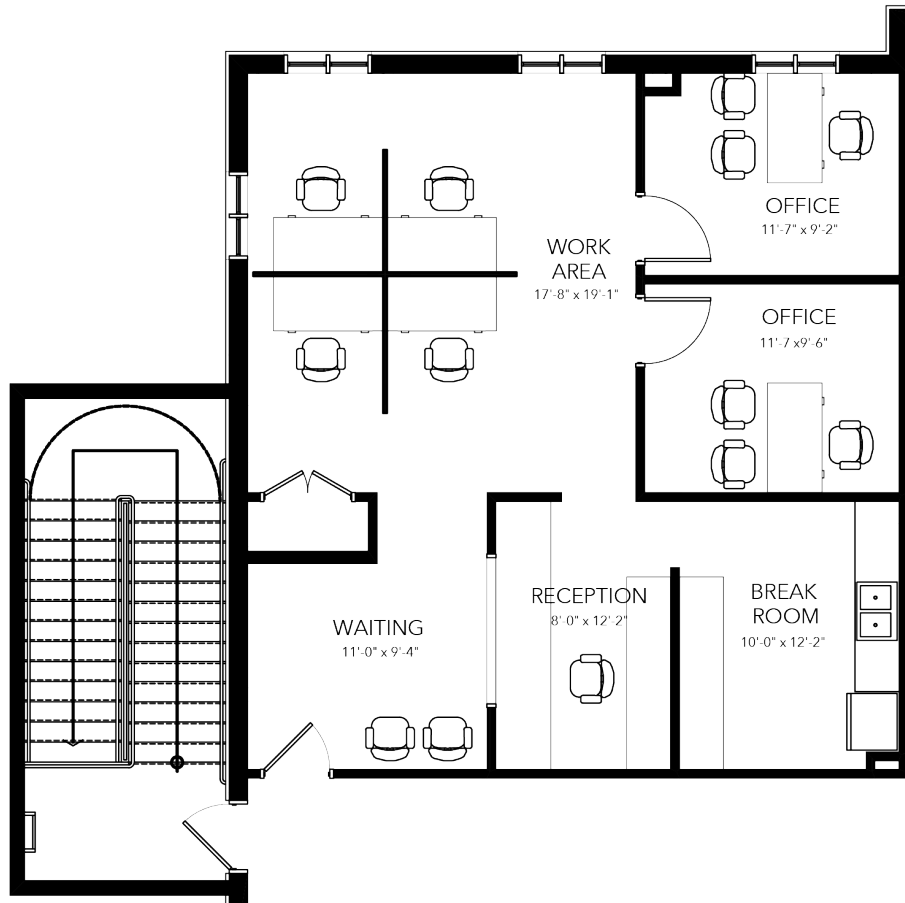
# N201 FLOOR PLAN | 5,795 SF



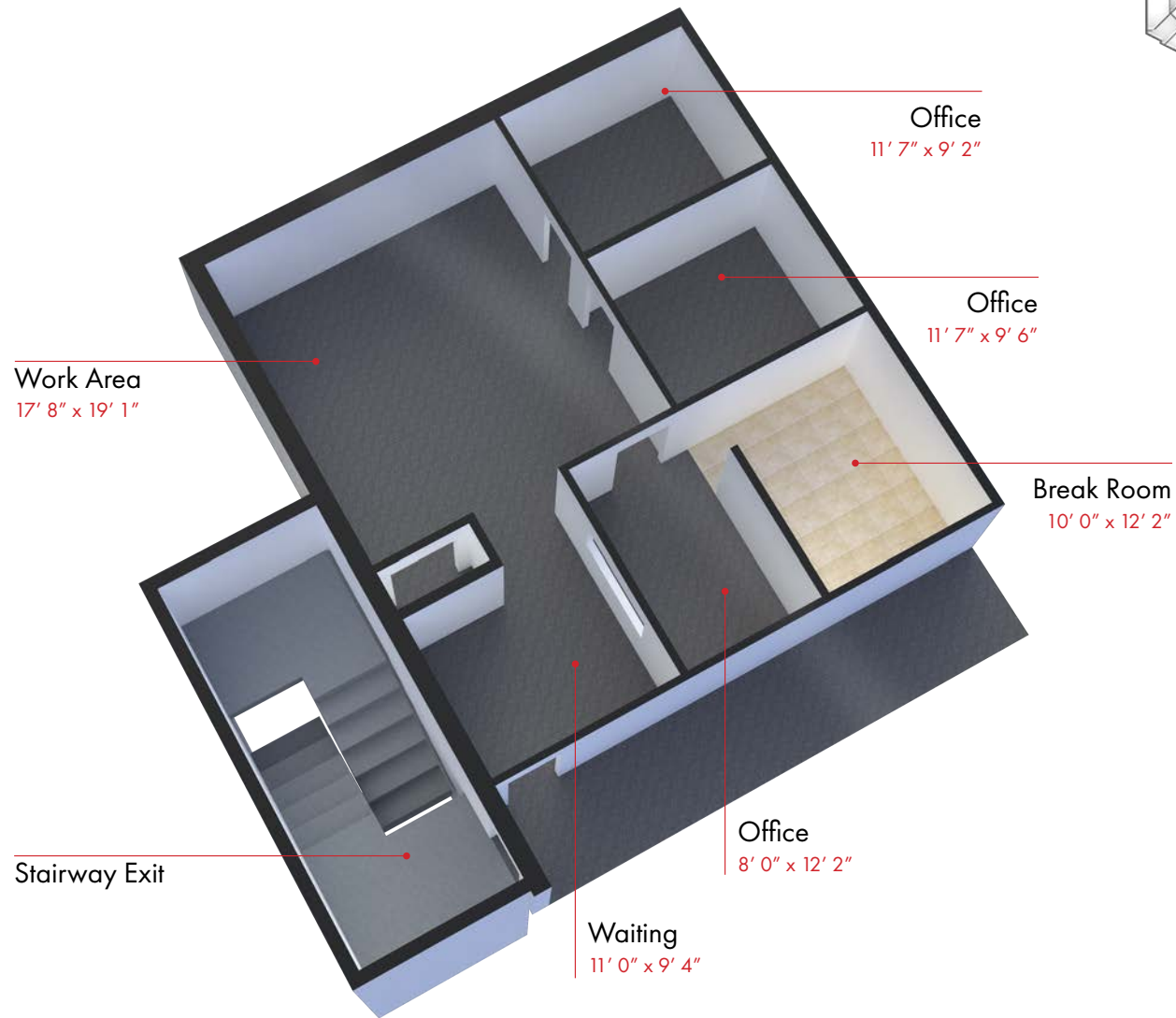
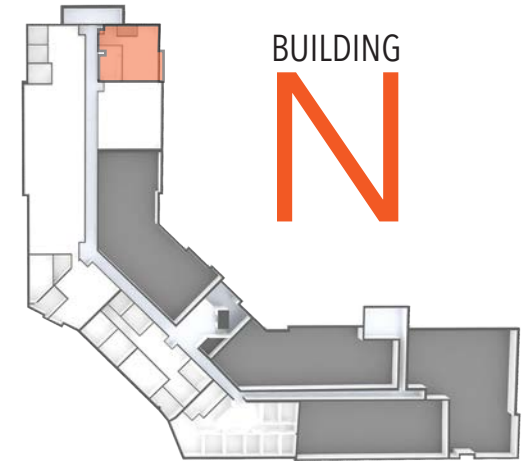
# N201 3D LAYOUT | 5,795 SF



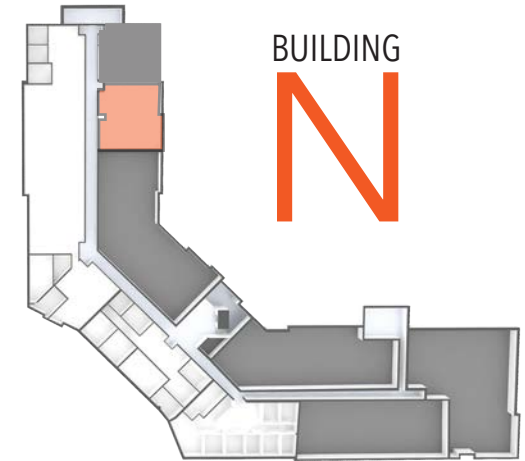
# N202 FLOOR PLAN | 1,102 SF



# N202 3D LAYOUT | 1,102 SF

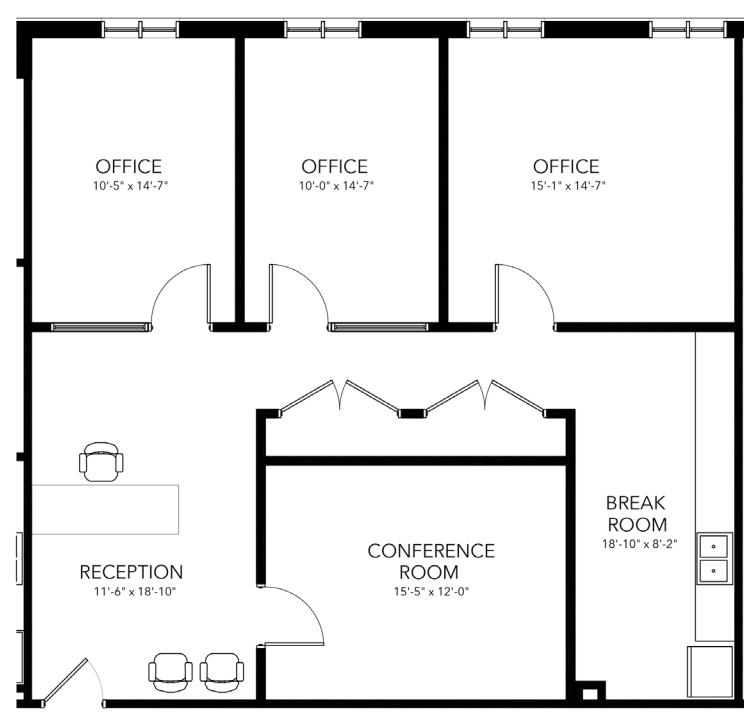
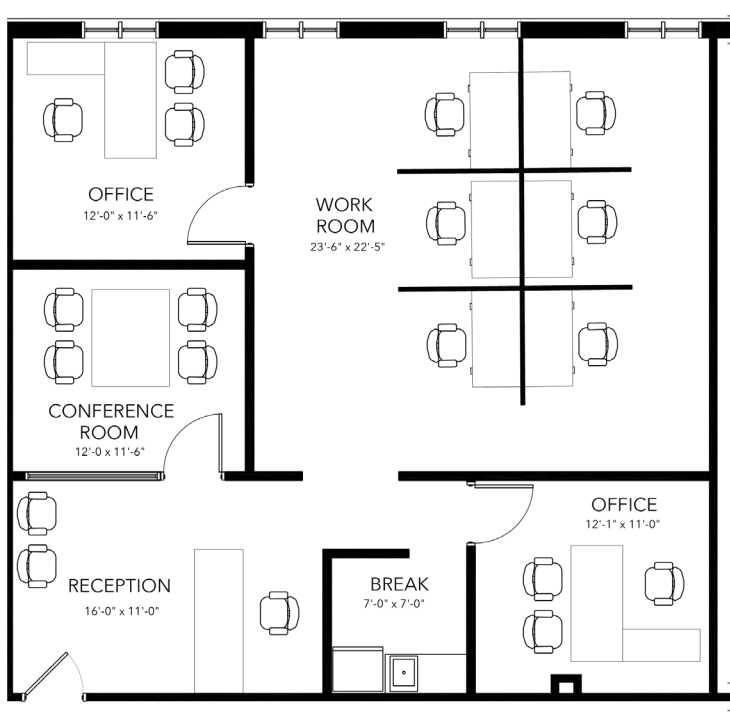


# N204 FLOOR PLAN | 1,383 SF

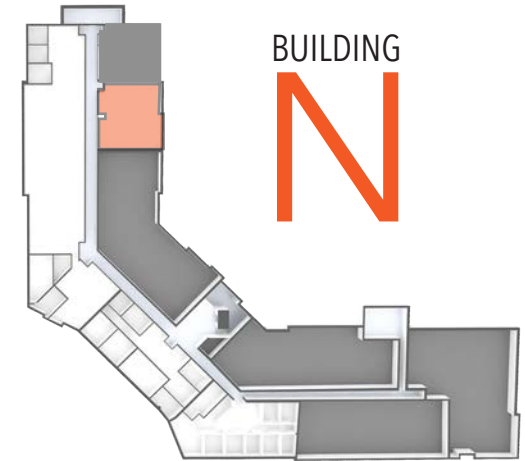


## OPTION 1

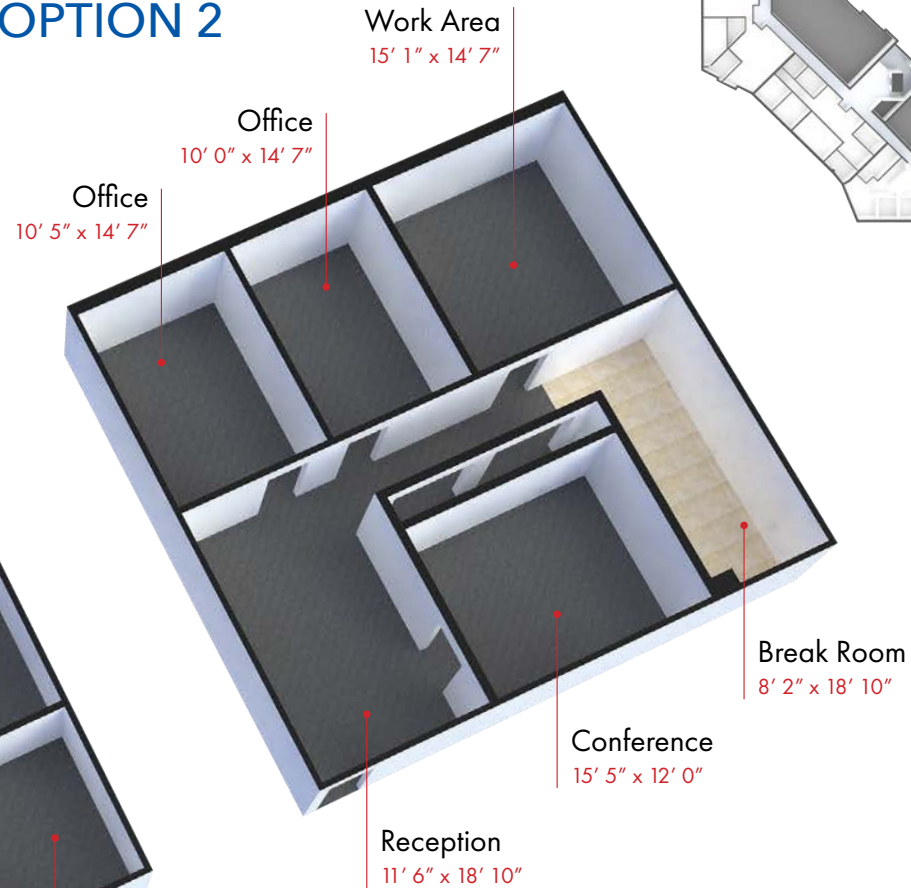
## OPTION 2



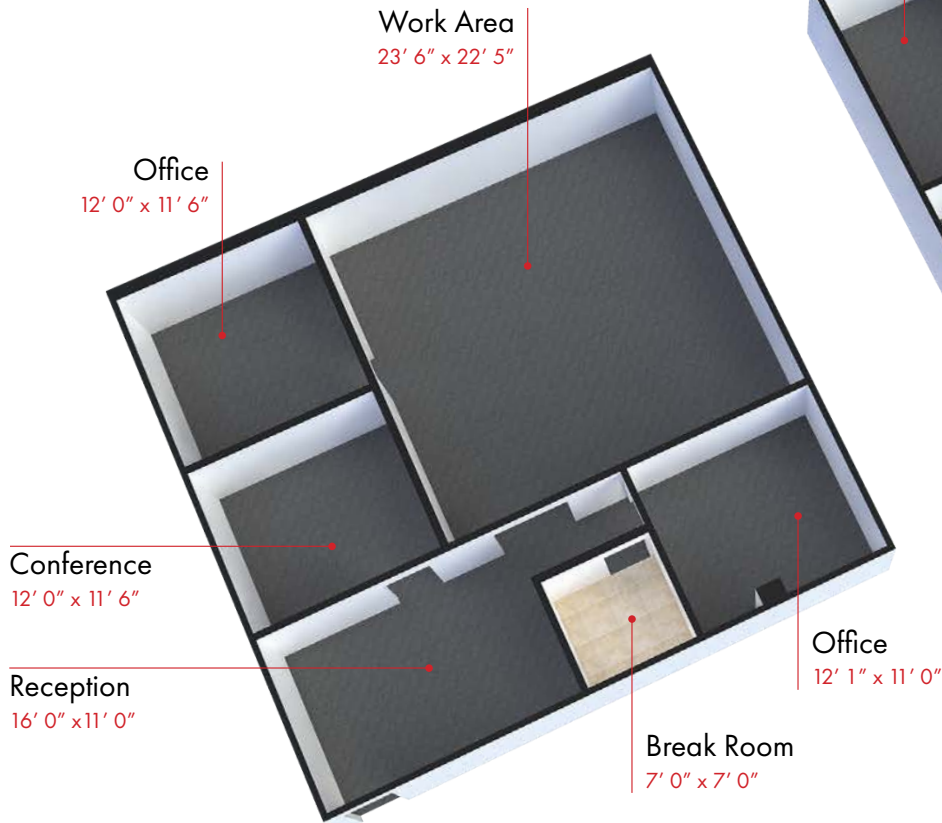
# N204 3D LAYOUT | 1,383 SF



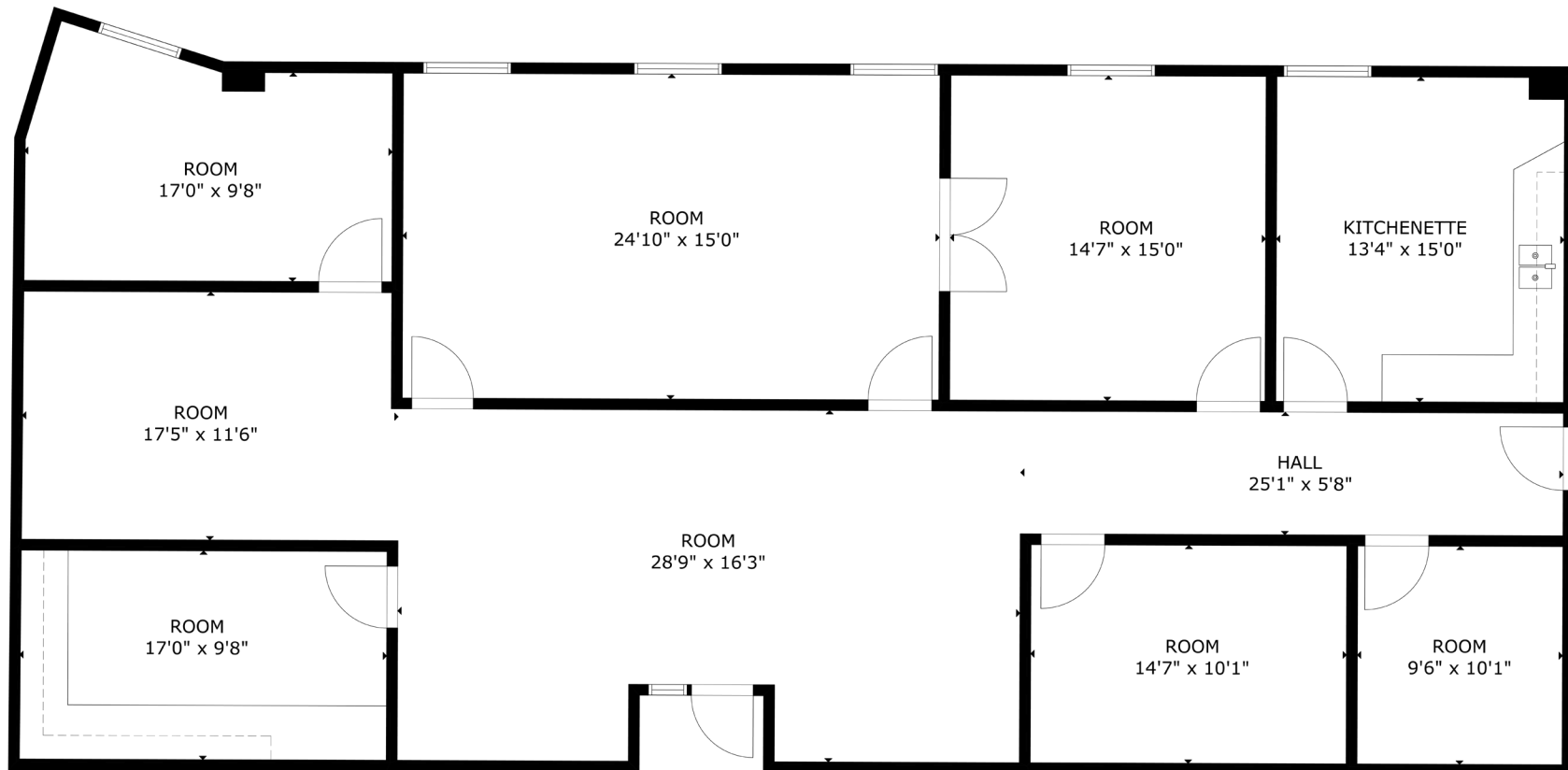
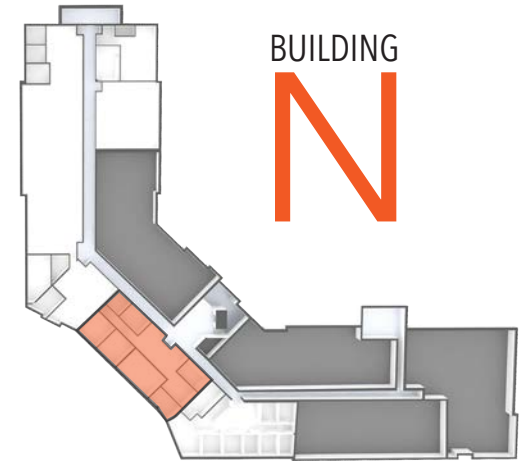
## OPTION 2



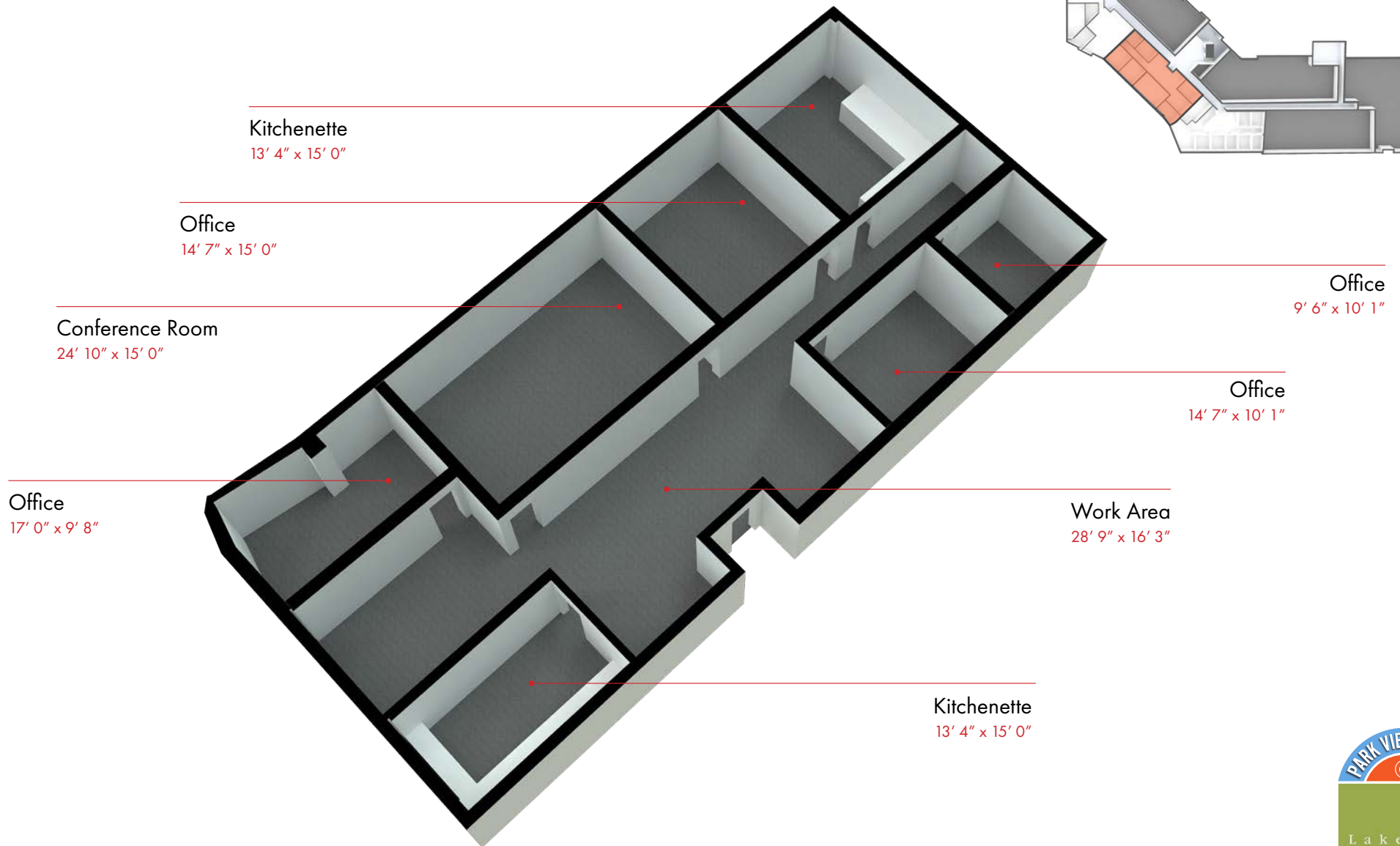
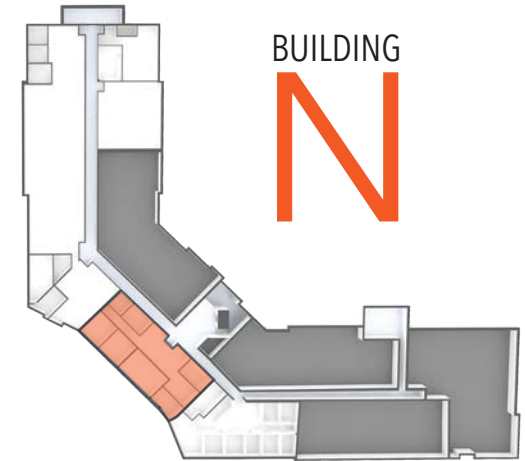
## OPTION 1



# N211 FLOOR PLAN | 2,674 SF



# N211 3D LAYOUT | 2,674 SF



# EXTERIOR OFFICE BUILDING PHOTOS



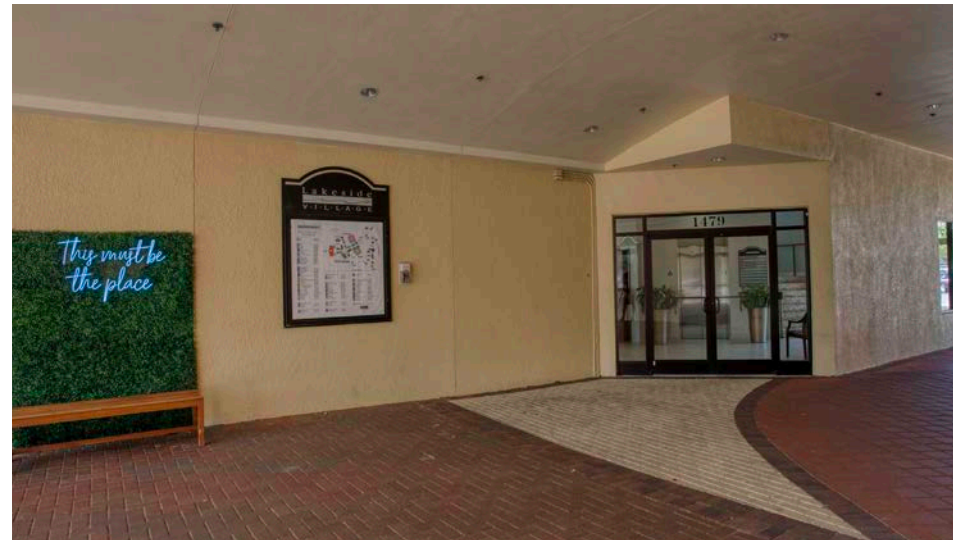
BUILDING N



BUILDING N PARKING ACCESS



BUILDING D



BUILDING D BREEZEWAY



**NICHOLAS FOURAKER**

**nick@4acre.com**

**407.601.1466**

**GARRETT GLEITER**

**garrett@4acre.com**

**407.539.4514**

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