



FOR LEASE OFFICE

2000 E. EDGEWOOD DR. SUITE 108B
LAKELAND, FL 33801

Size: 892 SF

Lease Type: Modified Gross

Zoning: Office

PRICE UPON REQUEST

OFFICE/MEDICAL SPACE



PRIME HIGH TRAFFIC LOCATION

Convenient Access to US 98 • Hwy 92 • Polk Parkway • I-4

892 SF professional office suite available along highly traveled E. Edgewood Drive in Lakeland. This versatile space is located within an established professional office property featuring ample parking, excellent accessibility, and scenic lake views. Conveniently positioned near South Florida Avenue, Polk Parkway, retail, dining, and surrounding residential areas.

An excellent opportunity for professional services, medical/wellness users, consulting firms, and other client-focused businesses seeking a strategic South Lakeland location

Location Highlights

- Prime E. Edgewood Drive location with excellent visibility and convenient access
- Situated within an established professional office environment
- Approximately 892 SF of flexible office space
- Ample on-site parking for employees and visitors
- Scenic lake views that add a distinctive quality to the workplace
- Convenient access to South Florida Avenue and Polk Parkway (SR 570)
- Close to major retail, dining, professional services, and residential neighborhoods
- Located in a well-established commercial corridor serving South Lakeland and surrounding areas
- Excellent accessibility for clients and employees traveling throughout Lakeland
- Strong fit for professional, medical, wellness, and client-facing businesses
- Existing professional tenant mix helps create a natural environment for complementary businesses.

2000 E. EDGEWOOD DRIVE

SUITE 108B | LAKELAND, FL 33803

892 SF PROFESSIONAL OFFICE SPACE

2000 E. EDGEWOOD DRIVE
SUITE 108B
LAKELAND, FL 33803

LAKE BENTLEY

E EDGEWOOD DR

U.S. HIGHWAY 98

RETAIL & RESTAURANTS

Wawa

HARP

716 PIZZA

WEST CARIBBEAN
CUBAN RESTAURANT

COMMERCE POINT DR

98

MEDICAL & PROFESSIONAL

Harp Pediatric
Dentistry

SISU SAUNA &
WELLNESS STUDIO

FAST ACCESS TO US 98

98
Connects to North
Lakeland, I-4 Corridor
& Bartow

PROPERTY HIGHLIGHTS

-  Direct frontage and easy access on E. Edgewood Drive
-  Lake Bentley directly adjacent - scenic views
-  High-traffic corridor with excellent visibility
-  Established residential neighborhoods surrounding
-  Surrounded by medical, professional services, retail & restaurants
-  Proximity to parks, recreation & outdoor amenities

JOHN MCGEE PARK

-  Sports Fields
-  Tennis Courts
-  Playground
-  Walking Trails

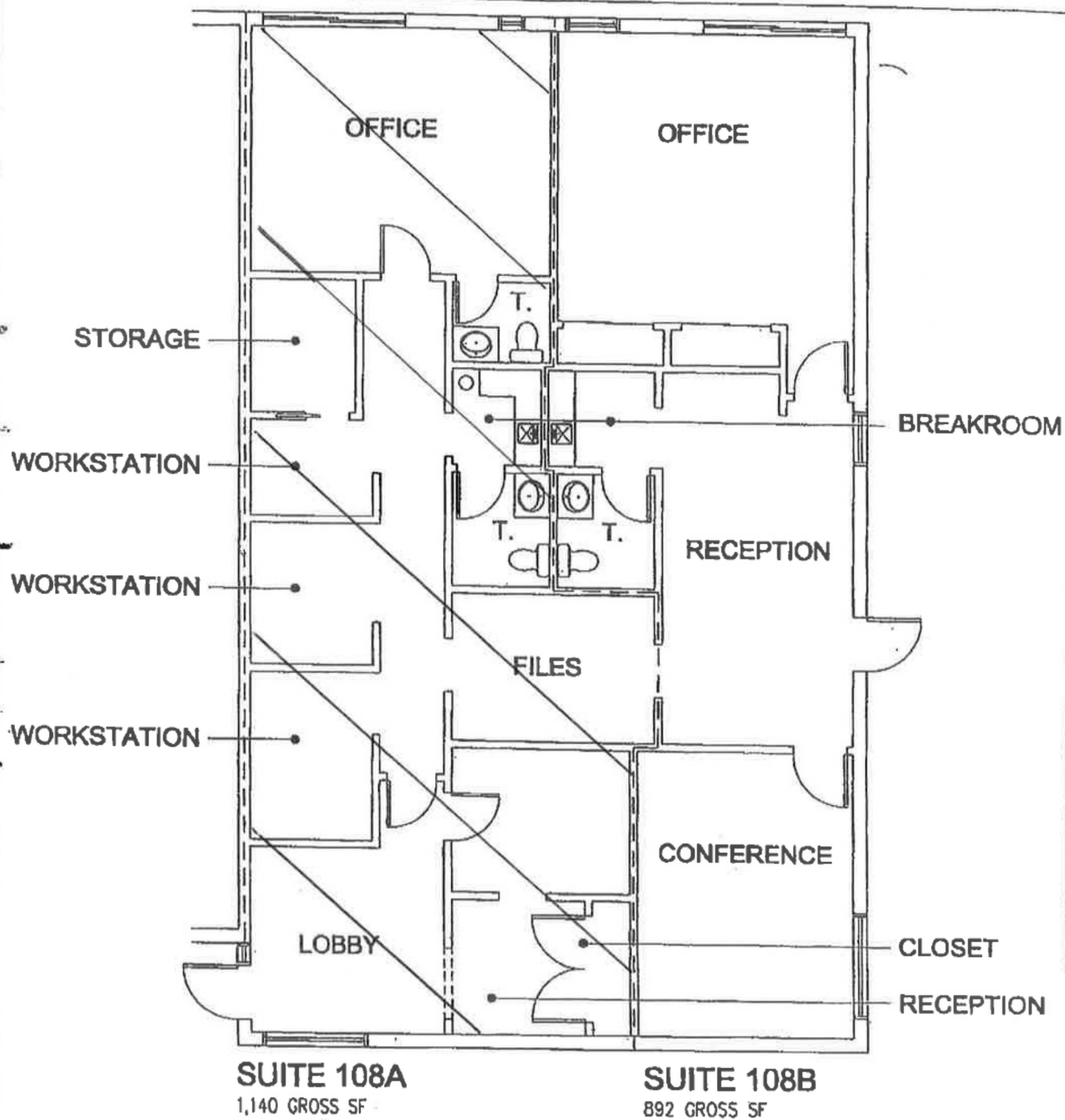
HOLLOWAY PARK

-  Recreation Area
-  Nature Trails
-  Open Green Space

L&A
LORIO & ASSOCIATES

COMMERCIAL
REAL ESTATE
LOCAL EXPERTISE.
NATIONAL REACH.

N



Floor Plan

1/8" = 1'-0"

What sets us apart

Lorio & Associates, Inc. is Lakeland's leading commercial real estate firm, specializing in property management, leasing, and sales. With over 36 years of local market expertise, we are the trusted authority for businesses and investors seeking the ideal location to grow and succeed.

Focused exclusively on commercial spaces, we provide unmatched insight, strategic guidance, and personalized service. Our deep understanding of Lakeland's evolving commercial landscape allows us to identify opportunities that align with your business goals and investment objectives. At Lorio & Associates, Inc., we don't just find properties, we help businesses thrive.



Client Feedback

Joe takes very good care of his properties and cares greatly about his tenants. My interactions with him have been professional and insightful. He is a wealth of knowledge that only comes from years of experience. His staff are friendly, prompt and professional. I highly recommend working with Joe Lorio and Associates.

- John Conklin

Lorio and Associates has been nothing but excellent! Great communication, with Heather's prompt responsiveness to maintenance issues and Joe's overall professionalism its a winning team. Highly recommended!

- Raymond Wells

Absolutely the best group of property managers and leasing agents I have ever worked with. I can trust Joe Lorio has my best interests. That is a hard business to please everyone, but hiring Joe to manage my properties 8 years ago was the best decision I could have made.

- Gayland Panko

Contact Us



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Business Hours

**Monday to Friday
8:30 am to 4:30 pm**

**Saturday by
appointment only.**

