



Office Space For Lease

3 Offices | 8,939 SF Total
Lakeland Florida

Spec
Suites Under
Development



URBAN OFFICE SPACE IN THE MIDDLE OF IT ALL



CALL FOR DETAILS

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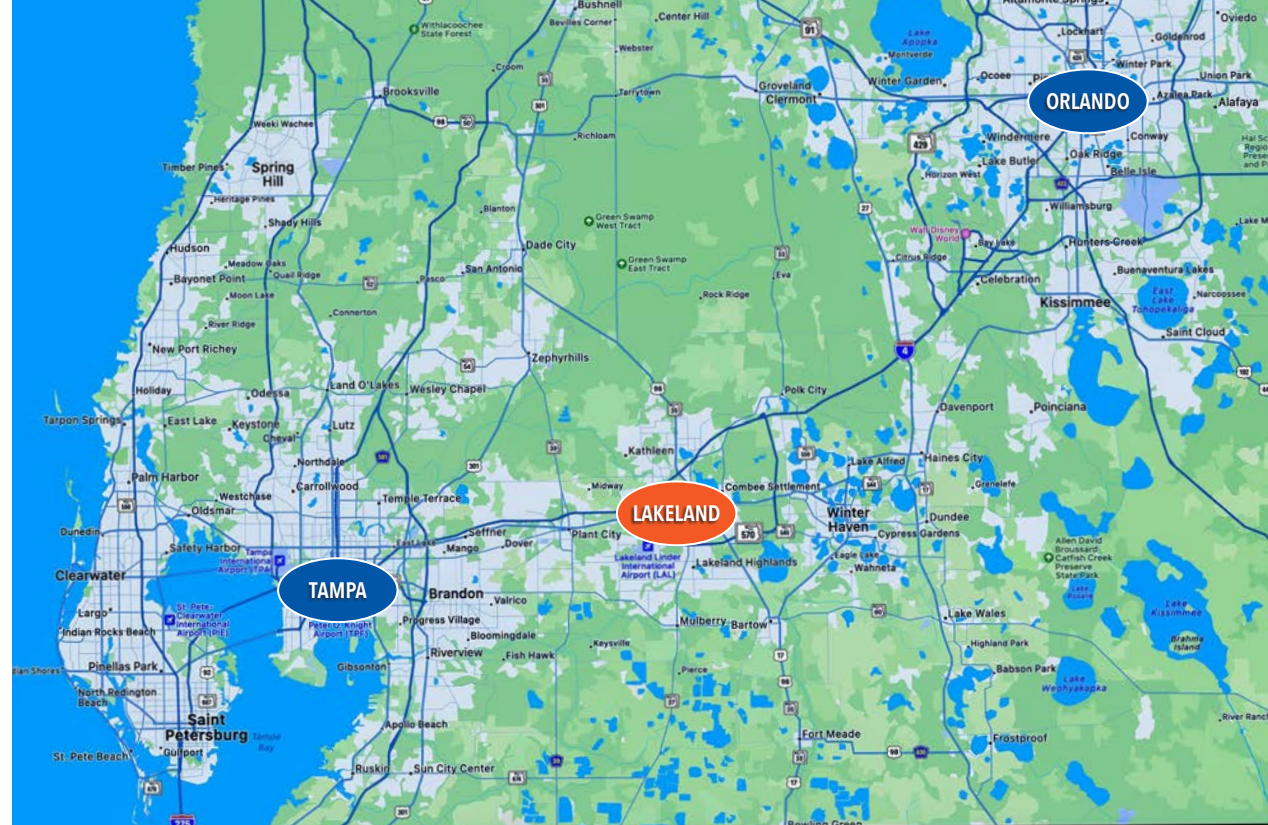
MIXED-USE COMPLEX WITH EXCEPTIONAL OFFICE SPACE OPPORTUNITIES

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:



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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	Heartland Dental	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	AVAILABLE	1,663
B112	Bath & Body Works	3,342
B114	Soma Intimates	3,251
B120	Kirkland's Home	6,547
D102-4	Daydreams Day Spa	5,783
D106	J Crew Factory	6,314
D202	AVAILABLE	6,475
D110	Sunglass Hut	798
D112	Fish City Grill	2,993
D116	My Little Gym	3,335
G102	The Brass Tap	2,254
G104	Fleet Feet	2,616
G106	Golf Etc.	3,005
G107	Rocket Fizz	2,638
G108	Journey's	3,020
G109	Waxing the City	1,800
G110	Thai Sushi	1,214
G112	uBreakiFix	1,166
G114	GameStop	1,220
G116	Revival IV	1,809
G118	Max Jewelers	1,900
G120	Claire's Boutique	1,239
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
I102	CMX Theater	76,902
J102	Planet Smoothie	1,306
J104	Pizzeria Valdiano	1,380
J106	Gaskins Barbecue & Lobster	2,837
K100	AVAILABLE	1,362
K102	Woof Gang Bakery	1,885
K104	Saigon Bistro	1,763
K106-7	Bodybar Pilates	2,585
K108	K-Pot	5,050
L102	Books-A-Million	16,390
M102	Nordstrom Rack	30,000
N102	Jos. A. Bank	4,343
N104	Amelia Page Boutique	2,207
N106	Miniso	5,532
N110	Famous Footwear	6,279
N114	Paint Nail Bar	2,153
N116	Ideal Image	3,023
N118	Verizon Wireless	2,2088

SUITE TENANT SIZE (SF)

N201	Sola Salons	5,795
N202	AVAILABLE	1,102
N204	AVAILABLE	1,383
N206	Alliance Sales & Marketing	2,448
N211	Sola	2,674
N215	Coastal Medical Tech.	2,335
N218	Northwestern Mutual	3,362
N219	Spectrum Admin. Offices	2,890
N223	Kelly Services, Inc.	3,773
O110	Yates & Hagan	1,608
O112	Pandora	1,652
P	Belk	74,025
Q102	Versona Accessories	8,287
R102	Mattress Firm	3,640

SUITE TENANT SIZE (SF)

R106	AT&T Wireless	2,427
S102	Pure Barre	1,645
S104	Louis Pappas	2,310
S106	GNC	1,693
S108	Moe's SW Grill	2,375
Y100	Abuelo's	8,225

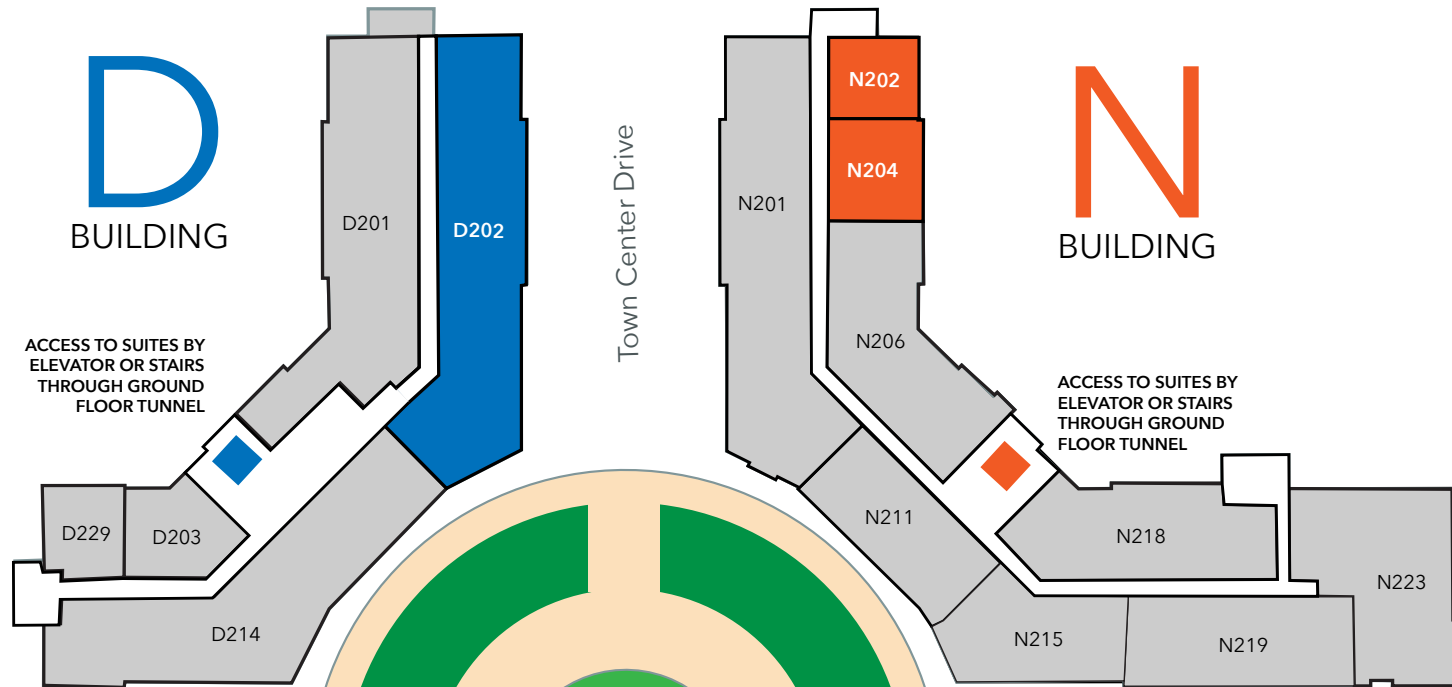


LAKEVIEW VILLAGE | LOCATION OF OFFICE VACANCIES

PARK VIEW CIRCLE AT LAKEVIEW VILLAGE



LAKEVILLE VILLAGE | TENANT ROSTER & OFFICE VACANCIES



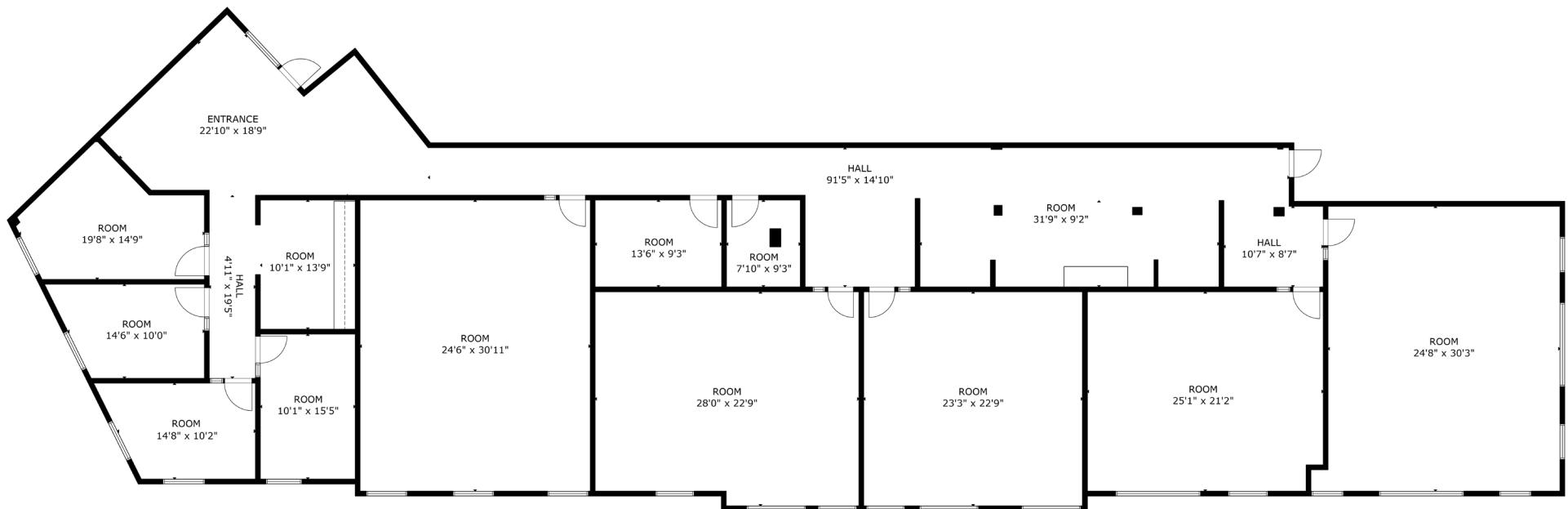
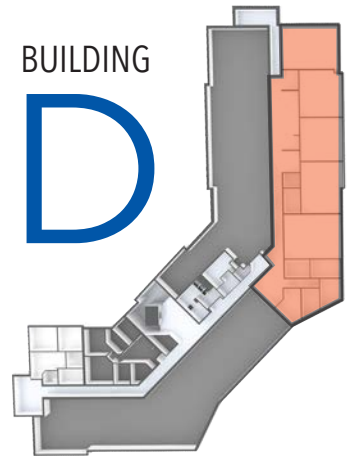
BUILDING D

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

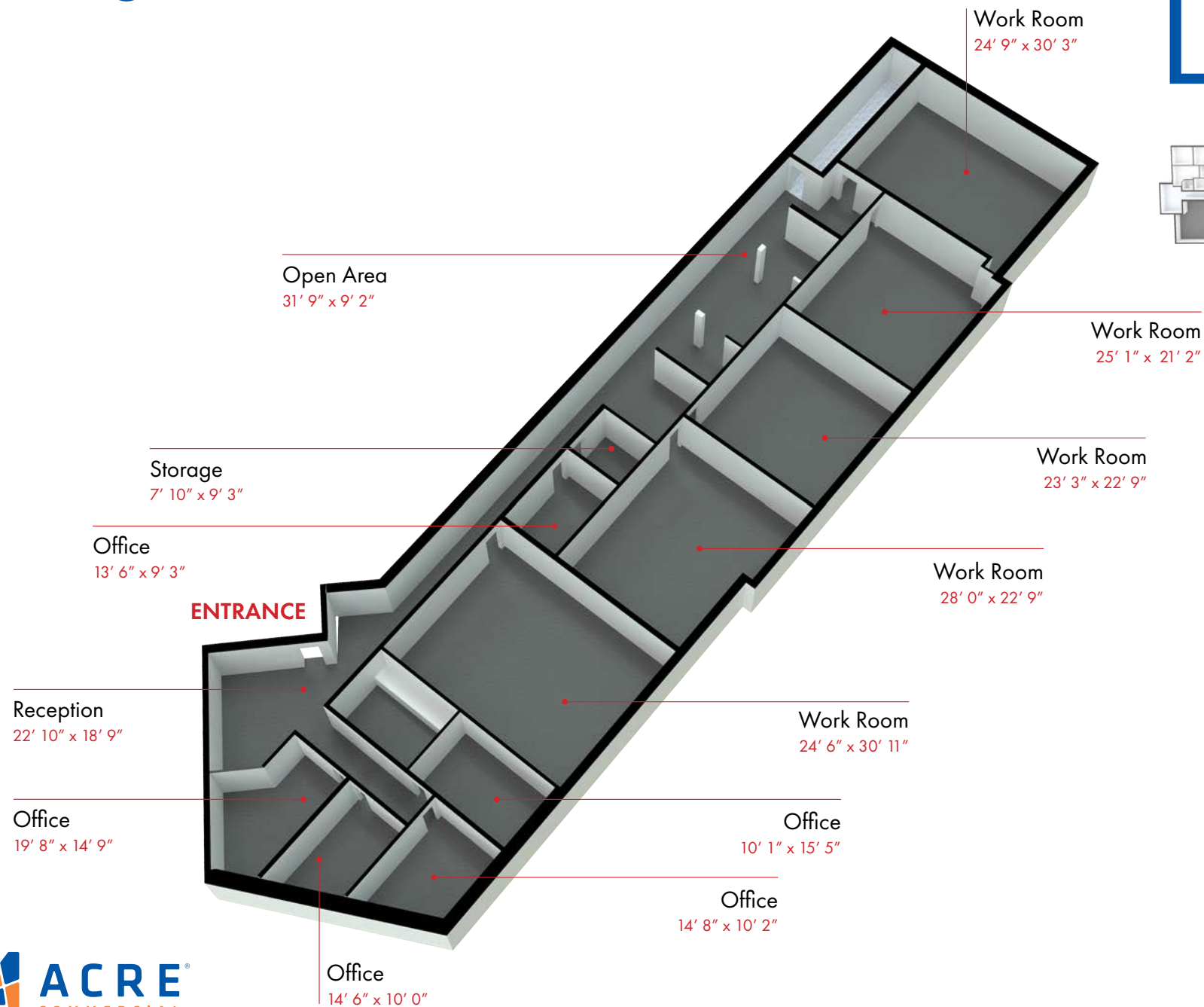
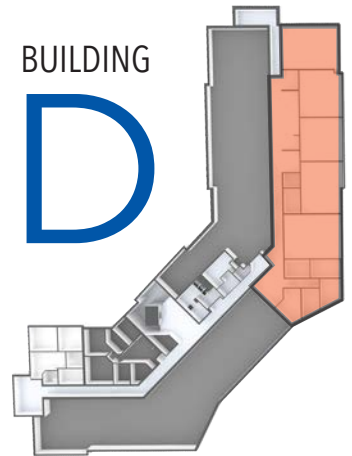
BUILDING N

Space	Tenant	Size
N201	Sola Salons	5,795 SF
N202	AVAILABLE	1,102 SF
N204	AVAILABLE	1,383 SF
N206	Alliance Sales & Marketing	2,448 SF
N211	Sola	2,674 SF
N215	Coastal Medical Technologies	2,335 SF
N218	Northwestern Mutual	3,362 SF
N219	Spectrum administrative Offices	2,890 SF
N223	Kelly Services, Inc.	3,773 SF

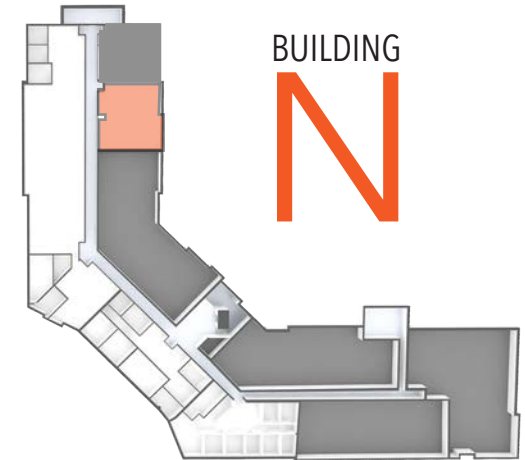
D202 FLOOR PLAN | 6,475 SF



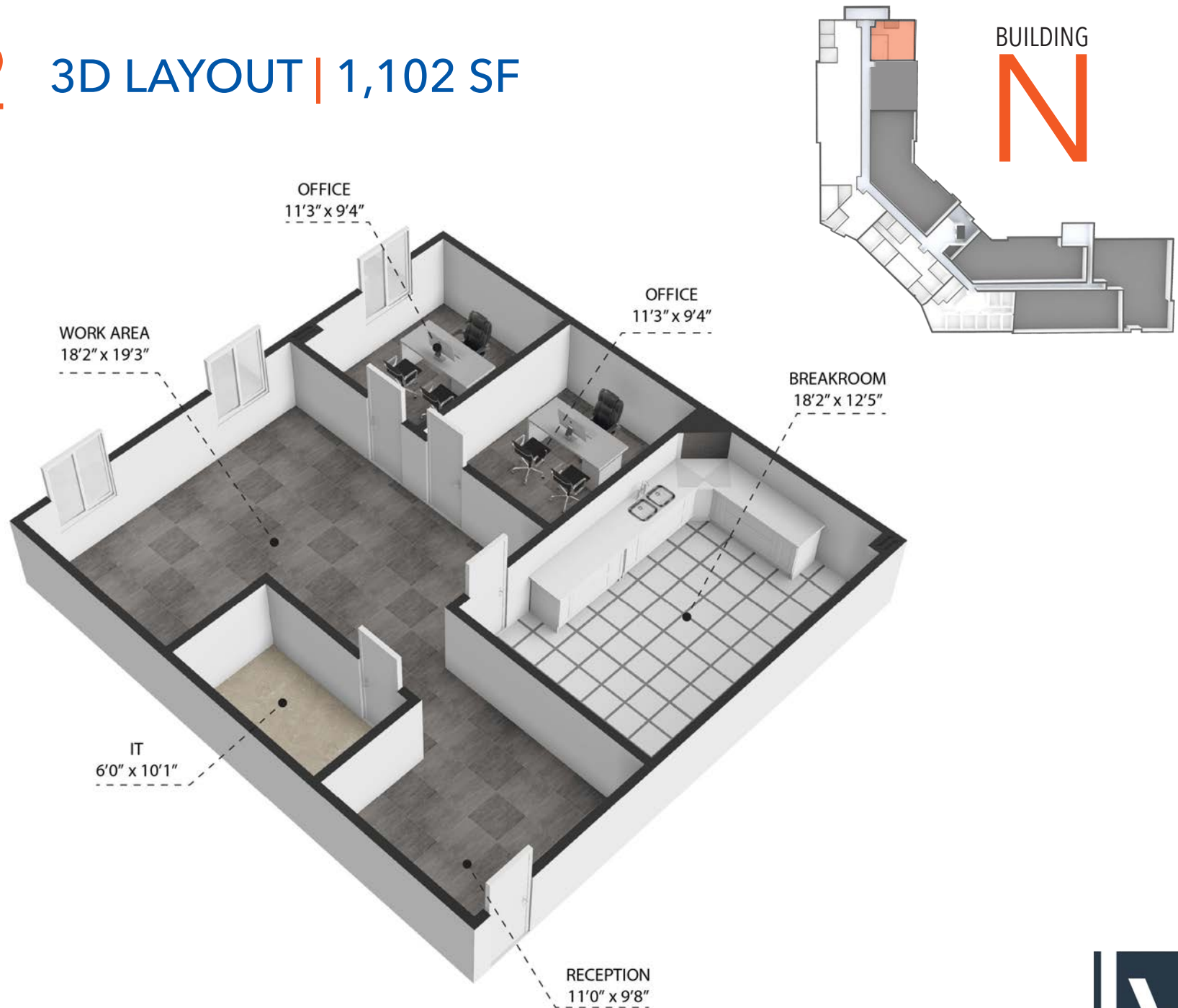
D202 3D LAYOUT | 6,475 SF



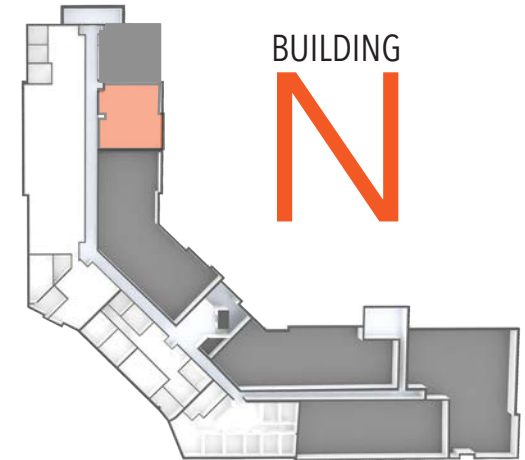
N202 FLOOR PLAN | 1,102 SF



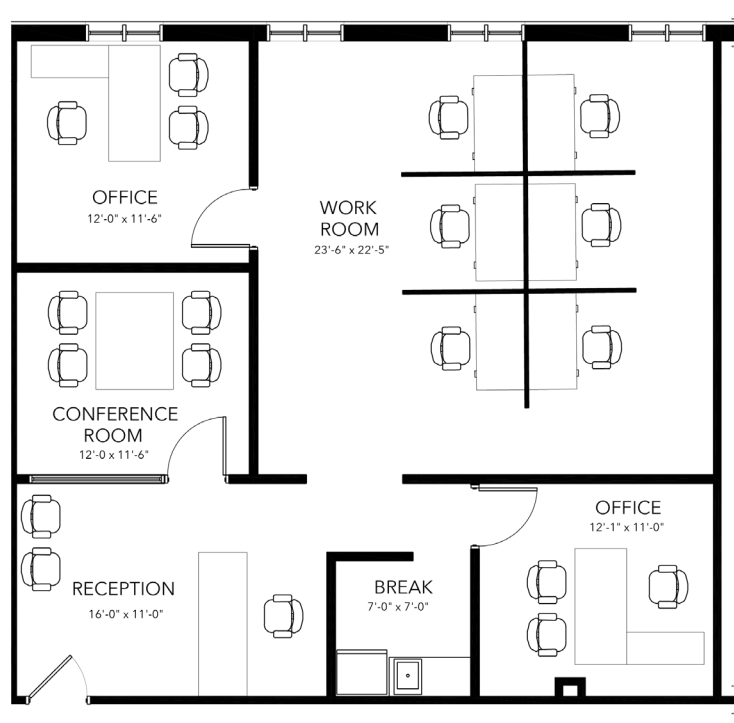
N202 3D LAYOUT | 1,102 SF



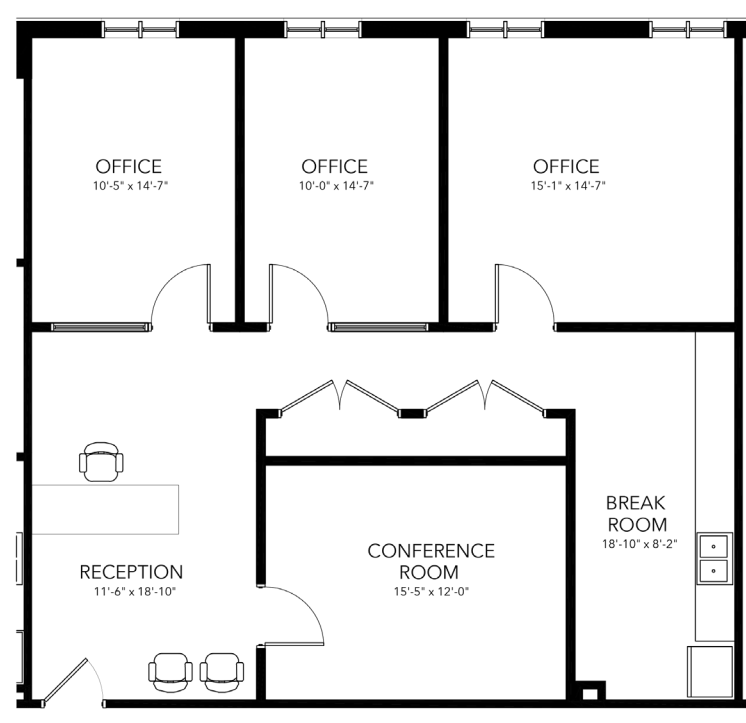
N204 FLOOR PLAN | 1,383 SF



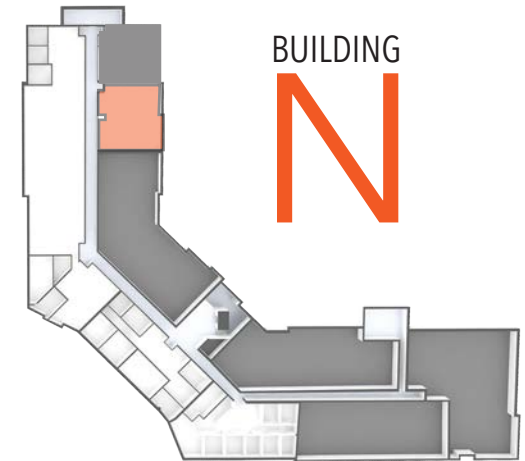
OPTION 1



OPTION 2

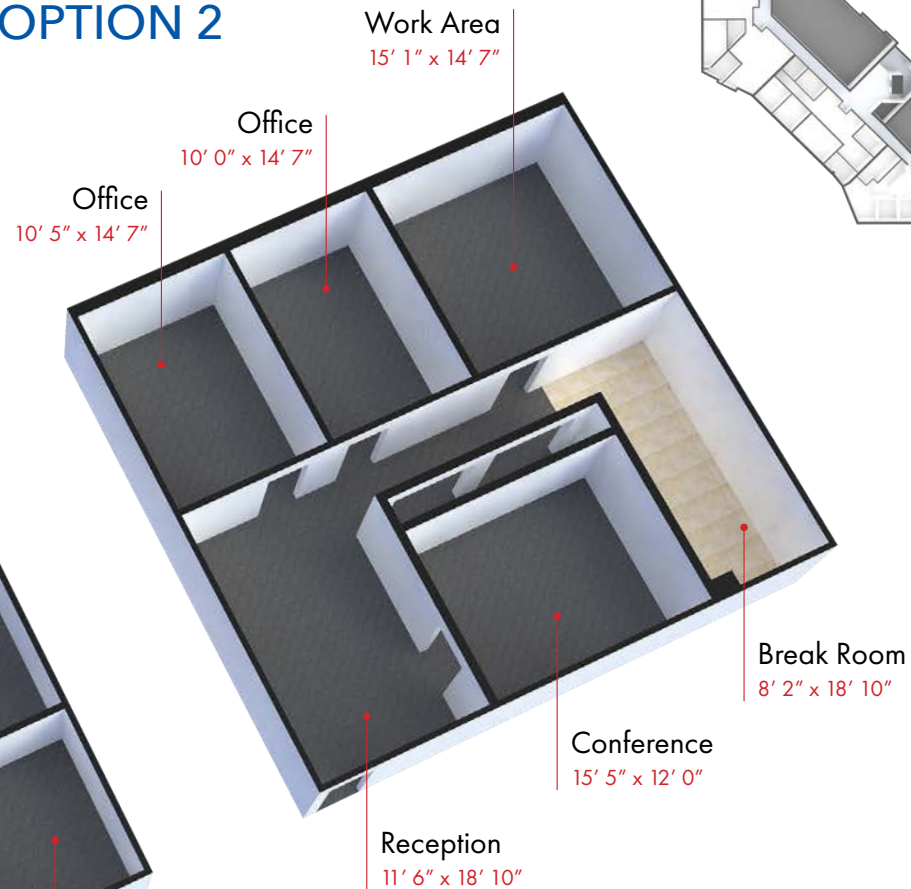


N204 3D LAYOUT | 1,383 SF

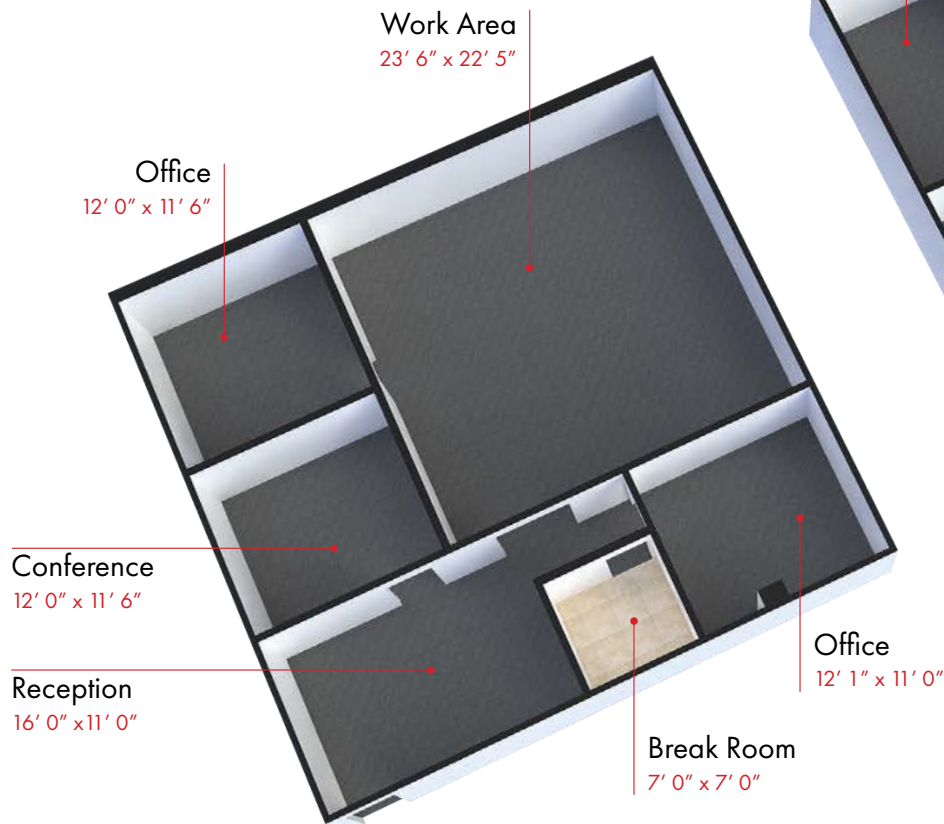


BUILDING
N

OPTION 2



OPTION 1



EXTERIOR OFFICE BUILDING PHOTOS



BUILDING N



BUILDING N PARKING ACCESS



BUILDING D



BUILDING D BREEZEWAY



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