



### PROPERTY DESCRIPTION

This Class A Executive Office space is turn key and full-service with all utilities and high speed internet included.

Part of a professional office complex newly constructed in 2012, the building features high ceilings, crown molding, and natural light in each office space.

The building has 24/7 secured access, break room, restrooms, individual office door keypads, a security system with camera monitoring, and plenty of parking. Several office suites have furniture included and telephone and VOIP upgrades are available.

See brochure or website for floor plan, current space availability and virtual office tour. Contact listing agent for a private showing.

### OFFERING SUMMARY

Lease Rate:	Starting at \$575
Lease Type:	Full Service (utilities & internet included)
Available SF:	132 - 144 SF
Lot Size:	0.08 Acres
Building Size:	3,000 SF
Parking:	10+ Spaces
Building Class:	A
Year Built:	2012
Submarket:	Lakeland MSA

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	46,024	100,111	300,114
Total Population	120,276	268,178	811,043
Average HH Income	\$105,786	\$87,387	\$94,591

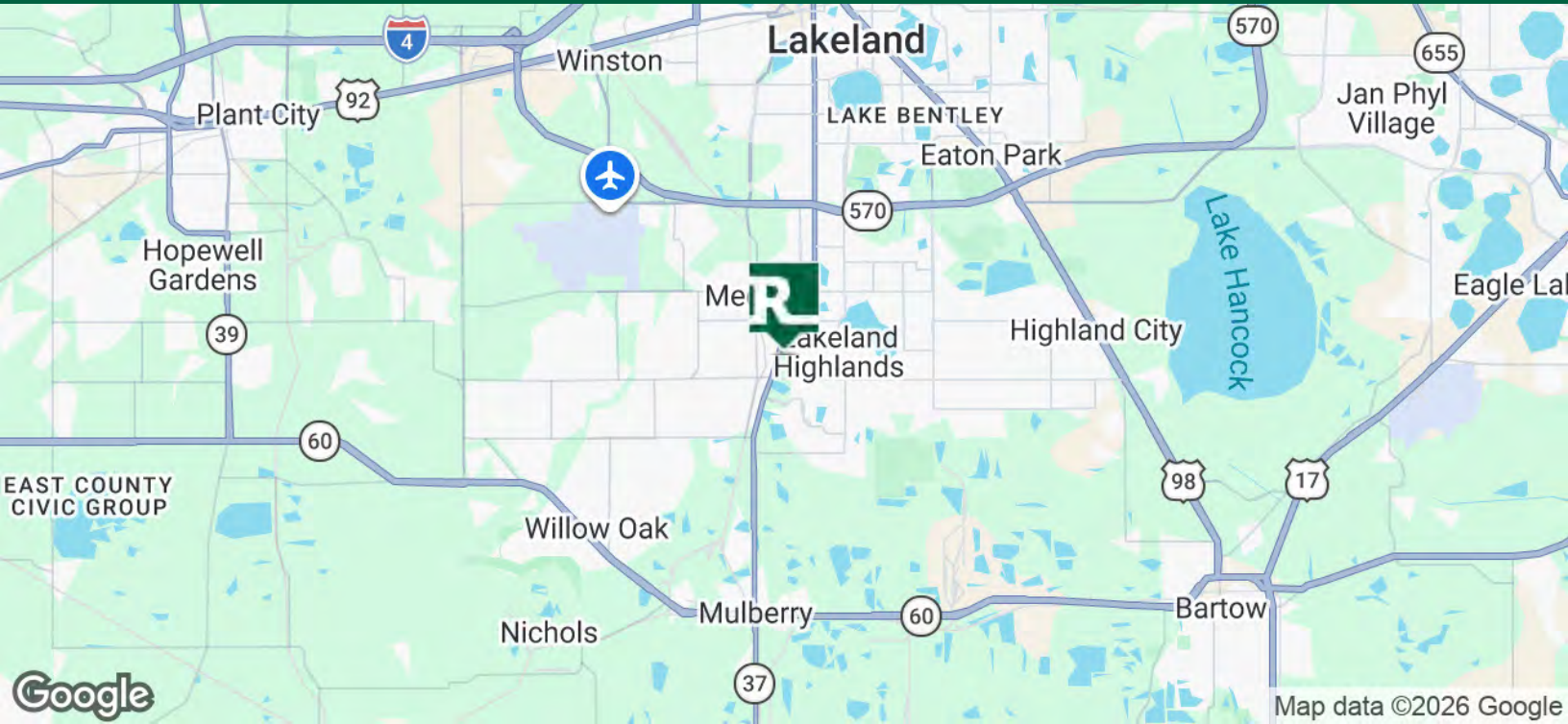
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### EXECUTIVE OFFICE OVERVIEW

- Electricity, water, sewer, trash, pest control, high speed internet & maintenance included in the rate
- Shared break room and restrooms
- First month and deposit to move-in
- 12 months agreement
- Secure access for building and suites
- CCTV and security system on site
- Furnished or unfurnished offices
- High ceiling & natural light offices
- 24/7 access available
- Parking available on site
- Telephone and VOIP upgrades available
- Virtual tour available or call the listing agent for a private showing



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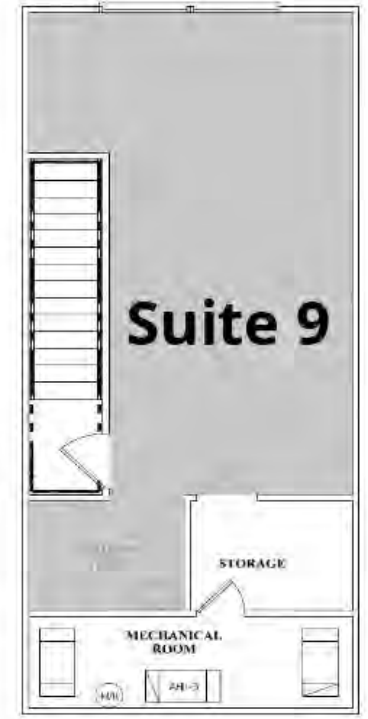
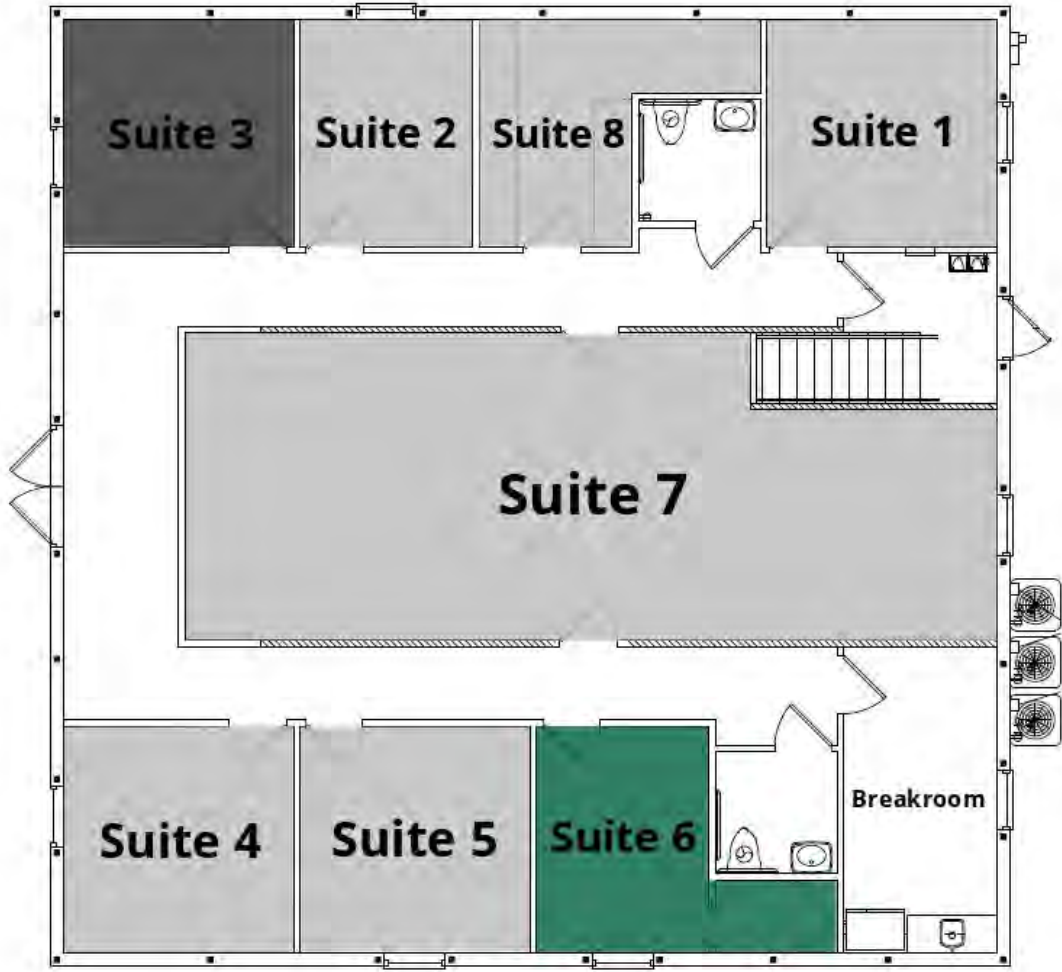
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**LEGEND**

- Available (Green background)
- Available Soon (Dark Grey background)
- Unavailable (Light Grey background)

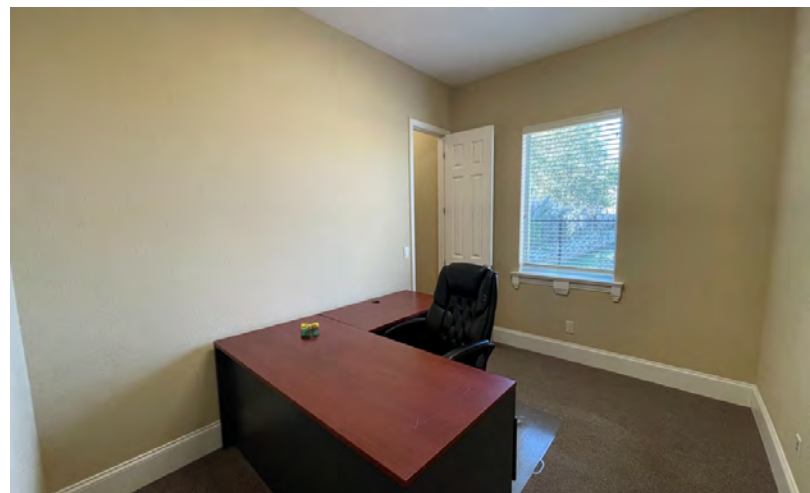
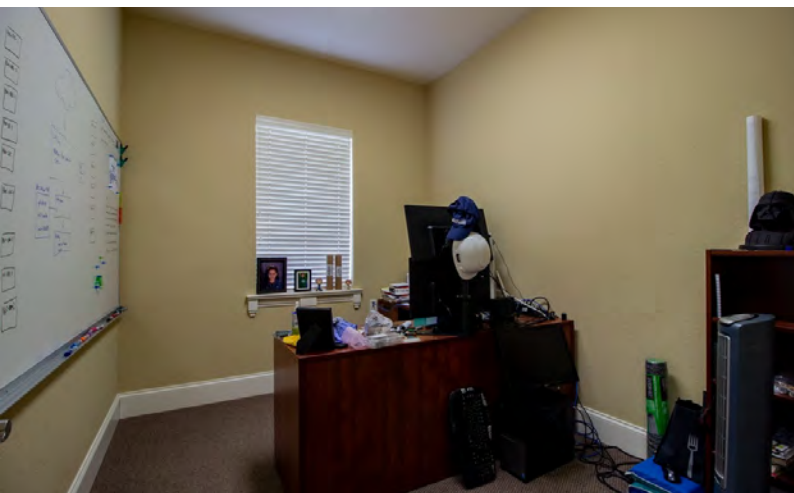
**AVAILABLE SPACES**

SUITE	SIZE	TYPE	RATE	DESCRIPTION
Suite 3	144 SF	Full Service	\$575.00 SF/yr	-
Suite 6	132 SF	Full Service	\$675 per month	Furnished + Closet

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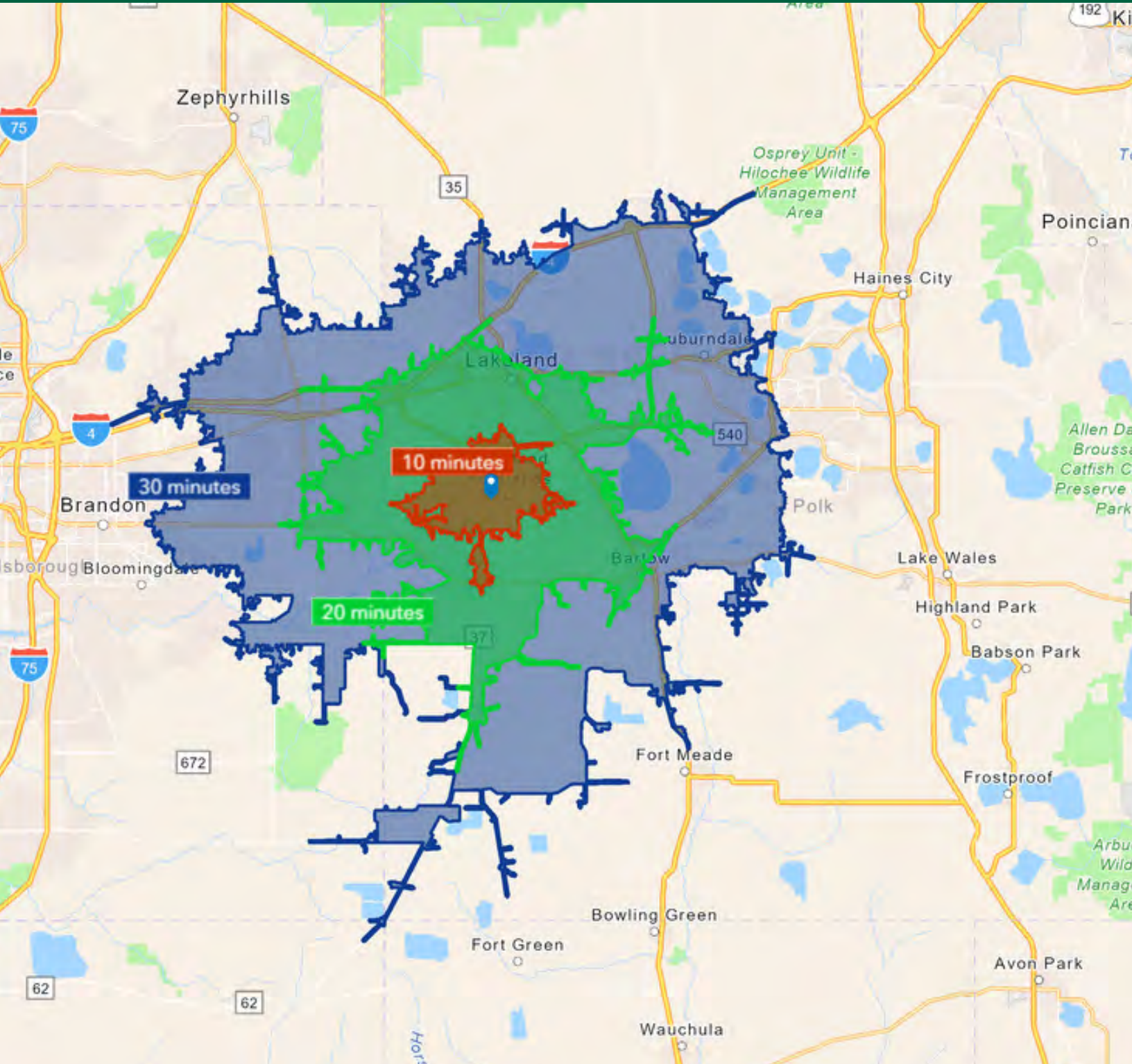
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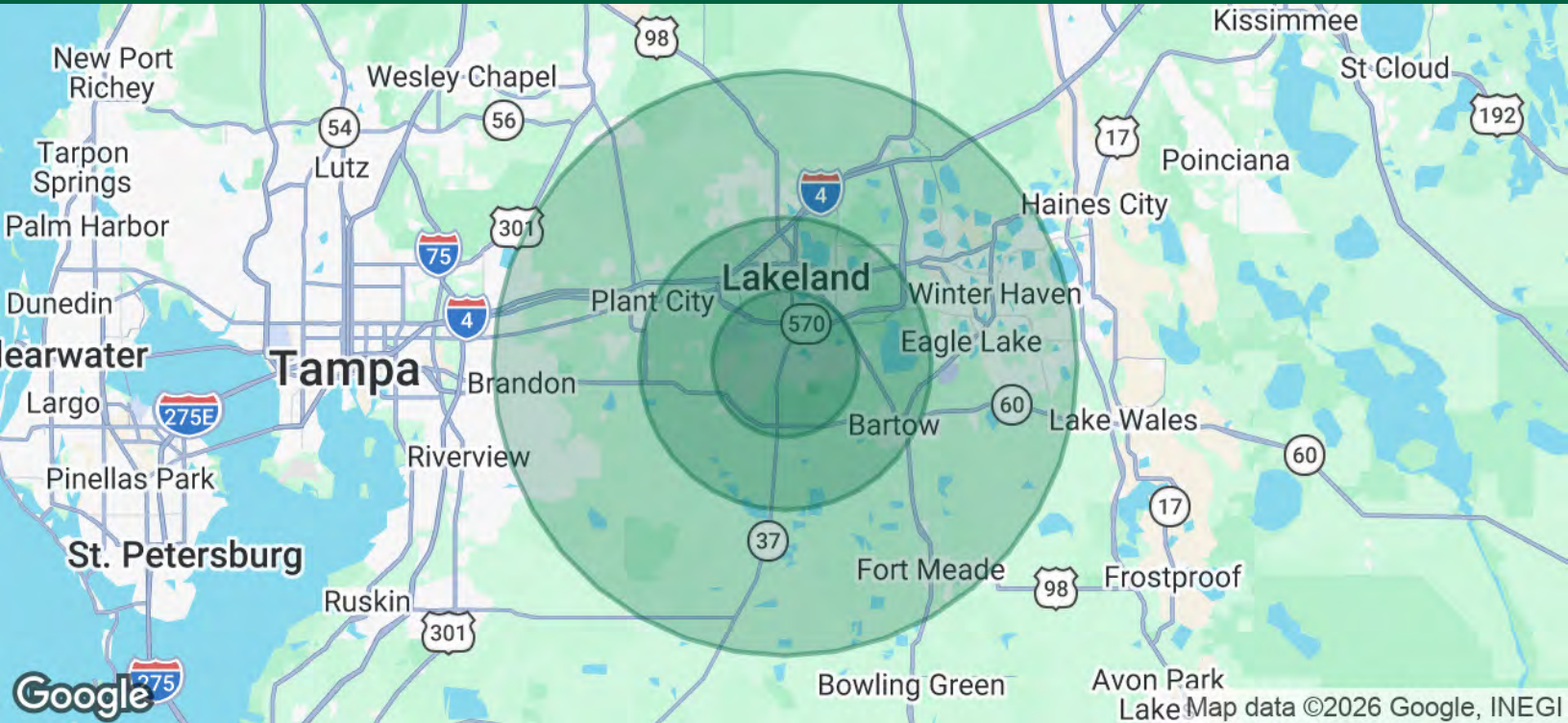
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### POPULATION

	5 MILES	10 MILES	20 MILES
Total Population	120,276	268,178	811,043
Average Age	41	40	41
Average Age (Male)	40	39	40
Average Age (Female)	42	41	42

### HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
Total Households	46,024	100,111	300,114
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$105,786	\$87,387	\$94,591
Average House Value	\$343,359	\$287,554	\$319,459

### TRAFFIC COUNTS

South Florida Ave	43,500/day
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\* Demographic data derived from 2020 ACS - US Census

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### ABBAS "AJ" JAFFER, MICP

Brokerage- Senior Advisor

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### PROFESSIONAL BACKGROUND

Abbas (AJ) Jaffer joined the Brokerage Properties and Services team in March of 2025, bringing with him extensive experience in industrial development and strategic business growth. Prior to this role, he served as the Vice President of Business Development for the Lakeland Economic Development Council (LEDC) for nearly three years. In this capacity, AJ played a key role in attracting high-skill, high-wage industries to Lakeland, working as a trusted partner for prospects, brokers, and developers. He managed the entire regulatory development process for the City and County, overseeing projects from their conceptual stages through to occupancy, and offering ongoing support throughout their life cycle.

Before his tenure with the LEDC, AJ held various positions within the City of Lakeland – Community and Economic Development Department over the course of eight years, including roles in the Building Inspection Division, Business Tax, Planning and Zoning, and Economic Development divisions. His experience in both the private and public sectors has given him a unique ability to bridge the gap between government and business interests, making him a valuable asset in every project he tackles.

In recognition of his dedication to the community, AJ was honored with the Entrepreneur Champion Award in 2024 by Catapult Lakeland. This prestigious award celebrates an individual or organization that has made a significant impact on supporting and mentoring entrepreneurs as they navigate the challenges of starting and growing businesses in Lakeland.

### EDUCATION

Bachelor of Science in Business Administration from Polk State College.

Lipsey School of Real Estate - Masters in Commercial Property Designation (MiCP)

### MEMBERSHIPS

Manufacturing & Supply Chain Alliance of Mid Florida (MSCA), Member

Commercial Real Estate Development Association (NAIOP) Tampa Bay, Developing Leader

Catapult Lakeland, Entrepreneur Champion Award

Makerspace, Advisory Board Member

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