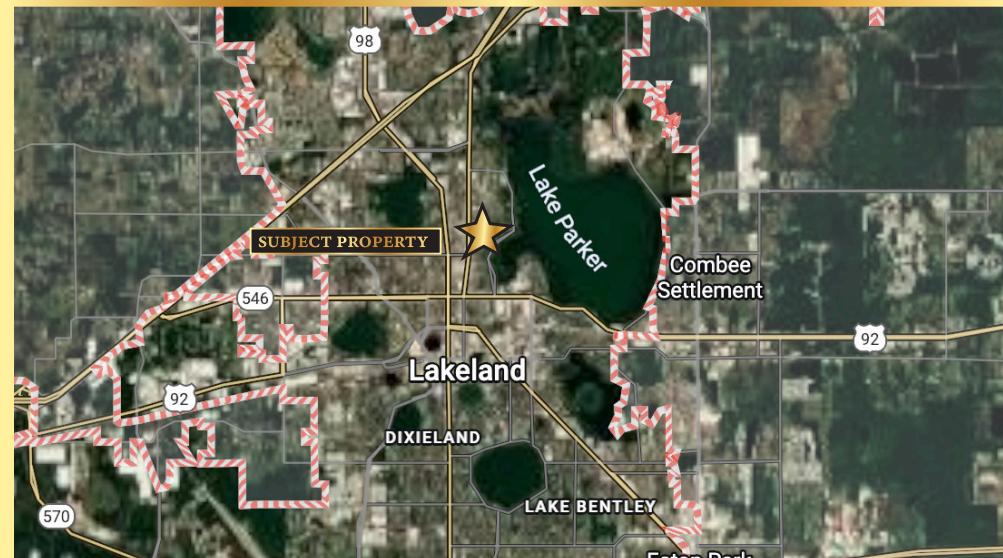


MEDICAL ARTS CENTER

1417 LAKELAND HILLS BLVD., LAKELAND, FL 33805



- 5,455 SF Medical suite available for Lease
- Class "A", 2-story medical/professional building
- Directly across Lakeland Regional Health Center & Watson Clinic in Lakeland's medical corridor.
- Prime signage, visibility, access and parking.
- Lease Rate: \$22.00/SF, NNN.

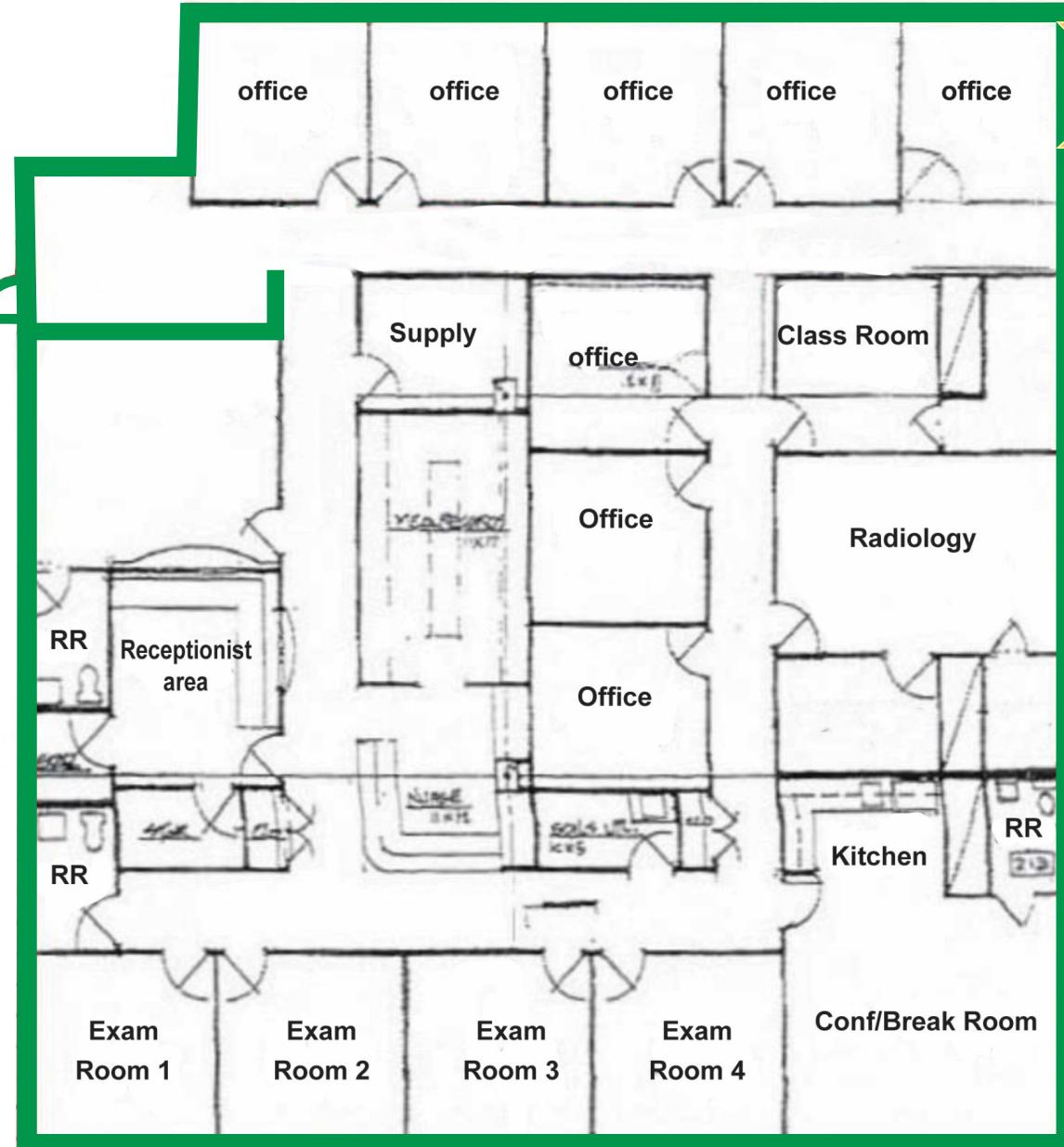


LAKELAND, FLORIDA – 5,455 SF MEDICAL/PROFESSIONAL SUITE – FOR LEASE

Property Identification	Medical Arts Center
Property Address	1417 Lakeland Hills Boulevard, Lakeland, FL 33805
Property Location	On Lakeland's premier entrance, at the center of the City's medical corridor, across entrance to Joker Marchant Stadium (Detroit Tigers' Spring training facility) – directly across LRHC (Lakeland Regional Health Center), Watson Clinic now part of Orlando Health, Lakeland Regional Cancer Care, the Center for Cancer Care and Research and other medical facilities. Immediate access to I-4 (exit 33) and Florida Polytechnic University – access through Parkview Place and T. Julius Horney Drive.
Property Type	Class "A" medical/professional building
Building Size/Features	22,000 \pm SF, 2-story, CB construction, built 2004, elevator, atrium – breezeway – glass storefront – superior interior finish for medical/professional use.
AVAILABLE FOR LEASE – 5,455 SF Located in the North Wing - 2nd Floor (with elevator) Lease Rate: \$22.00/SF + CAM CHARGES OF \$5.44/SF	
Land Size/Dimensions	1.89 acres - 260.80' frontage Lakeland Hills Blvd x 335' \pm depth
Utilities	City of Lakeland municipal electric – water and sewer
Parking	149 parking spaces (6.8/1,000 SF includes 6 ADA spaces)
Comments	Prime medical/professional location with high visibility accessibility and signage (pylon).
Contact	Maria Mahoney, Florida Licensed Real Estate Broker 863) 619-6740

Disclaimer – Information contained herein is from sources deemed reliable but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers or tenants are encouraged to verify, independently, all pertinent data.

The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813 is the agent of and represents the Owner/Landlord.



1417 LAKELAND HILLS BLVD.,
LAKELAND, FL 33805

FLOOR PLAN DETAILS:

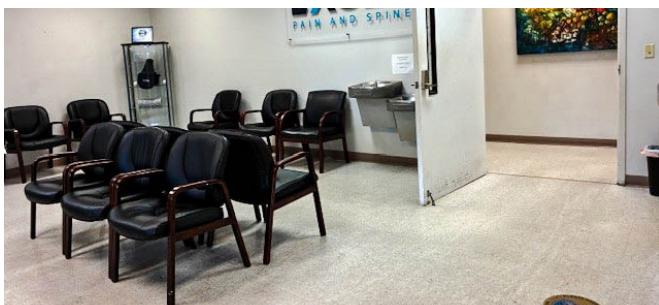
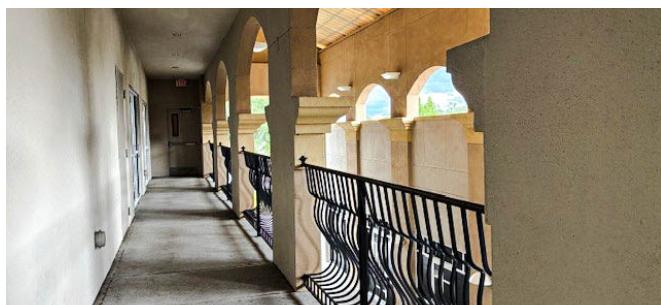
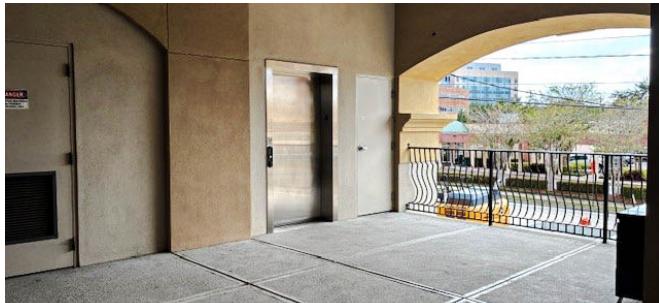
SUITE HAS LARGE
RECEPTION/WAITING ROOM,
4 WET EXAM ROOMS,
9 GENERAL ROOMS, RADIOLOGY/
PROCEDURE/TREATMENT ROOM,
CONFERENCE/TRAINING,
BREAKROOM, RECORDS/
STORAGE, SUPPLY ROOM AND
OTHER AMENITIES.



The Mahoney Group, Inc. – 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813
PHONE: 863 619-6740 – FAX: 863 619-6750 – www.mahoneygroupinc.com

Disclaimer - Information provided herein is from sources deemed reliable but not verified. This offering is made subject to errors, omissions, change of price, withdrawal from market, prior sale or other conditions. Prospective buyers/tenants are encouraged to verify independently, all pertinent information to their satisfaction prior to entering into a sale or lease transaction. The Mahoney Group, Inc., is the agent of and represents the Owner of this property.

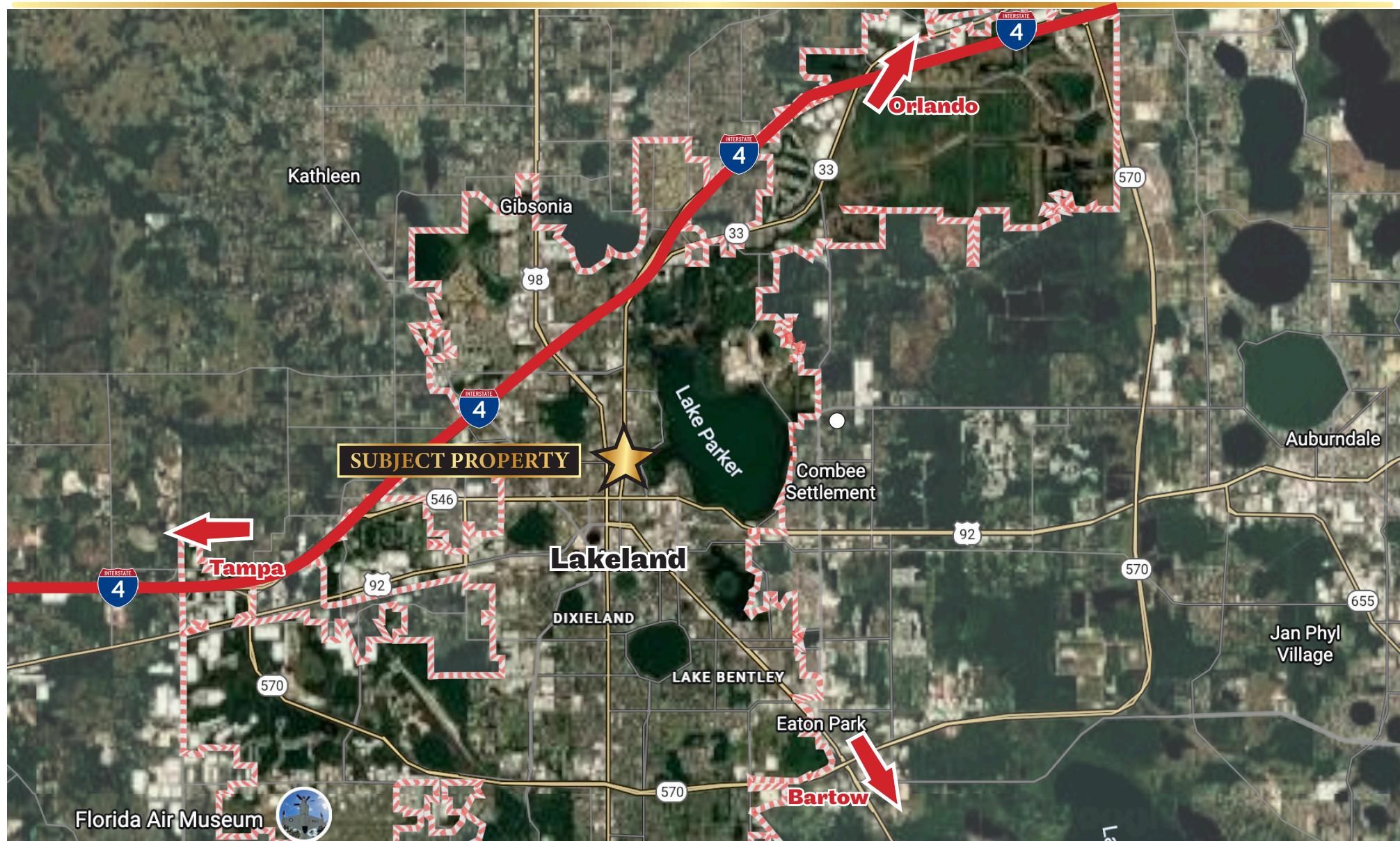
1417 LAKELAND HILLS BLVD., LAKELAND, FL 33805



The Mahoney Group, Inc. – 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813
PHONE: 863 619-6740 – FAX: 863 619-6750 – www.mahoneygroupinc.com

Disclaimer - Information provided herein is from sources deemed reliable but not verified. This offering is made subject to errors, omissions, change of price, withdrawal from market, prior sale or other conditions. Prospective buyers/tenants are encouraged to verify independently all pertinent information to their satisfaction prior to entering into a sale or lease transaction. The Mahoney Group, Inc., is the agent of and represents the Owner of this property.

LAKELAND MAP



The Mahoney Group, Inc. – 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813
PHONE: 863 619-6740 – FAX: 863 619-6750 – www.mahoneygroupinc.com

Disclaimer - Information provided herein is from sources deemed reliable but not verified. This offering is made subject to errors, omissions, change of price, withdrawal from market, prior sale or other conditions. Prospective buyers/tenants are encouraged to verify independently, all pertinent information to their satisfaction prior to entering into a sale or lease transaction. The Mahoney Group, Inc., is the agent of and represents the Owner of this property.

KEY FACTS:

LAKELAND, FLORIDA:

A STRATEGIC MARKET FOR OFFICE LEASING AT 1417 LAKELAND HILLS BLVD

Located between two of Florida's major metropolitan centers—Tampa and Orlando—Lakeland, Florida has emerged as a strategically positioned hub for commerce, healthcare, and logistics. The city's strong infrastructure, favorable business climate, and growing population make it an increasingly attractive location for professional service firms, medical practices, and administrative offices seeking centrally located, cost-effective office space. One such opportunity lies at 1417 Lakeland Hills Blvd, an address that offers both strategic positioning and operational efficiency.

CENTRALIZED ACCESS:

Lakeland sits along the I-4 Corridor, providing seamless connectivity to both Tampa (35 miles west) and Orlando (55 miles east).

This location offers ease of access for employees, clients, and vendors alike.

PROXIMITY TO MAJOR INSTITUTIONS:

1417 Lakeland Hills Blvd is located near Lakeland Regional Health Medical Center one of the largest hospitals in Florida—making it an ideal location for medical or allied health offices. Additionally, the address benefits from nearby institutions such as Florida Southern College and Southeastern University, expanding access to a skilled workforce.

ECONOMIC GROWTH:

Lakeland has experienced a 23.7% population increase since 2010, and continues to attract corporate investment.

The city has a diversified economic base with strengths in healthcare, logistics, and finance. Polk County is recognized as one of Florida's fastest-growing counties.

BUSINESS-FRIENDLY ENVIRONMENT:

Florida's lack of a state income tax, coupled with Lakeland's streamlined permitting and pro-development stance, supports long-term tenant stability and favorable leasing conditions.



The Mahoney Group, Inc. – 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813
PHONE: 863 619-6740 – FAX: 863 619-6750 – www.mahoneygroupinc.com

Disclaimer - Information provided herein is from sources deemed reliable but not verified. This offering is made subject to errors, omissions, change of price, withdrawal from market, prior sale or other conditions. Prospective buyers/tenants are encouraged to verify independently, all pertinent information to their satisfaction prior to entering into a sale or lease transaction. The Mahoney Group, Inc., is the agent of and represents the Owner of this property.