

6,200 ± SF MEDICAL OFFICE SUITE

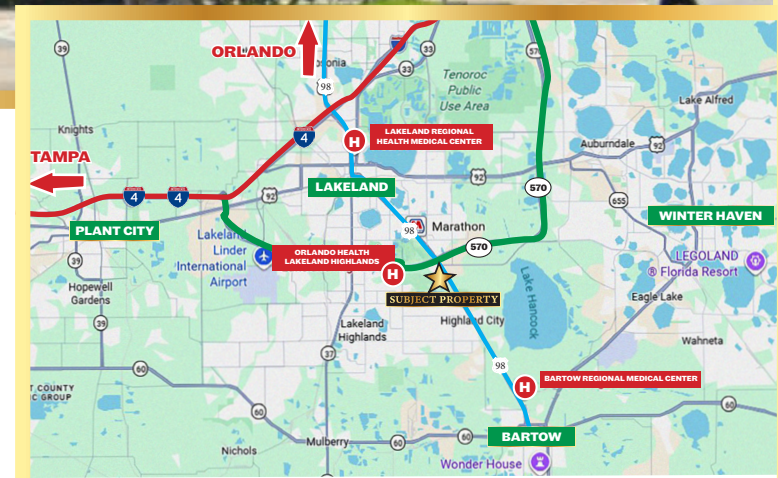
3317 US HIGHWAY 98 SOUTH, LAKELAND, FL 33803



Class "A" medical suite consists of 5,200 SF on the 1st floor with multiple wet exam rooms, large reception/waiting room, dual admin. offices, treatment and procedure rooms, additional amenities. 2nd floor consists of 1,000 SF conference/training room, data server mechanical and storage rooms.

Other amenities: overhead PA system, high speed internet cable, large digital pylon sign and ample parking.

Lease rate: \$28.00/SF, NNN.



FOR LEASE

6,200 ± SF MEDICAL OFFICE SUITE

Property Address:	3317 US Highway 98 South, Lakeland, Florida 33812
Property Location:	Directly on US Highway 98 South, South of the signalized intersection of Combee Road, about .4 mile North of Polk Parkway (SR 570) exit and ½ mile South of Edgewood Drive, a main East/West connector. Surrounded by three hospitals (Bartow BayCare – Lakeland Regional Health Center and soon-to-open Orlando Hospital. In the midst of commercial activity, between Lakeland and Bartow, (County seat).
Property Type:	10,000 + SF free standing, professional/medical building, built 2006, steel/stucco construction,
Available Space:	6,200 ± SF Medical Suite located on the South side of building.
Amenities:	1st floor: 5,200 SF suite consisting of large reception with dual waiting rooms (12' ceilings and wood planking floor), large Admin. behind reception with 2 private offices, 8 exam rooms (6 are wet rooms), dual access treatment room, procedure rooms, offices, nurse's station, lead-lined X-ray room, multiple storage rooms, breakroom, 2 patients RR, 1 staff RR and physician's private office with RR. 2nd floor: 1,000 SF conference/training room, records storage room, mechanical room, data server room and storage room. Other amenities: overhead PA system, high speed internet cable in every room, large digital pylon sign, ample non-exclusive parking spaces, dual access into the property.
Land Size	3.44 acres (149,846.40 SF) - Land Dimensions: 468.38' LF US Highway 98 S x 247.59 West boundary
Zoning	Professional Center/Medical – Unincorporated Polk County
Lease Rate	\$28.00/SF, on a triple net basis
Availability:	Spring 2026
Contact	Maria Mahoney, Lic. Florida RE Broker 863) 640-0445

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View of entire building



Close-up entrance



Electronic monument sign/view of Combee Road intersection



Portico entrance – close-up



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.

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South Waiting Room and Reception



North Waiting Room



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Typical Exam Room



Typical Exam room



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Procedure Room



Other Procedure Room

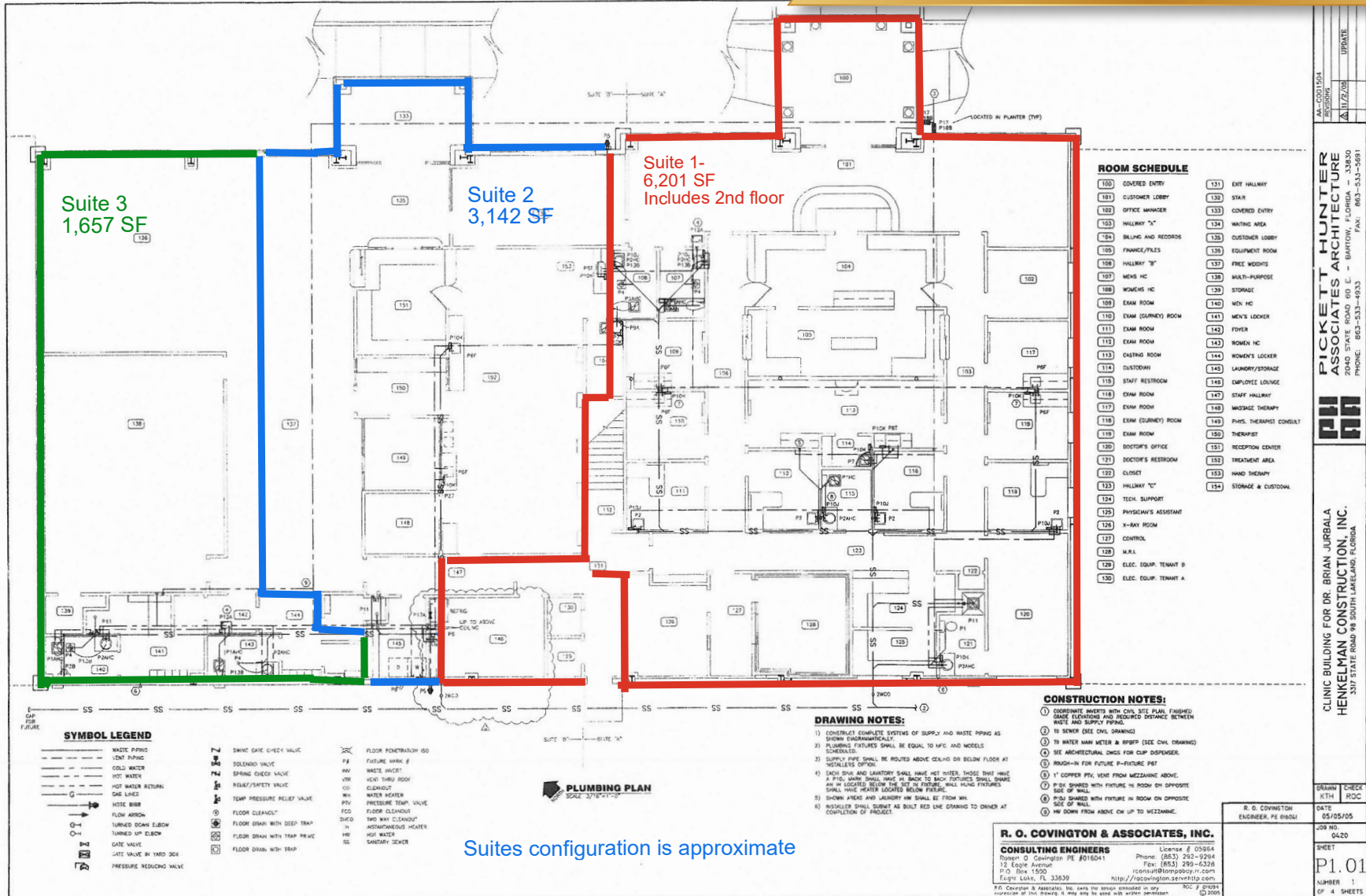


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FLOOR PLAN

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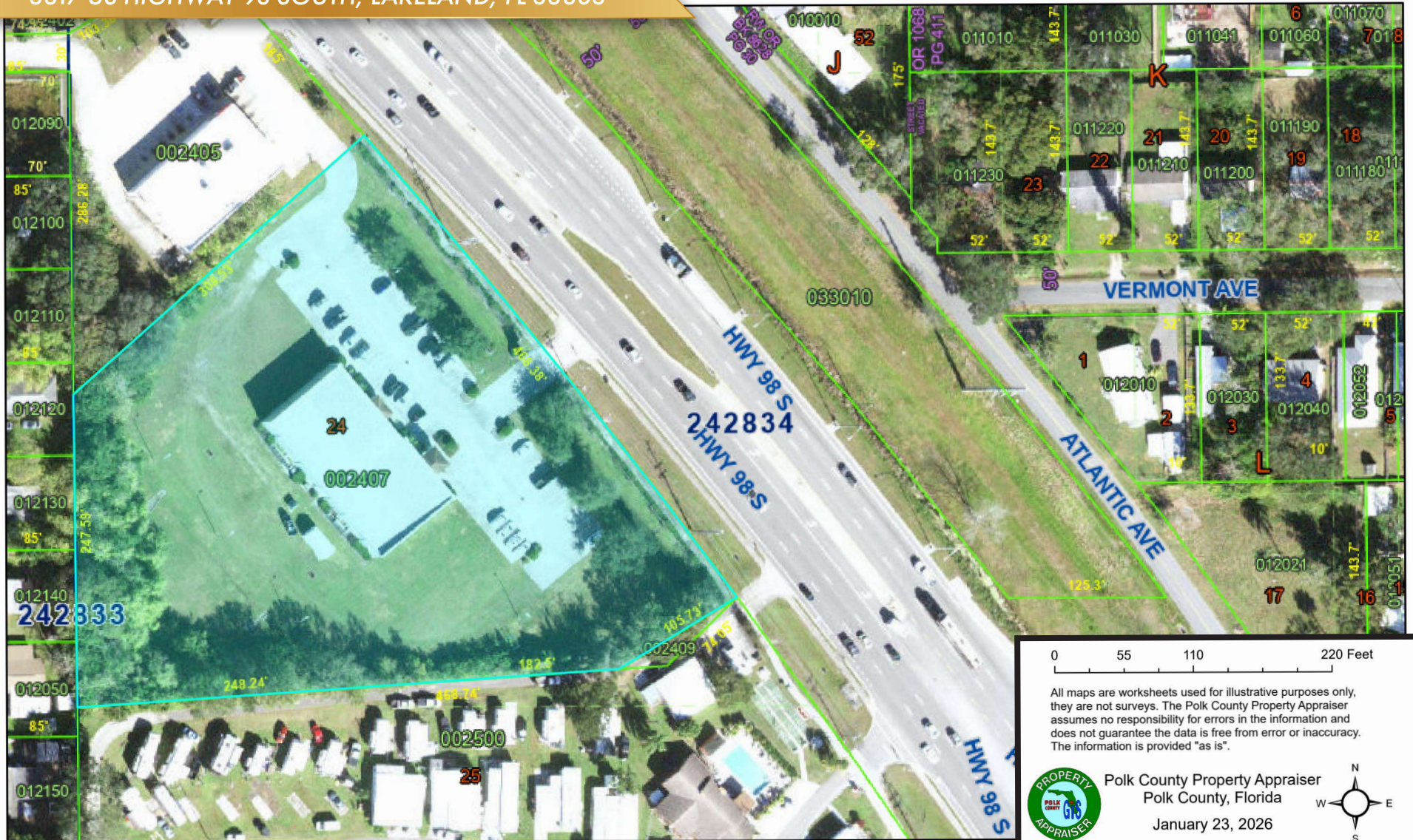


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AERIAL MAP

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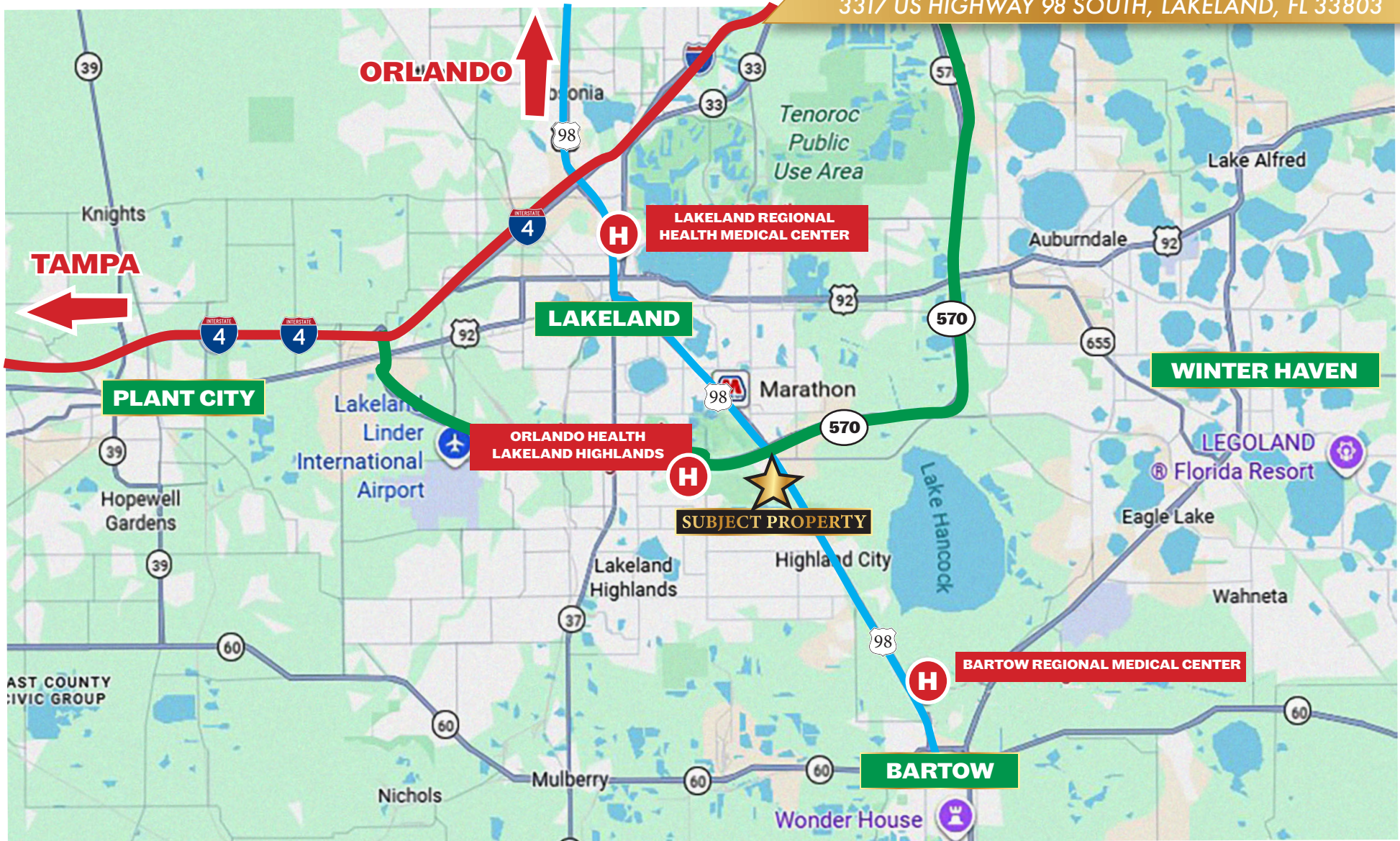


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LOCATION MAP

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