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***Professional Office Space
+6,900 SF, Sub-Lease
Downtown Lakeland, FL***

Competitive Rates



- ◆ Executive Offices and Work Stations
- ◆ Full Service Lease/Furnishings Available
- ◆ Adjacent 3,254 SF avail. (constituting entire floor)
- ◆ On major N/S Corridor, Florida Ave (US 98)
- ◆ Nearly 6 million people within 60 mile range

Lisa L. Parks, SIOR, AICP

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Professional Office Space

Building Photographs



Florida Avenue Main Entrance



Elevator Lobby



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Building Photographs



Work Station Area



Building Common Area - Reception/Dining



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Property Overview

Identification: Bank of America Building

Location: 331 South Florida Avenue
Lakeland, Florida 33804

Office Space: Second Floor:
Sub-lease through December 2014
6,918 SF (lease ext. possible)



Condition: Excellent

Type: Four story steel frame with masonry and glass curtain walls

Zoning: C-6 City of Lakeland

Access:

- ◆ 4 Lane South Florida Ave (Business US 98 & SR 37)
- ◆ 2 Lane Lime Street connects Harden Blvd & US 98

Other Tenants: Bank of America; Crowe Horwath (accounting firm)

Building Specifications:

- ◆ Highly visible corner location on arterial **S Florida Avenue (SR 37)** in Downtown
- ◆ Ample parking with approximately **200 paved parking spaces**
- ◆ Break room/lunch room facilities within the leased space contain refrigerator, dishwasher, sink and ample cabinets.
- ◆ Currently ten work stations in central open area. Existing oversized, furnished cubicles are negotiable. Additional open space available for additional cubicles.
- ◆ Six exterior wall **executive offices** plus additional private offices.
- ◆ Network cabling in place. Must verify capabilities.
- ◆ Lower level of the building contains approximately 1,500 SF common area with full kitchen and dining room

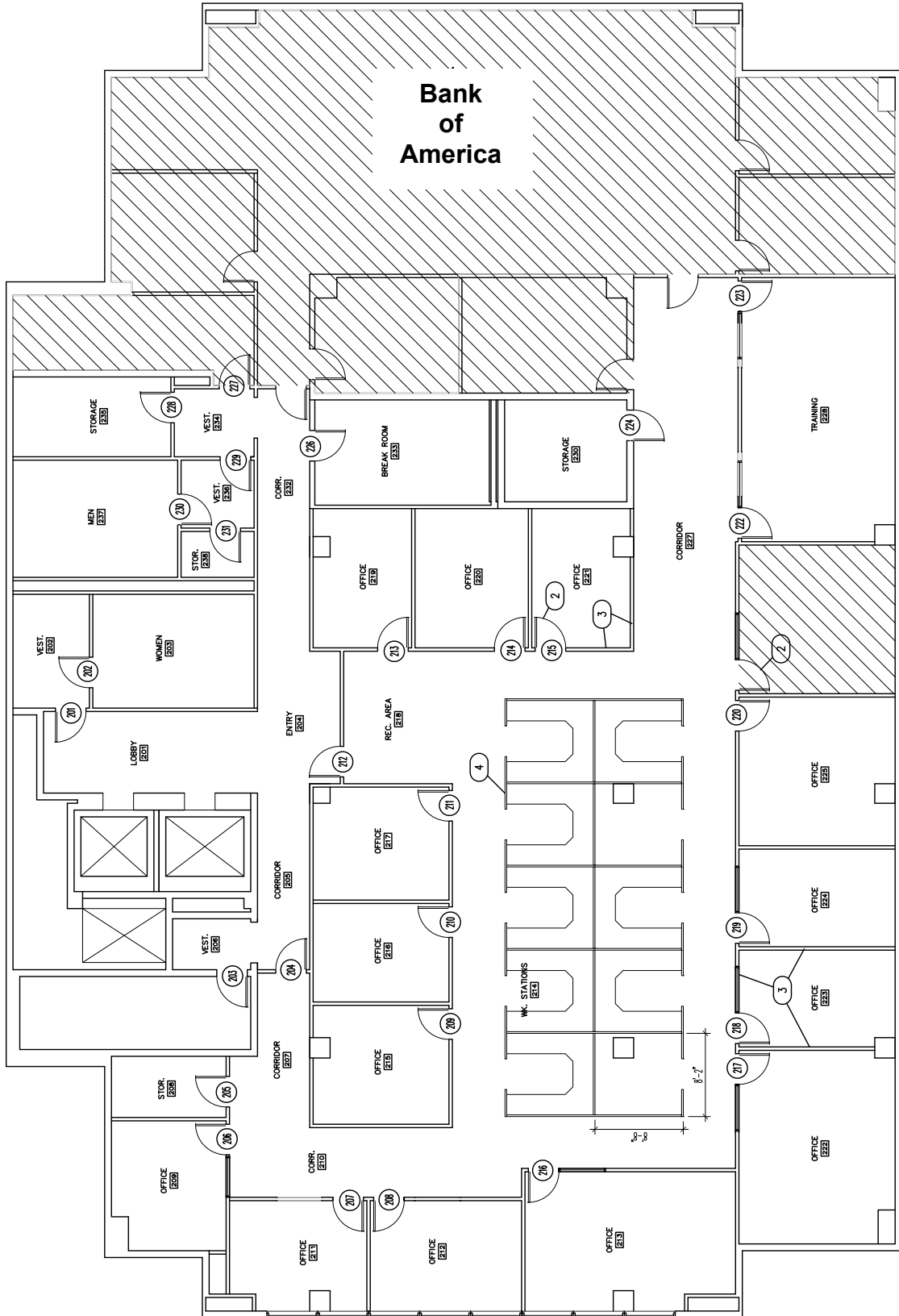
Comments: Located in **Downtown Lakeland on main N/S route**, Florida Ave (US 98), at major intersection. Near Lakeland Center, City Hall, restaurants and support services. This **Class "A" office space** is available as a sub-lease with lease extensions possible. Quality furnishings are available on a negotiated basis.

Lease Rate: For 6,918 SF **\$10.50/sf Full Service - Year One** (Successive Years Negotiable)



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Floor Plan



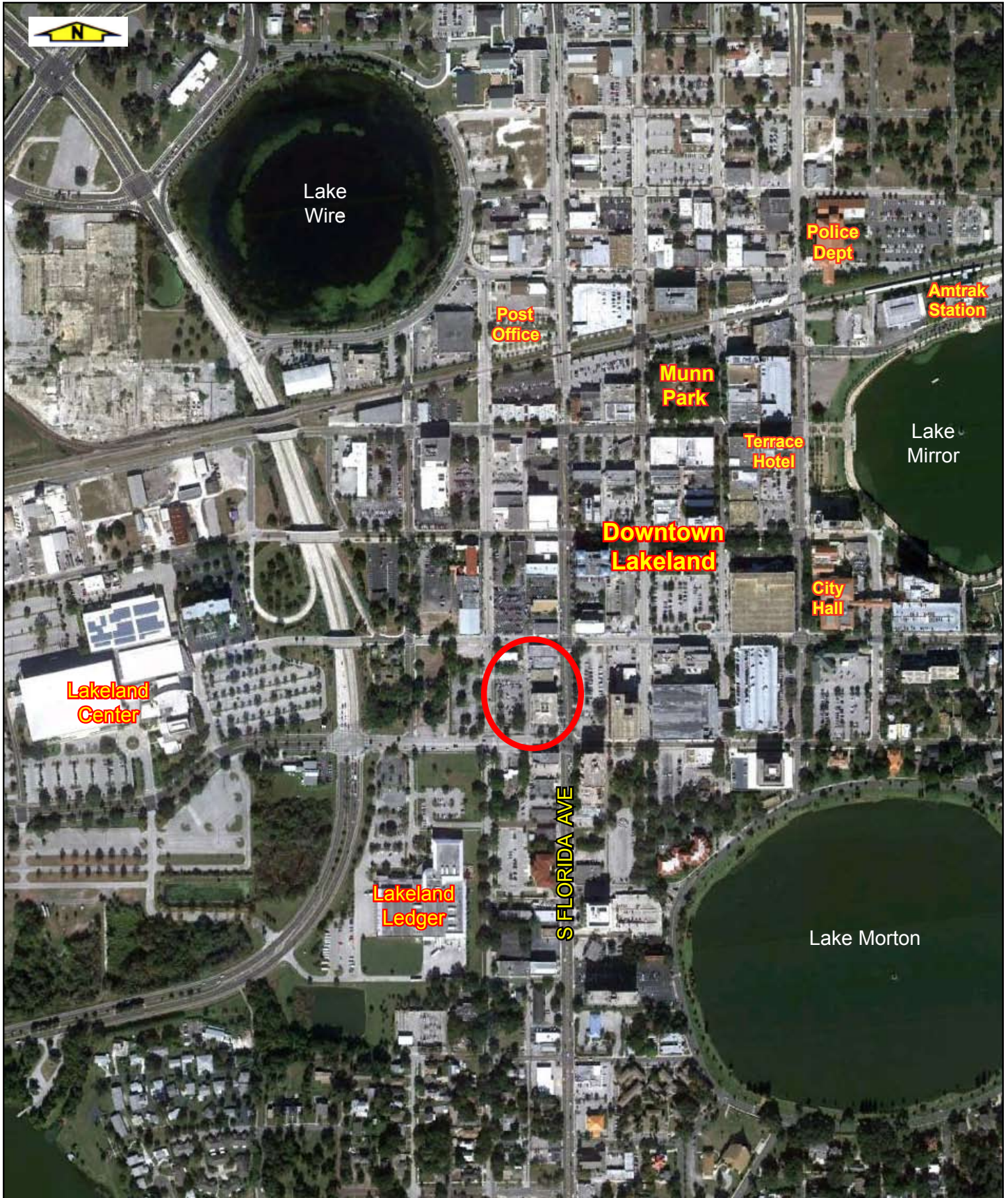
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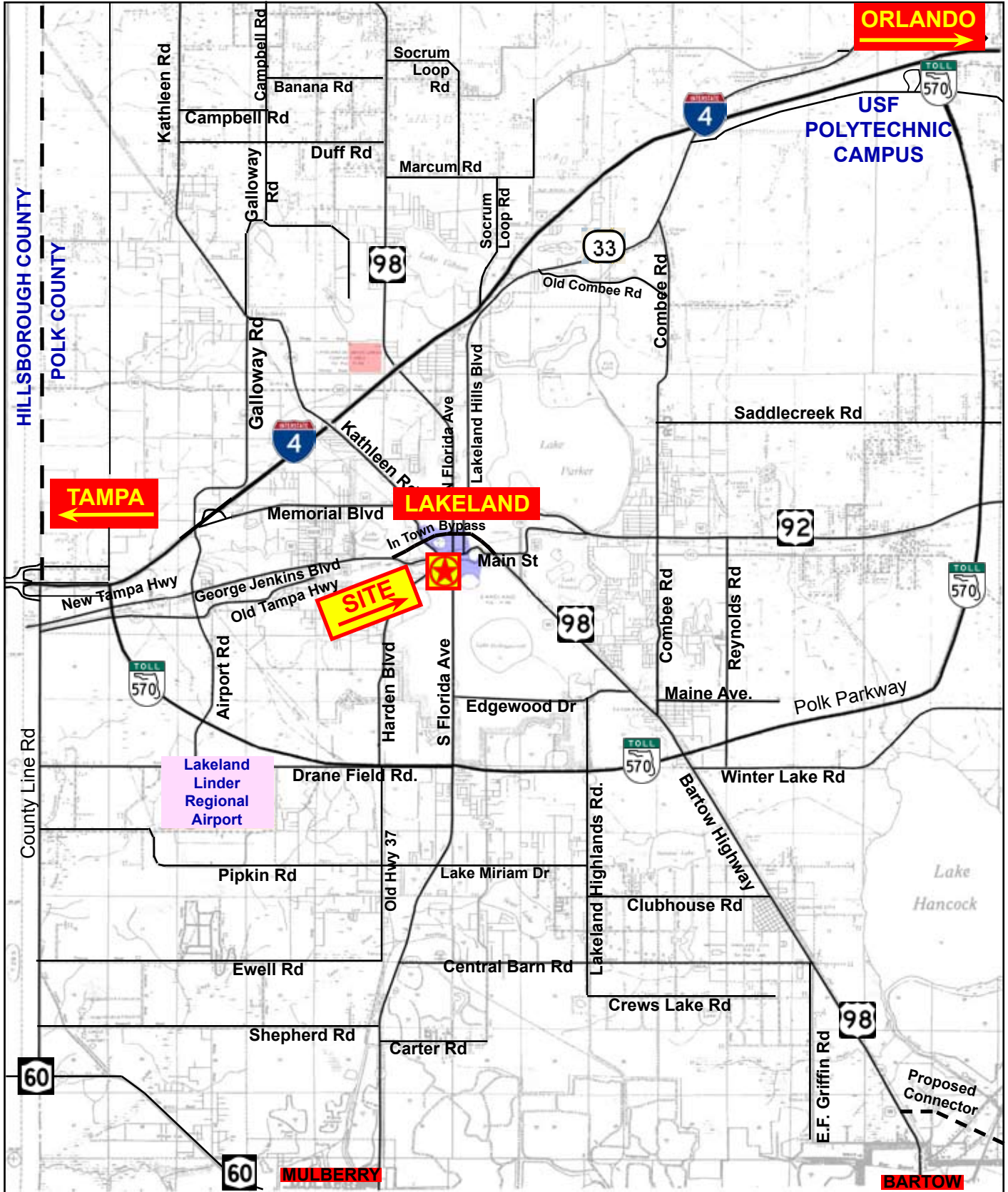
Downtown Aerial





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Location Map





Professional Office Space

Demographics - Executive Summary

	5 miles radius	10 miles radius	15 miles radius
2010 Population			
Total Population	124,319	276,461	434,416
Male Population	47.7%	48.5%	48.7%
Female Population	52.3%	51.5%	51.3%
Median Age	39.5	39.5	38.9
2010 Income			
Median HH Income	\$40,766	\$47,339	\$45,949
Per Capita Income	\$22,201	\$23,020	\$22,022
Average HH Income	\$52,931	\$58,340	\$56,670
2010 Households			
Total Households	51,624	107,657	166,593
Average Household Size	2.34	2.53	2.56
2010 Housing			
Owner Occupied Housing Units	49.5%	58.3%	58.3%
Renter Occupied Housing Units	31.8%	25.7%	26.2%
Vacant Housing Units	18.7%	16.0%	15.5%
Population			
1990 Population	110,858	205,154	332,165
2000 Population	116,438	241,502	385,883
2010 Population	124,319	276,461	434,416
2015 Population	126,634	289,478	451,042
1990-2000 Annual Rate	0.49%	1.64%	1.51%
2000-2010 Annual Rate	0.64%	1.33%	1.16%
2010-2015 Annual Rate	0.37%	0.92%	0.75%

In the identified market area, the current year population is 434,416. In 2000, the Census count in the market area was 385,883. The rate of change since 2000 was 1.16 percent annually. The five-year projection for the population in the market area is 451,042, representing a change of 0.75 percent annually from 2010 to 2015. Currently, the population is 48.7 percent male and 51.3 percent female.

Households			
1990 Households	45,429	78,949	126,474
2000 Households	47,931	93,923	147,996
2010 Households	51,624	107,657	166,593
2015 Households	52,772	112,753	173,032
1990-2000 Annual Rate	0.54%	1.75%	1.58%
2000-2010 Annual Rate	0.73%	1.34%	1.16%
2010-2015 Annual Rate	0.44%	0.93%	0.76%

The household count in this market area has changed from 147,996 in 2000 to 166,593 in the current year, a change of 1.16 percent annually. The five-year projection of households is 173,032, a change of 0.76 percent annually from the current year total. Average household size is currently 2.56, compared to 2.56 in the year 2000. The number of families in the current year is 115,111 in the market area.

Housing

Currently, 58.3 percent of the 197,158 housing units in the market area are owner occupied; 26.2 percent, renter occupied; and 15.5 percent are vacant. In 2000, there were 167,589 housing units - 62.7 percent owner occupied, 25.6 percent renter occupied and 11.7 percent vacant. The rate of change in housing units since 2000 is 1.6 percent. Median home value in the market area is \$100,203, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.52 percent annually to \$119,103. From 2000 to the current year, median home value changed by 3.23 percent annually.



Professional Office Space

Demographics - Executive Summary

	5 miles radius	10 miles radius	15 miles radius
Median Household Income			
1990 Median HH Income	\$23,639	\$26,372	\$25,914
2000 Median HH Income	\$33,326	\$38,139	\$36,962
2010 Median HH Income	\$40,766	\$47,339	\$45,949
2015 Median HH Income	\$47,592	\$53,030	\$52,323
1990-2000 Annual Rate	3.49%	3.76%	3.61%
2000-2010 Annual Rate	1.99%	2.13%	2.15%
2010-2015 Annual Rate	3.14%	2.3%	2.63%
Per Capita Income			
1990 Per Capita Income	\$12,456	\$12,718	\$12,271
2000 Per Capita Income	\$18,429	\$19,088	\$18,402
2010 Per Capita Income	\$22,201	\$23,020	\$22,022
2015 Per Capita Income	\$24,484	\$25,169	\$24,107
1990-2000 Annual Rate	3.99%	4.14%	4.14%
2000-2010 Annual Rate	1.83%	1.84%	1.77%
2010-2015 Annual Rate	1.98%	1.8%	1.83%
Average Household Income			
1990 Average Household Income	\$30,021	\$32,747	\$31,930
2000 Average Household Income	\$44,251	\$48,563	\$47,277
2010 Average HH Income	\$52,931	\$58,340	\$56,670
2015 Average HH Income	\$58,241	\$63,771	\$62,013
1990-2000 Annual Rate	3.96%	4.02%	4%
2000-2010 Annual Rate	1.76%	1.81%	1.78%
2010-2015 Annual Rate	1.93%	1.8%	1.82%

Households by Income

Current median household income is \$45,949 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$52,323 in five years. In 2000, median household income was \$36,962, compared to \$25,914 in 1990.

Current average household income is \$56,670 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$62,013 in five years. In 2000, average household income was \$47,277, compared to \$31,930 in 1990.

Current per capita income is \$22,022 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$24,107 in five years. In 2000, the per capita income was \$18,402, compared to \$12,271 in 1990.

Population by Employment

Total Businesses	5,962	9,515	15,781
Total Employees	73,923	109,719	183,647

Currently, 85.5 percent of the civilian labor force in the identified market area is employed and 14.5 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 88.5 percent of the civilian labor force, and unemployment will be 11.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 60.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 55.4 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.1 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 26.5 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 80.7 percent of the market area population drove alone to work, and 2.1 percent worked at home. The average travel time to work in 2000 was 24.6 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

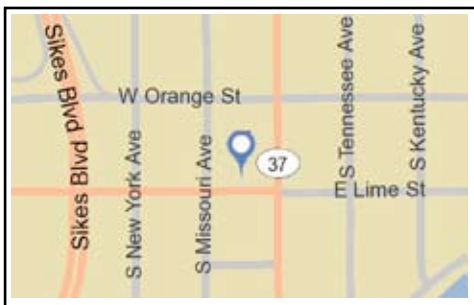
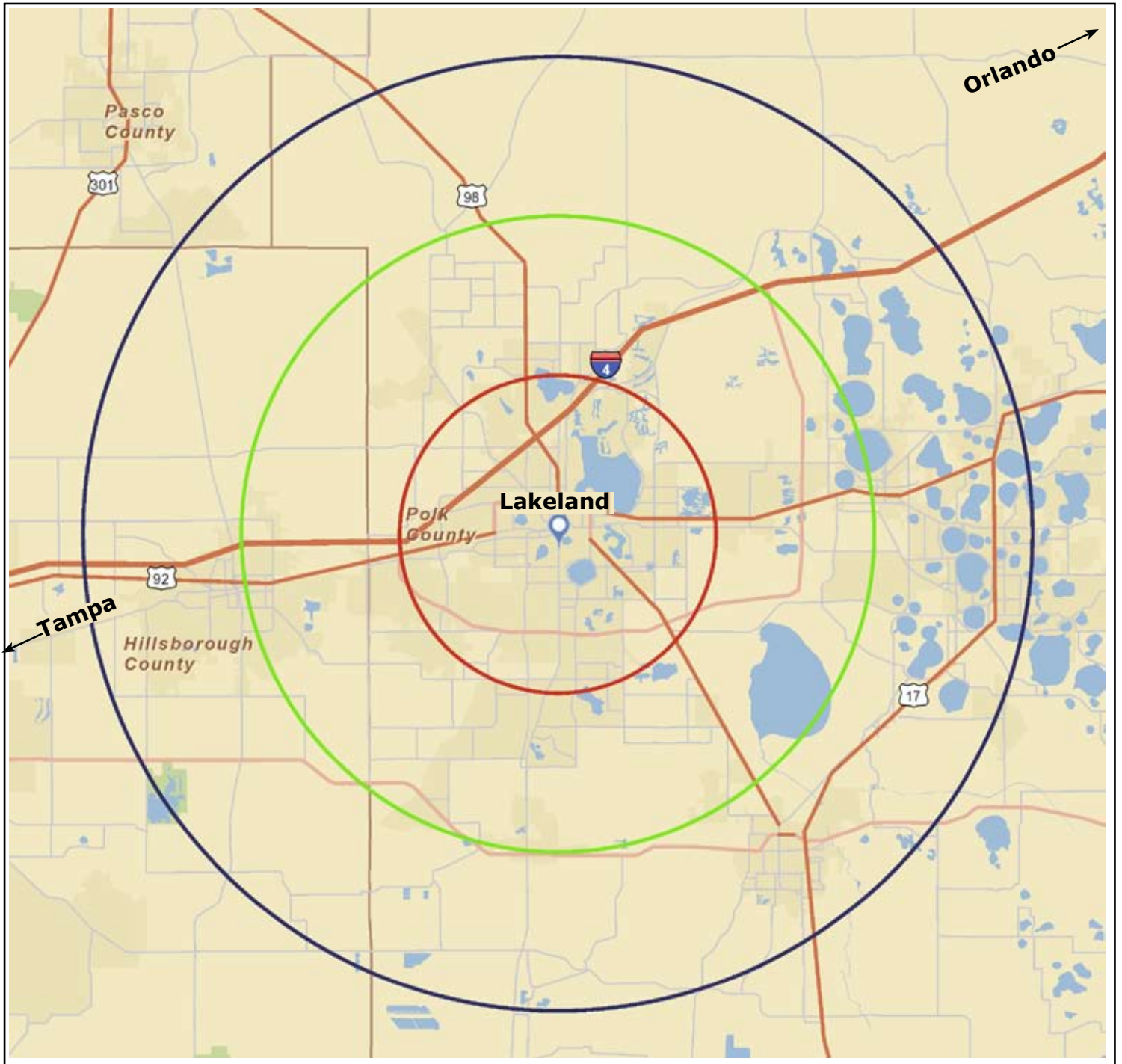
- 17.9 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 36.6 percent were high school graduates only (29.6 percent in the U.S.)
- 8.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 12.8 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 5.7 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)



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Demographics - Standard Site Map



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