

# VIKING OFFICE PARK

615 Mid- Florida Drive, Lakeland, FL 33813



## PROPERTY HIGHLIGHTS

- 1800 SF OFFICE  
SOUTH LAKELAND
- EFFICIENT LAYOUT
- HIGH-END FINISHES
- AMPLE PARKING
- BUILDING SIGNAGE



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BK698301

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# PROPERTY DESCRIPTION

Viking Office Park  
615 Mid- Florida Drive | Lakeland, FL 33813



## VIKING OFFICE PARK | SOUTH LAKELAND

Address: 615 Mid-Florida Drive, Suite 4, Lakeland, Florida 338013

Property: This an exceptional 1,746 sf office space built in 2013. Suite 4 has three private offices, receptionist office, waiting area, conference room, restroom and employee lounge downstairs and a huge open office upstairs with its own bathroom. The high-end finishes in this suite feature, 8' doors, trayed ceilings, granite counter tops, can lights, tile, chair rail, crown molding and 10' ceilings. This is a beautiful space!

Location: Site is located in south Lakeland, in the Viking Office Park, which is directly behind the new St. Luke's Medical Center. The property has plenty of parking around the units as well as a separate overflow parking lot.

Area Information: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I-4 corridor. There are over 10,000,000 people within a 100-mile radius of Lakeland; a fact that is causing exponential growth in the area.

Lease Rate: \$2,200 per month, modified gross.

# PROPERTY PHOTOS

Viking Office Park  
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Office



Open Work Area



Reception



Board Room

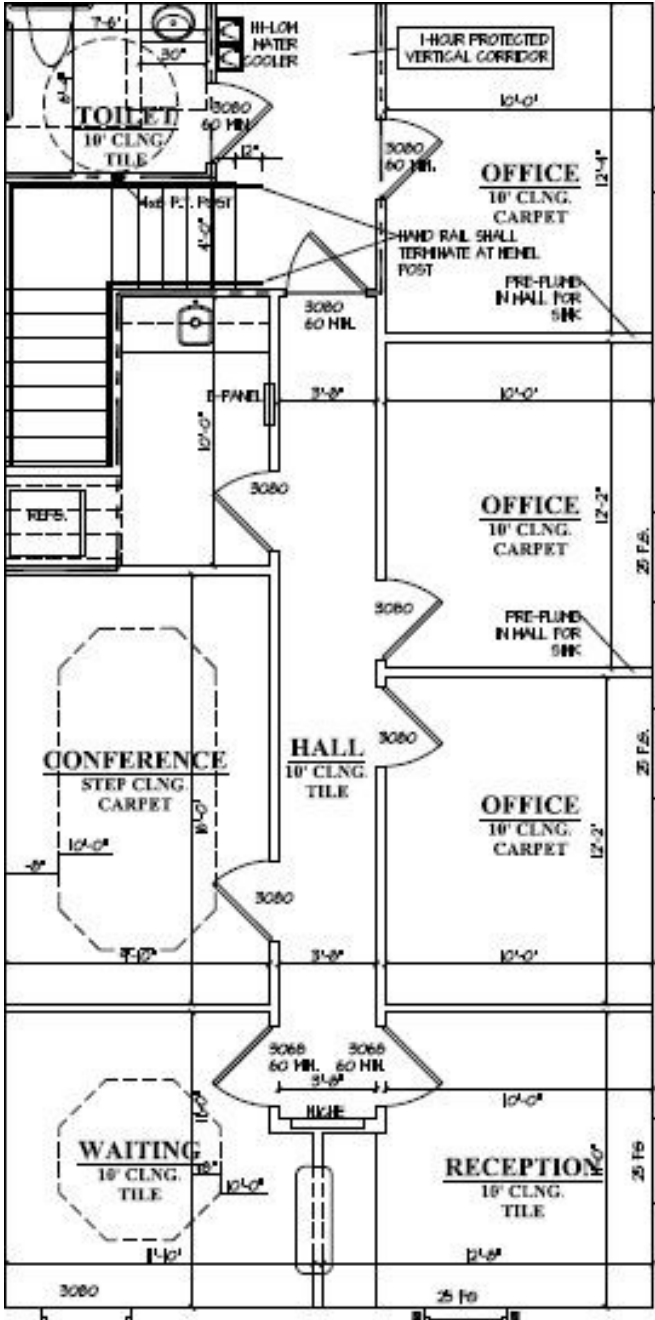


Kitchen

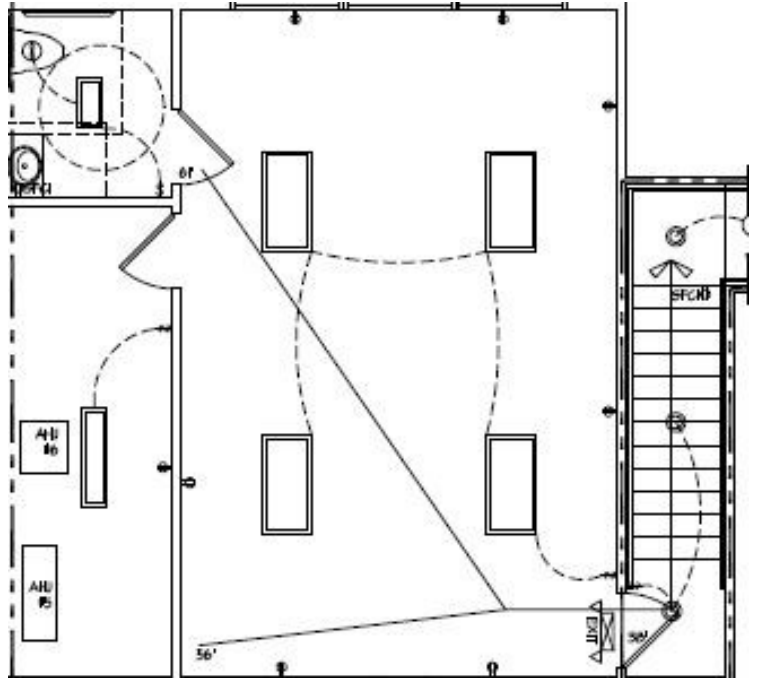


Lobby

# Floorplan



1st Floor



2nd Floor

# DEMOGRAPHICS

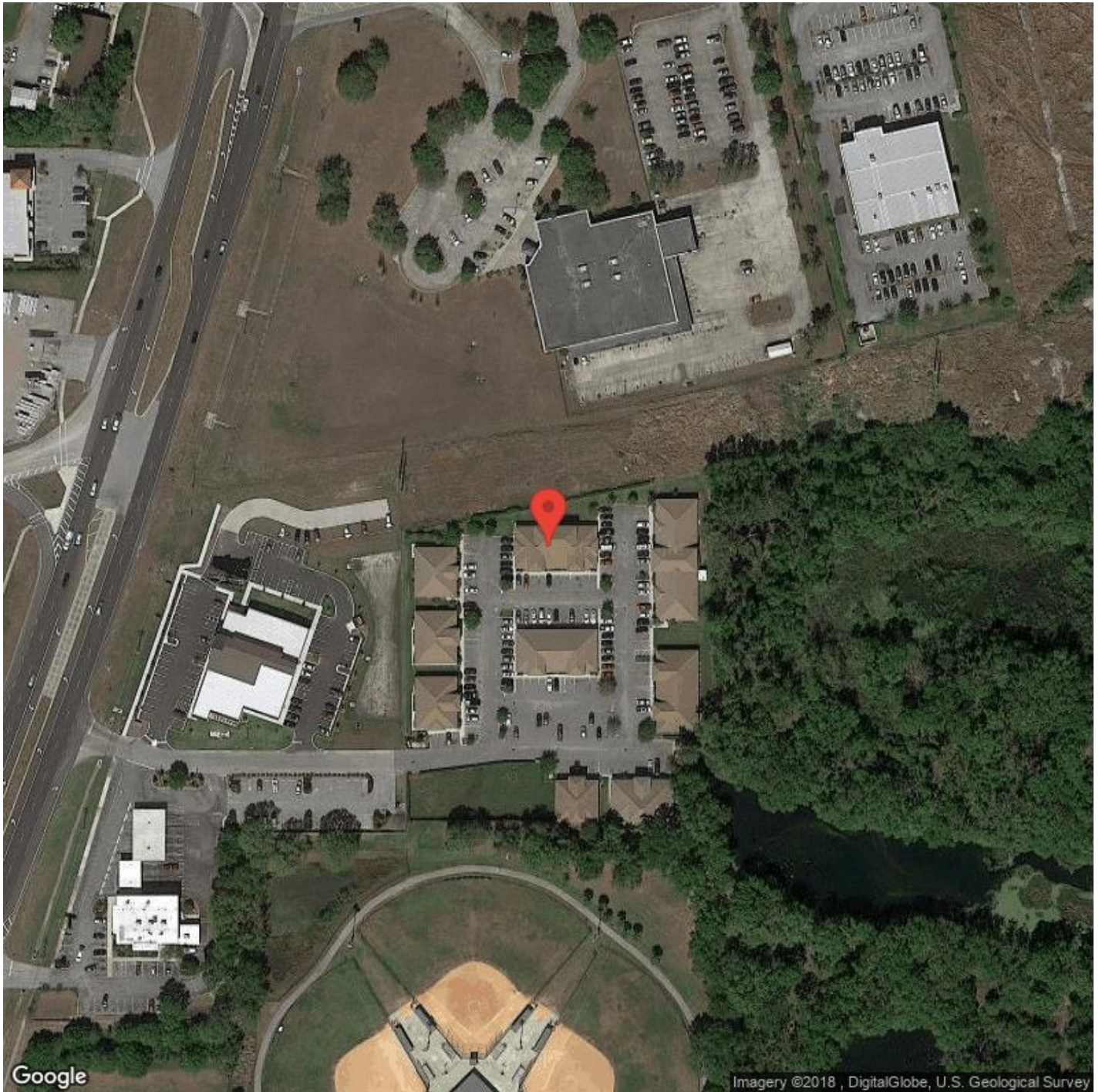
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<b>Population Characteristic</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	<b>Household Income</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Ages 0-4	206	2,474	6,685	Median Household Income	\$80,339	\$76,823	\$56,174
Ages 5-9	261	2,979	8,278	< \$10000	93	561	1,774
Ages 10-14	254	2,807	7,803	\$10000-\$14999	33	448	1,814
Ages 15-19	269	2,823	7,772	\$15000-\$19999	59	578	1,998
Ages 20-24	275	2,844	7,546	\$20000-\$24999	16	598	2,514
Ages 25-29	270	2,717	7,018	\$25000-\$29999	75	675	2,347
Ages 30-34	238	2,465	6,390	\$30000-\$34999	83	719	2,300
Ages 35-39	201	2,338	6,189	\$35000-\$39999	46	713	2,175
Ages 40-44	208	2,427	6,485	\$40000-\$44999	134	872	2,278
Ages 45-49	258	2,702	7,080	\$45000-\$49999	44	729	2,066
Ages 50-54	283	2,791	7,270	\$50000-\$60000	79	1,361	3,597
Ages 55-59	286	2,801	7,193	\$60000-\$74000	79	2,110	5,028
Ages 60-64	272	2,572	6,694	\$75000-\$99999	168	2,491	6,461
Ages 65-69	215	2,139	5,811	\$100000-\$124999	196	1,553	3,688
Ages 70-74	161	1,667	4,800	\$125000-\$149999	149	1,142	2,112
Ages 75-79	119	1,272	3,855	\$150000-\$199999	25	628	1,658
Ages 80-84	76	887	2,905	> \$200000	238	852	2,103
<b>Race Characteristic</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	<b>Characteristic Housing</b>	<b>1 Mile</b>	<b>3 Mile</b>	
Non Hispanic White	3,699	36,695	98,391	Housing Units	1,762	17,618	
Population Black	126	2,934	7,424	Occupied Housing Units	1,589	16,311	
Population Am In/AK Nat	N/A	11	84	Owner Occupied Housing Units	1,370	12,406	
				Renter Occupied Housing Units	219	3,905	
				Vacant Housing Units	173	1,307	

# AERIAL MAP

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# LOCATION MAP

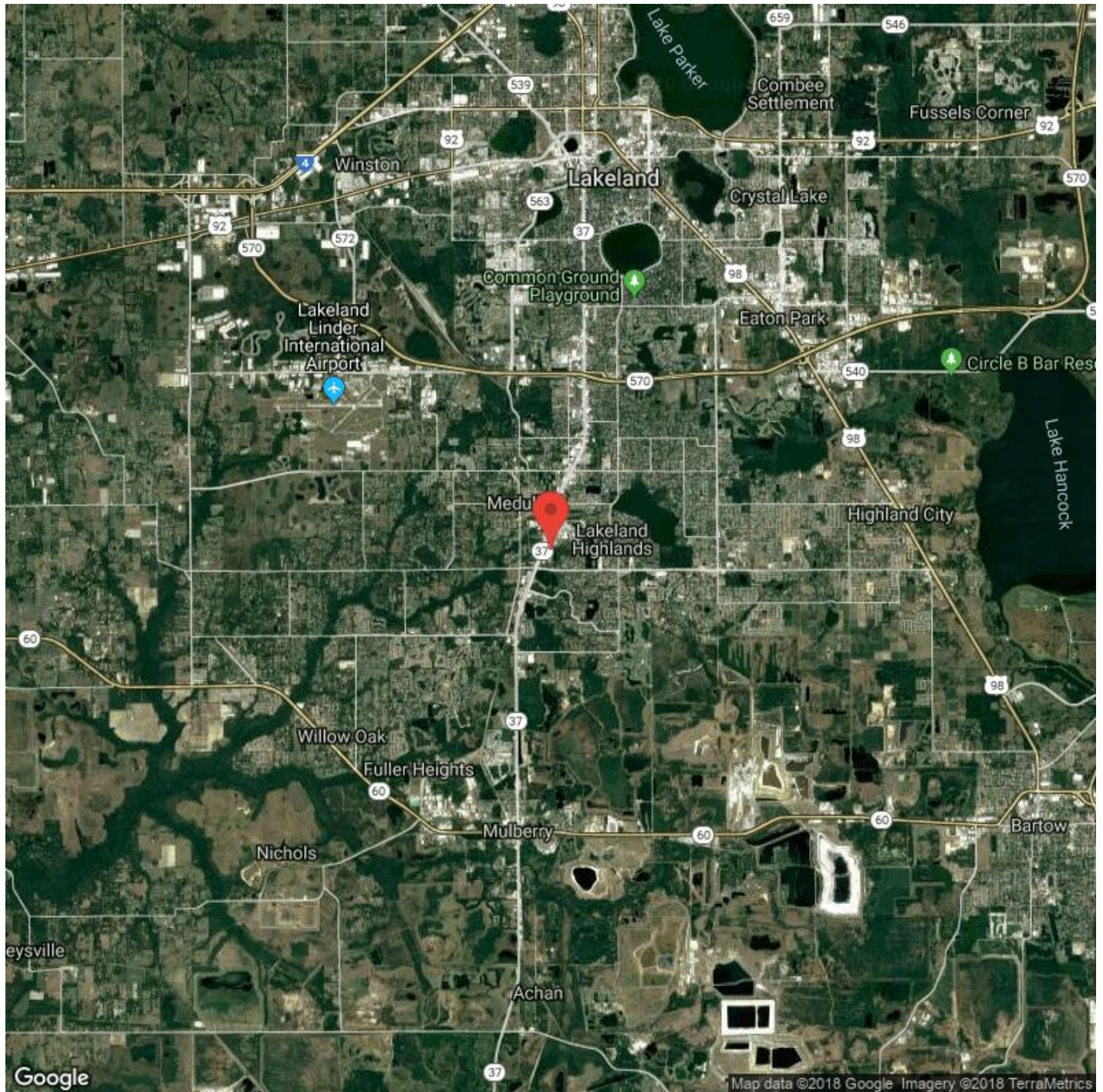
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# REGIONAL MAP


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## Lakeland Logistics

- Tampa: 30 minute drive
- Orlando: less than 1 hour
- Gulf of Mexico: 50 miles
- Atlantic Ocean: 100 miles

 Major east/west highway routes: Interstate 4, Hwy 60 & Hwy 92

 Major north/south highway routes: Interstate 75, Hwy 98, Hwy 27

- 8.5+ million people live within in a 100 mile radius
- CSX Rail Lines

-  Less than an hours drive to 2 international airports
-  Lakeland Linder Regional Airport is designed for jet use (8,500 ft. runway)
-  Corporate & general aviation accomodations
-  Lakeland Linder is the designated reliever for general aviation from Tampa International

8.5 million people live within a 100 mile radius of Lakeland

