

EXECUTIVE SUMMARY

DOWNTOWN WINTER HAVEN'S NEWEST EXECUTIVE SUITES | 150 3RD STREET SW



OFFERING SUMMARY

Lease Rate:	\$550.00 - 675.00 per month (Full Service)
Building Size:	8,402 SF
Available SF:	122 - 188 SF
Lot Size:	1.09 Acres
Year Built:	1958
Renovated:	2020

PROPERTY OVERVIEW

Located in beautiful downtown Winter Haven, these all-inclusive executive suites provide the perfect hub for your small business or branch location. Starting at just \$550.00/month, you'll be able to establish a professional presence with a private office and access to building amenities including: a conference room, kitchen/breakroom, ADA restrooms, and a mail center. Rent includes all utilities, including high-speed WiFi!!!

PROPERTY HIGHLIGHTS

- Newly renovated, all-inclusive private office suites
- Beautiful, brand new finishes
- Rent includes utilities and high-speed internet
- Beautiful view overlooking South Park bike trail

ADDITIONAL PHOTOS

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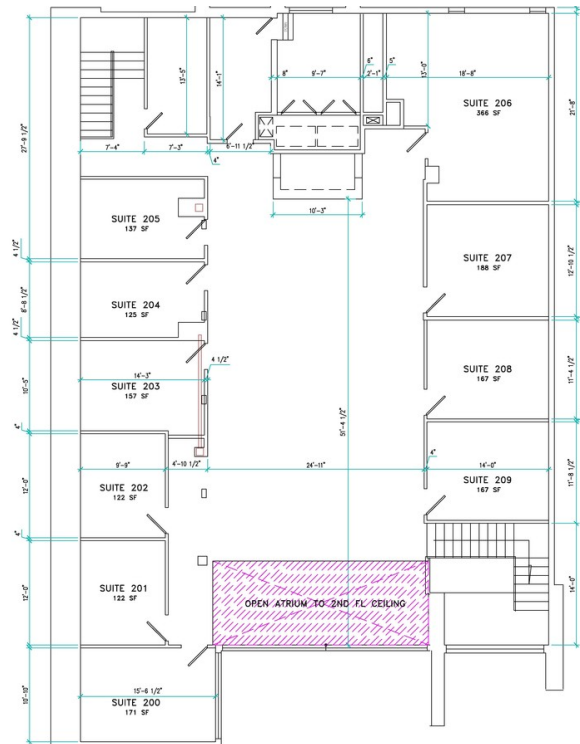


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LEASE SPACES

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LEASE INFORMATION

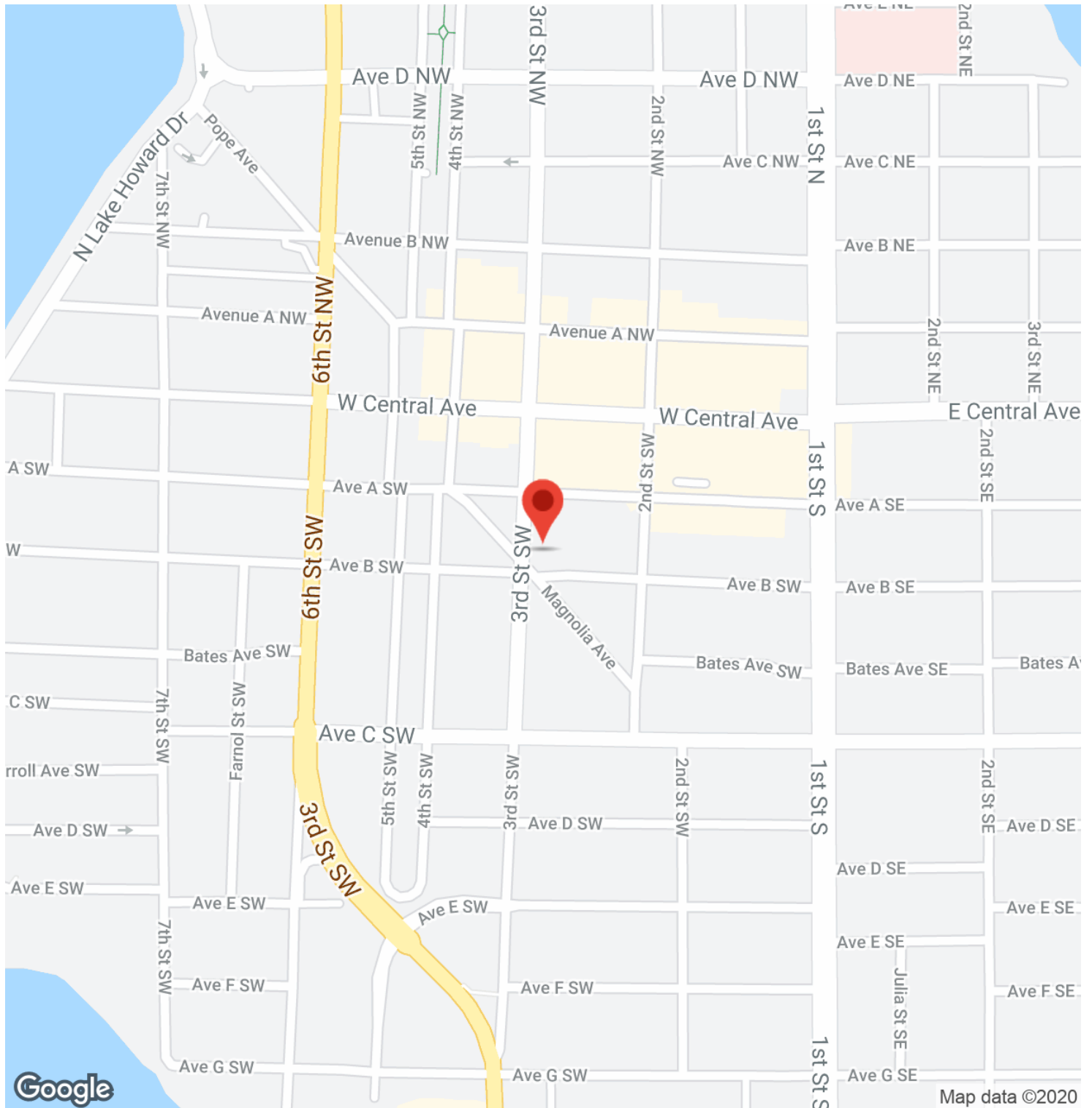
Lease Type:	Full Service	Lease Term:	12 months
Total Space:	122 - 188 SF	Lease Rate:	\$550.00 - \$675.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 203	Available	157 SF	Full Service	\$575 per month	-
Suite 204	Available	125 SF	Full Service	\$550 per month	-
Suite 205	Available	137 SF	Full Service	\$550 per month	-
Suite 208	Available	167 SF	Full Service	\$625 per month	-
Suite 209	Available	167 SF	Full Service	\$650 per month	-

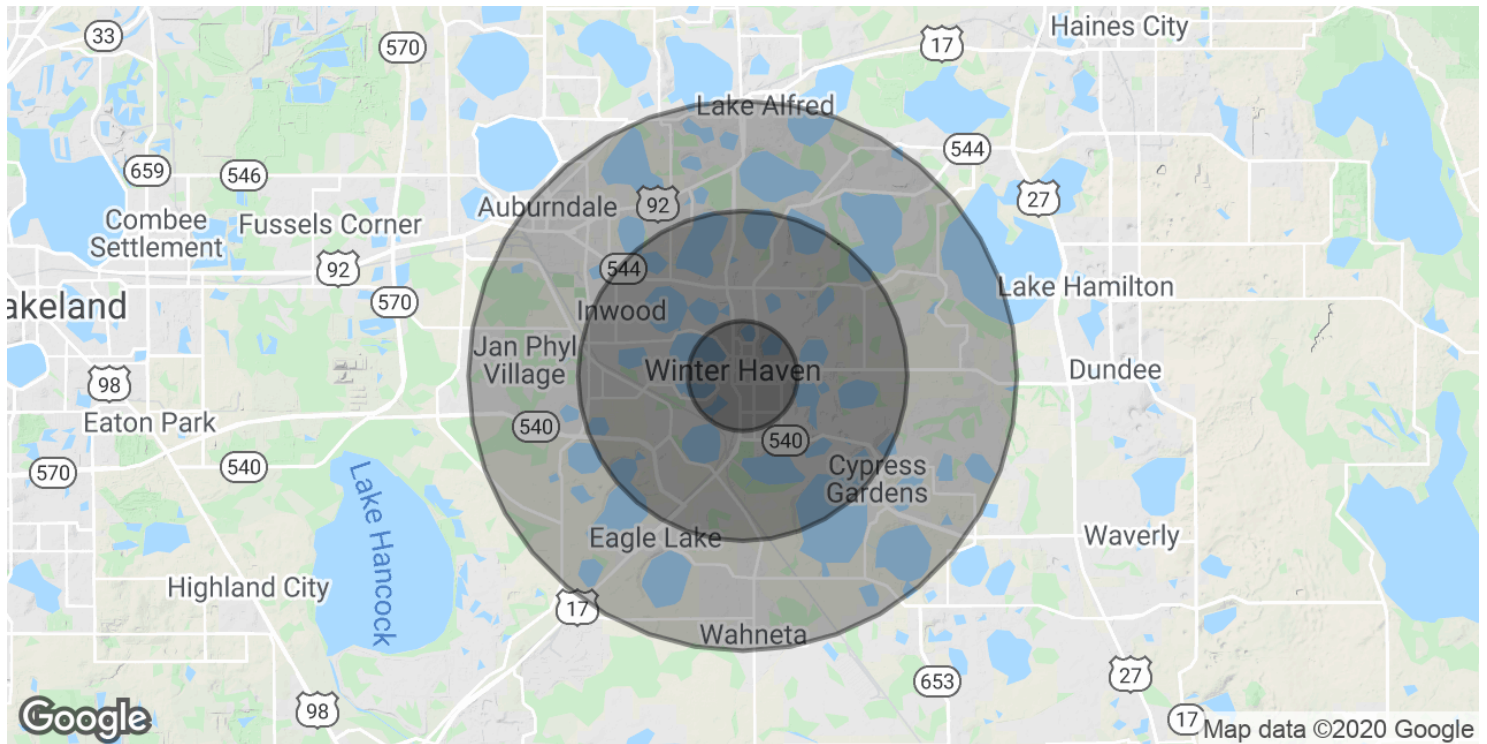
LOCATION MAPS

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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,875	43,961	89,775
Average age	38.0	37.5	39.3
Average age (Male)	38.6	37.3	38.7
Average age (Female)	39.6	38.5	40.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,209	17,510	35,164
# of persons per HH	2.1	2.5	2.6
Average HH income	\$41,460	\$50,104	\$52,391
Average house value	\$168,501	\$176,986	\$171,395

* Demographic data derived from 2010 US Census