

EXECUTIVE SUMMARY

CONNECTED OFFICE SPACE | 200 AVENUE B NW, WINTER HAVEN, FL



OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr (NNN)
Building Size:	59,859 SF
Available SF:	2,250 SF
Year Built:	1971
Renovated:	2015

PROPERTY OVERVIEW

Tech, Disaster Recovery, Call Center, or Office

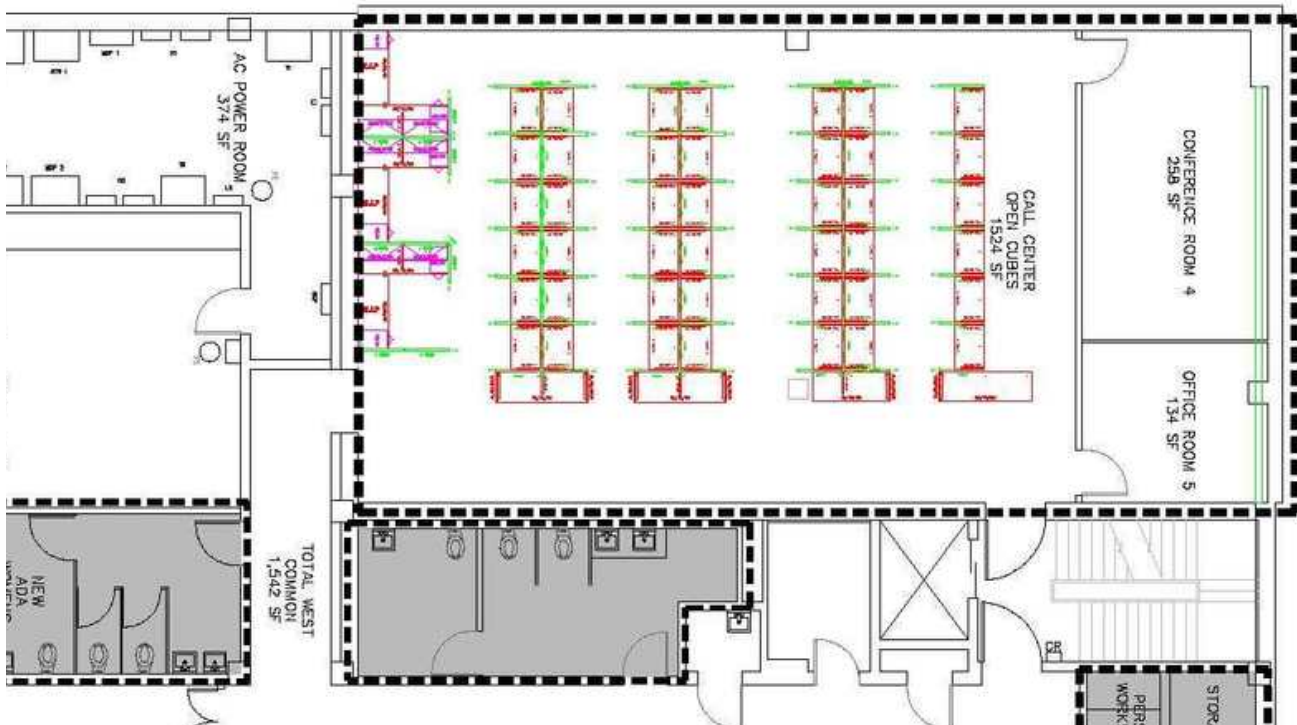
This unique property is a hardened, carrier-grade facility located in downtown Winter Haven. The extensively renovated, former telecommunications building is highly connected and offers various fiber providers directly on-site. The three-story building is a unique digital cross-roads, with few other buildings like it in the state. Ideally equipped for the tech, disaster recovery and workforce recovery needs, this facility offers an abundance of features but can be flexible to fit even ordinary office needs.

PROPERTY HIGHLIGHTS

- Great connectivity
- Options for professional office, tech space, call center, data center, or disaster recovery space
- Walking distance to downtown amenities
- TI Allowance available
- Nice natural lighting

LEASE SPACES

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,250 SF	Lease Rate:	\$15.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 300	Available	2,250 SF	NNN	\$15.50 SF/yr	Suite 300 is a corner office with nice natural lighting located on the 3rd floor. The current layout was designed as a corporate call center, and features one executive office, a conference room, and large open area. The versatile space could serve a multitude of uses AS-IS, but depending on tenant background, a T.I. allowance may also be available for a custom build-out. Suite is 2,250 SF contiguous, but tenant will have almost exclusive access to a 650 SF kitchen/break area, and multi-stall ADA restrooms. This is a great opportunity for unique office space in beautiful downtown Winter Haven!

ADDITIONAL PHOTOS

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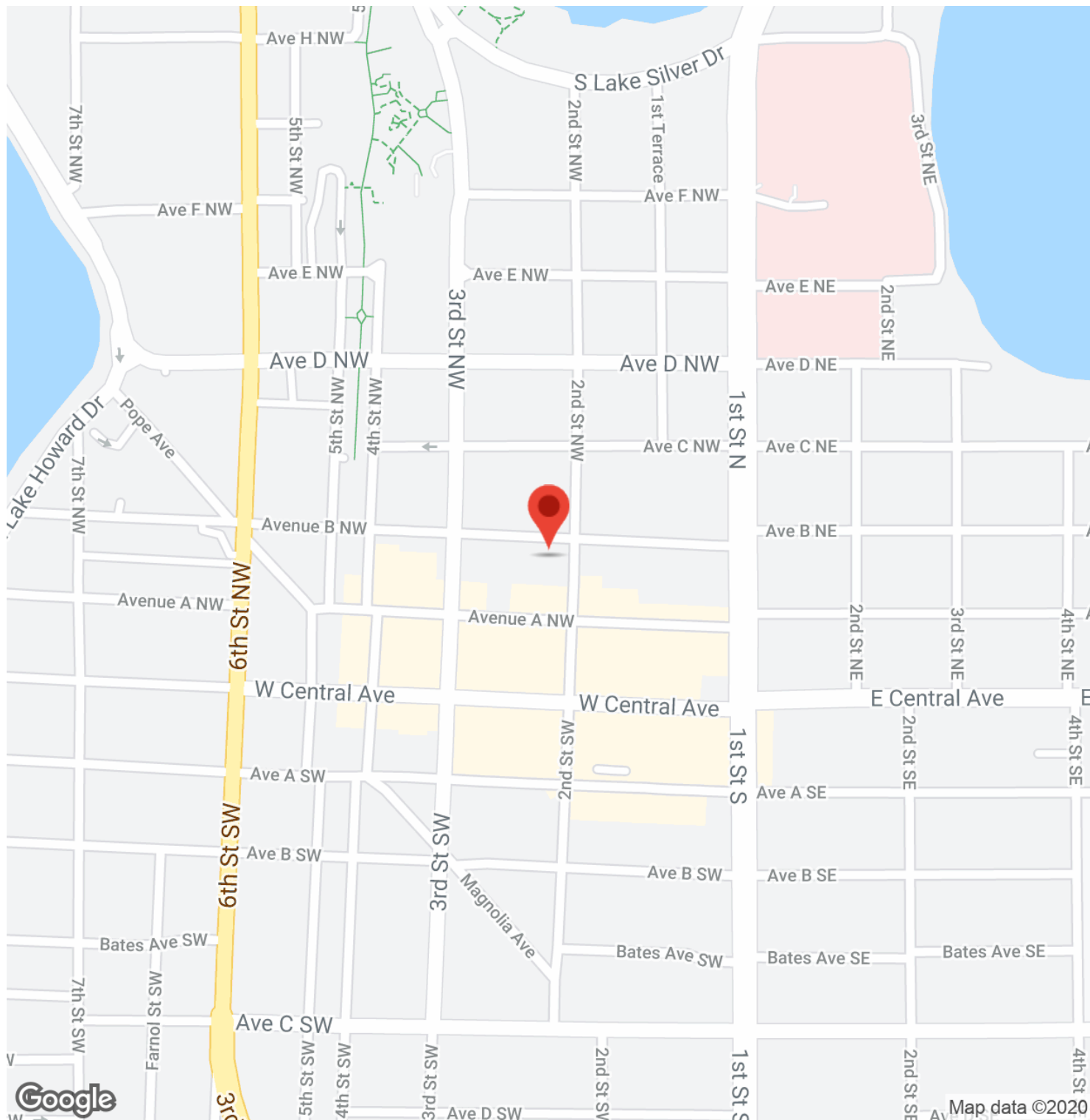


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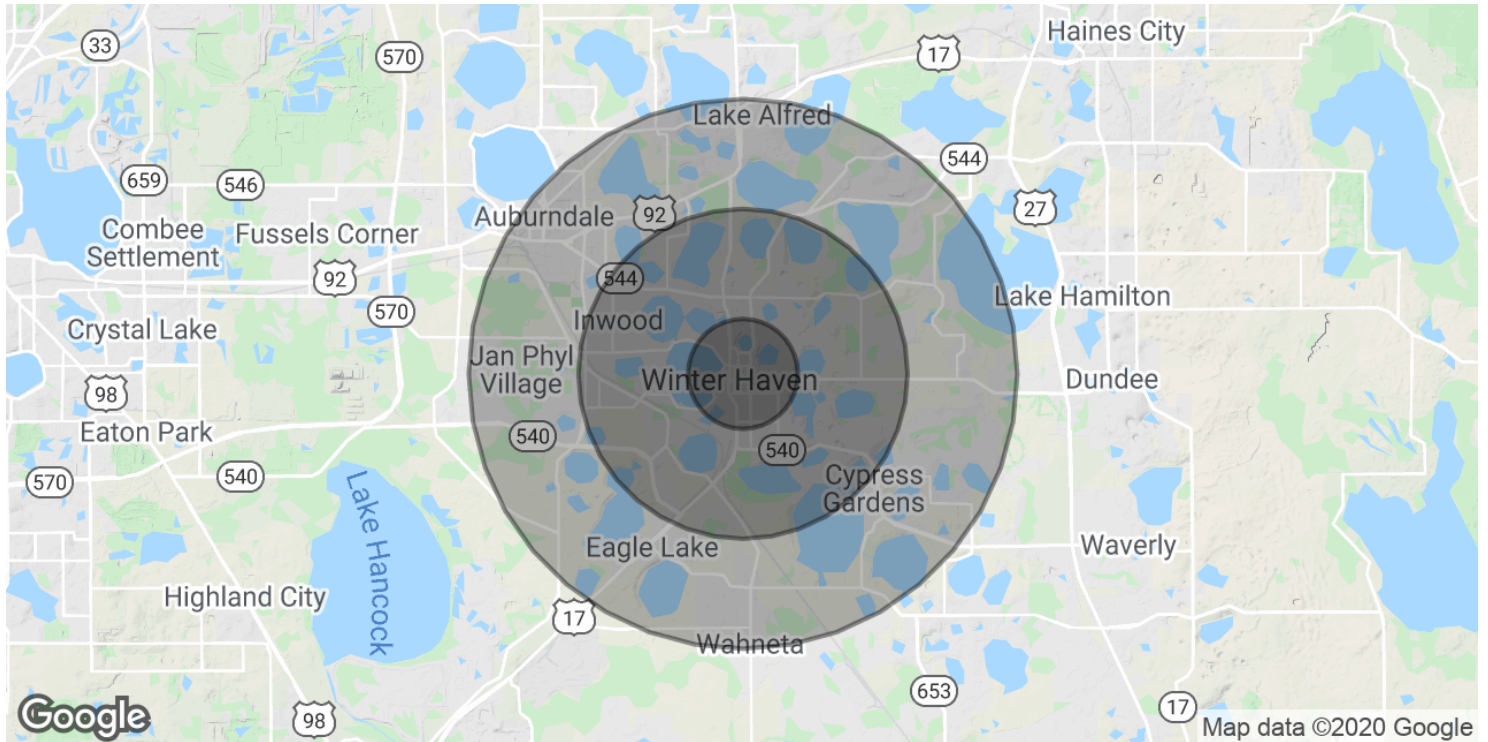
LOCATION MAPS

CONNECTED OFFICE SPACE | 200 AVENUE B NW



DEMOGRAPHICS MAP & REPORT

CONNECTED OFFICE SPACE | 200 AVENUE B NW



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,608	43,693	89,540
Average age	39.1	37.6	39.6
Average age (Male)	39.5	37.4	39.0
Average age (Female)	41.0	38.4	40.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,082	17,439	35,196
# of persons per HH	2.1	2.5	2.5
Average HH income	\$42,491	\$49,834	\$52,402
Average house value	\$172,019	\$178,067	\$172,901

* Demographic data derived from 2010 US Census