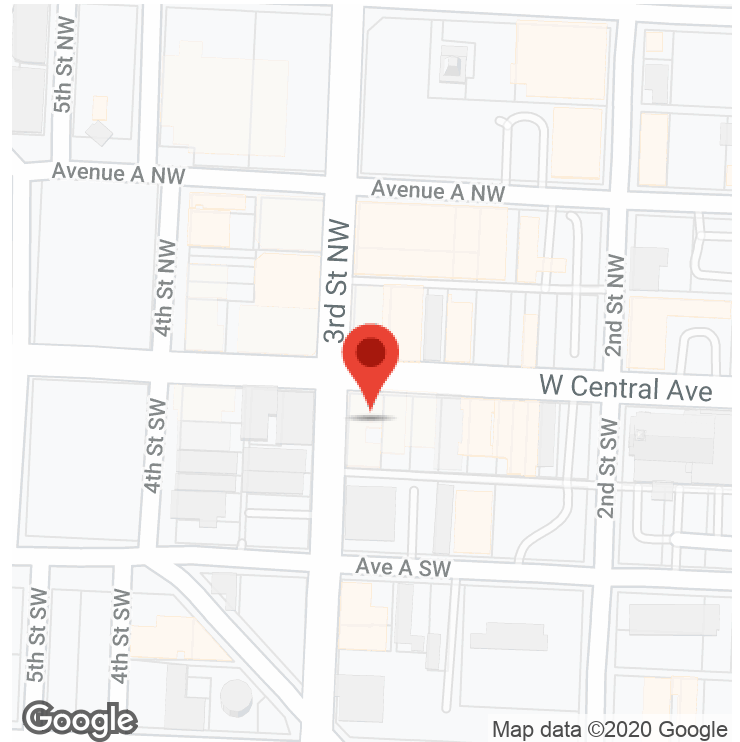


EXECUTIVE SUMMARY

SUITE 309, BEYMER BUILDING | 20 3RD STREET SW, WINTER HAVEN, FL



Lease Rate

\$16.50 SF/YR

OFFERING SUMMARY

Building Size:	21,576 SF
Available SF:	2,000 SF
Year Built:	1923
Renovated:	2012

PROPERTY OVERVIEW

This is a great opportunity to work in a beautifully restored historic building in the heart of downtown Winter Haven! Nearly 2,000 SF on the 3rd floor overlooking Central Ave. & 3rd St., available for sublease immediately. Very professional office space outfitted with tasteful finishes and versatile layout. Tenant will also have access to other shared building amenities, including: a conference room, large kitchen/break area, courtyard patio, and mail center.

LOCATION OVERVIEW

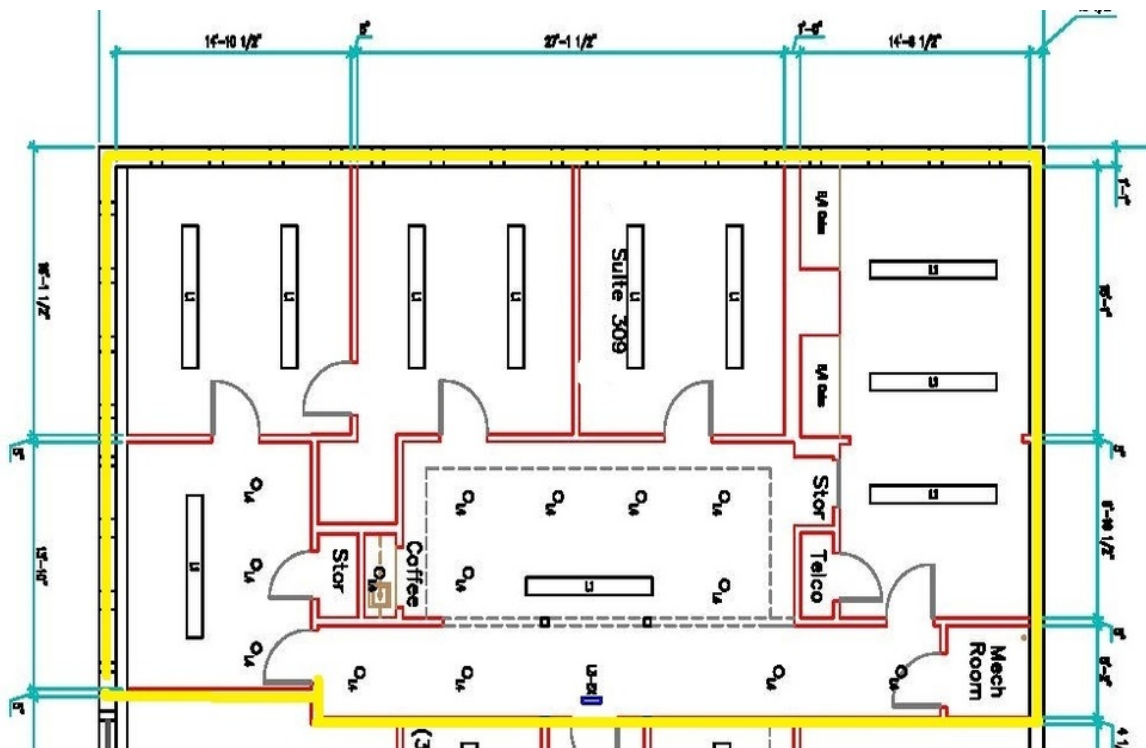
Located at the intersection of Central Avenue and 3rd Street, in the heart of downtown Winter Haven. Just steps away from many great dining options, a gym, great bars, and beautiful Central Park.

PROPERTY HIGHLIGHTS

- Restored historic building
- Beautiful, professional office space to impress your clients
- Access to shared building amenities
- Conference Room
- Kitchen/lounge area
- Courtyard patio
- ADA Restrooms

ADDITIONAL PHOTOS

SUITE 309, BEYMER BUILDING | 20 3RD STREET SW

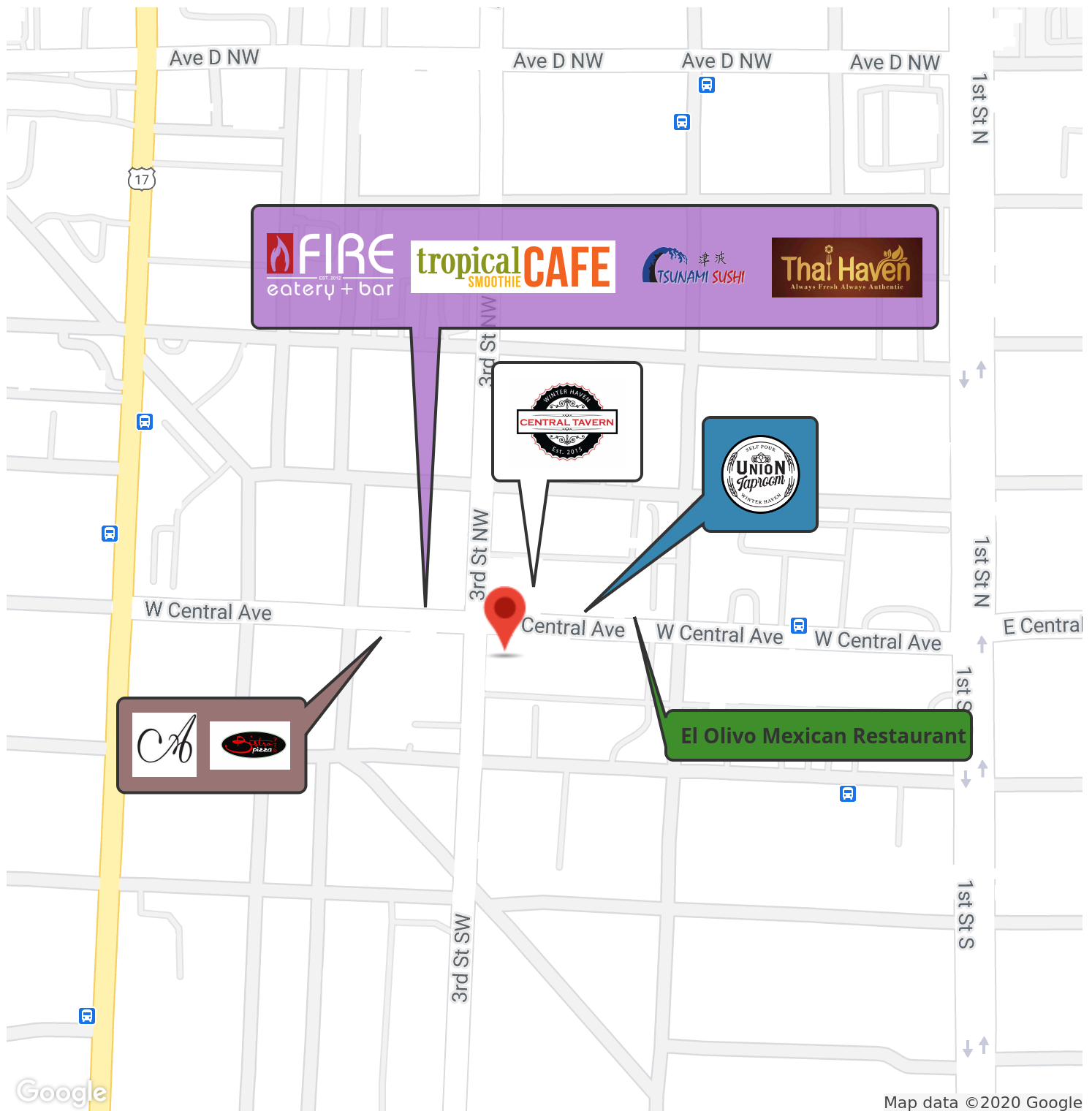


MEGHAN YOUNG
863.354.5017
myoung@sixtenllc.com

six/tenLLC

HOSPITALITY MAP

BEYMER BUILDING | 20 3RD STREET SW



COMPLETE HIGHLIGHTS

BEYMER BUILDING | 20 3RD STREET SW



LOCATION INFORMATION

Building Name	Beymer Building
Street Address	20 3rd Street SW
City, State, Zip	Winter Haven, FL 33880
County	Polk
Signal Intersection	No

BUILDING INFORMATION

Building Class	A
Tenancy	Multiple
Number of Floors	3
Year Built	1923
Year Last Renovated	2012
Condition	Excellent
Free Standing	No

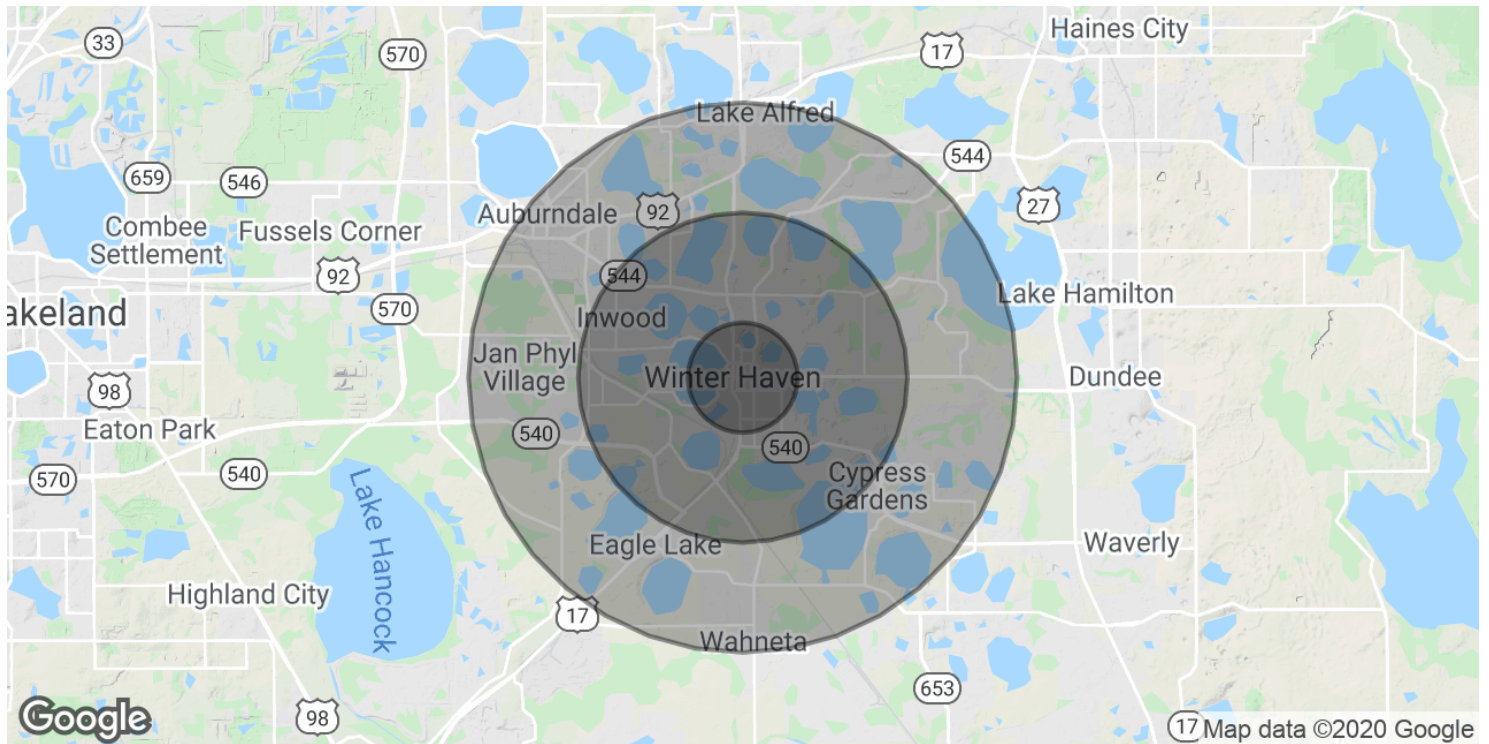
PROPERTY HIGHLIGHTS

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DEMOGRAPHICS MAP & REPORT

BEYMER BUILDING | 20 3RD STREET SW



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,723	44,089	89,422
Average age	38.6	37.5	39.4
Average age (Male)	39.0	37.3	38.8
Average age (Female)	40.2	38.4	40.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,148	17,562	35,073
# of persons per HH	2.1	2.5	2.5
Average HH income	\$41,828	\$49,712	\$52,331
Average house value	\$168,659	\$176,481	\$171,788

* Demographic data derived from 2010 US Census