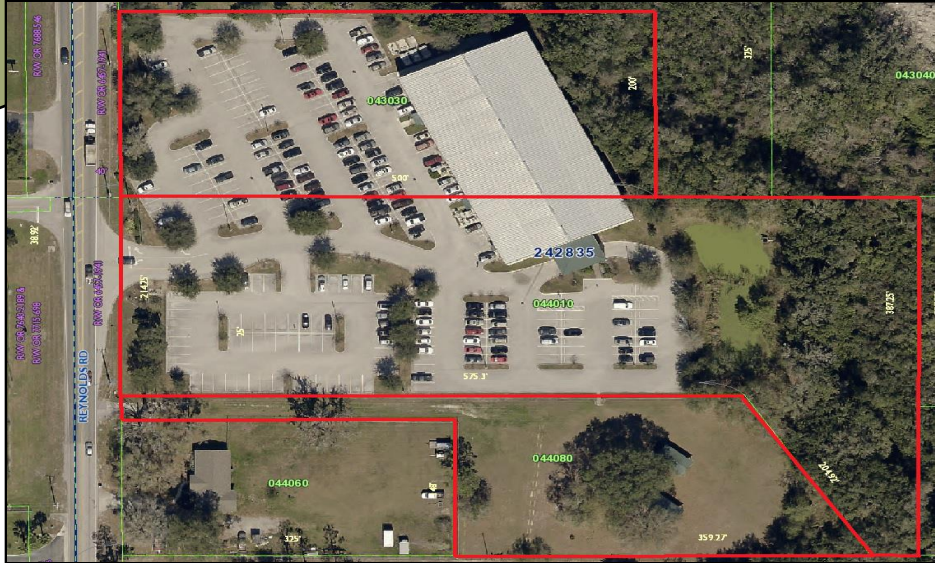
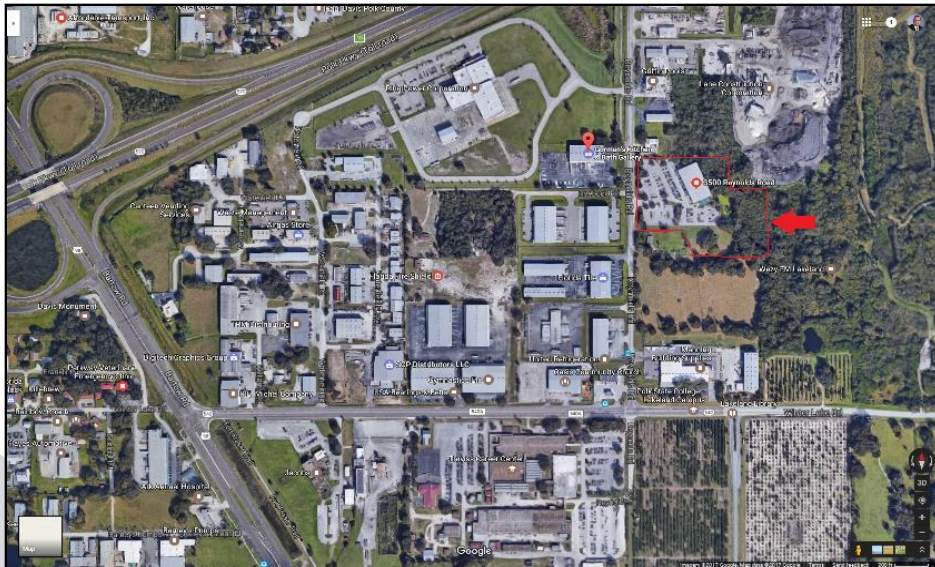


For Sale or Lease Plug & Play Call Center

3500 Reynolds Road, Lakeland, FL 33803



- 53,151 SF AVAILABLE
- CONFIGURED FOR BACK UP GENERATOR
- INERT GAS FIRE PROTECTED SERVER ROOM
- WIRED FOR CALL CENTER FIBER OPTIC CONNECTED
- AMPLE ONSITE PARKING 7:1000



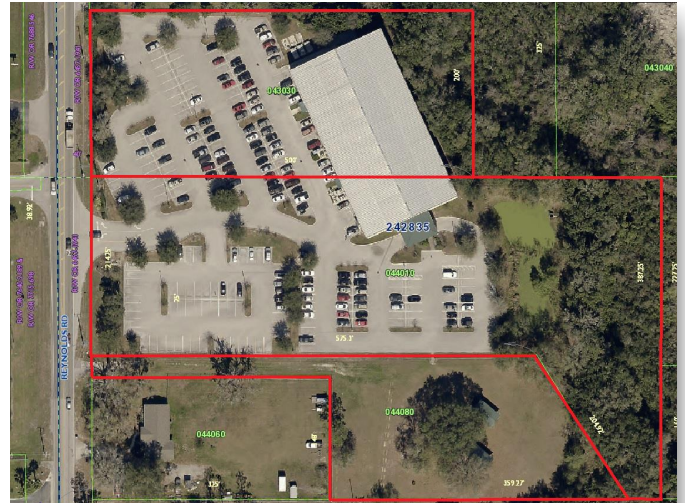
Jack Strollo, CCIM, CPM
Vice President, Broker
863-683-3425
jstrollo@resbroadway.com
BK698301

100 S Kentucky Ave, Suite 290
Lakeland, FL 33801
(863) 683-3425 (p)
(863) 683-1066 (f)
www.resbroadway.com

3500 Reynolds Road
Lakeland, FL 33803

Jack Stollo, CCIM, CPM
863-683-3425

Property: The property is a two-story, plug-and-play call center, formerly occupied by a division of Xerox. The ground floor area contains multiple executive offices, conference rooms, two mail rooms, employee dining hall, the server room, and several large open areas currently configured with cubicles. The second-floor features approximately eight private offices, employee library, training room, and currently is configured with approximately 97 cubicles with the ability to potentially double that count. Total land size



for the campus is 7.22 acres in the building itself was constructed in 2005 for the current use. Other building amenities include a custom-designed server room situated on an 8 gauge stainless steel floating panel for which acts as a raceway for wiring and anti static flooring. The anti static flooring itself is a separate earth ground from the building's main electrical system. The server room fire suppression system is an inert gas blanketing system, triggered by a fast acting infrared detector array. A server room also features separate and dedicated HVAC and humidity control systems, and fiber optic connections through Level 3. The main systems of the building are backed up by a 200 kW Cummings diesel generator (current generator is the property of the existing tenant, but pad and installation equipment will remain). There is on-site, paved parking with 244 spaces in the porte cochere drop off area at the main entrance to the building. Approximately 1.37 acres of unpaved overflow parking is included, and to the South of the main parking lot.

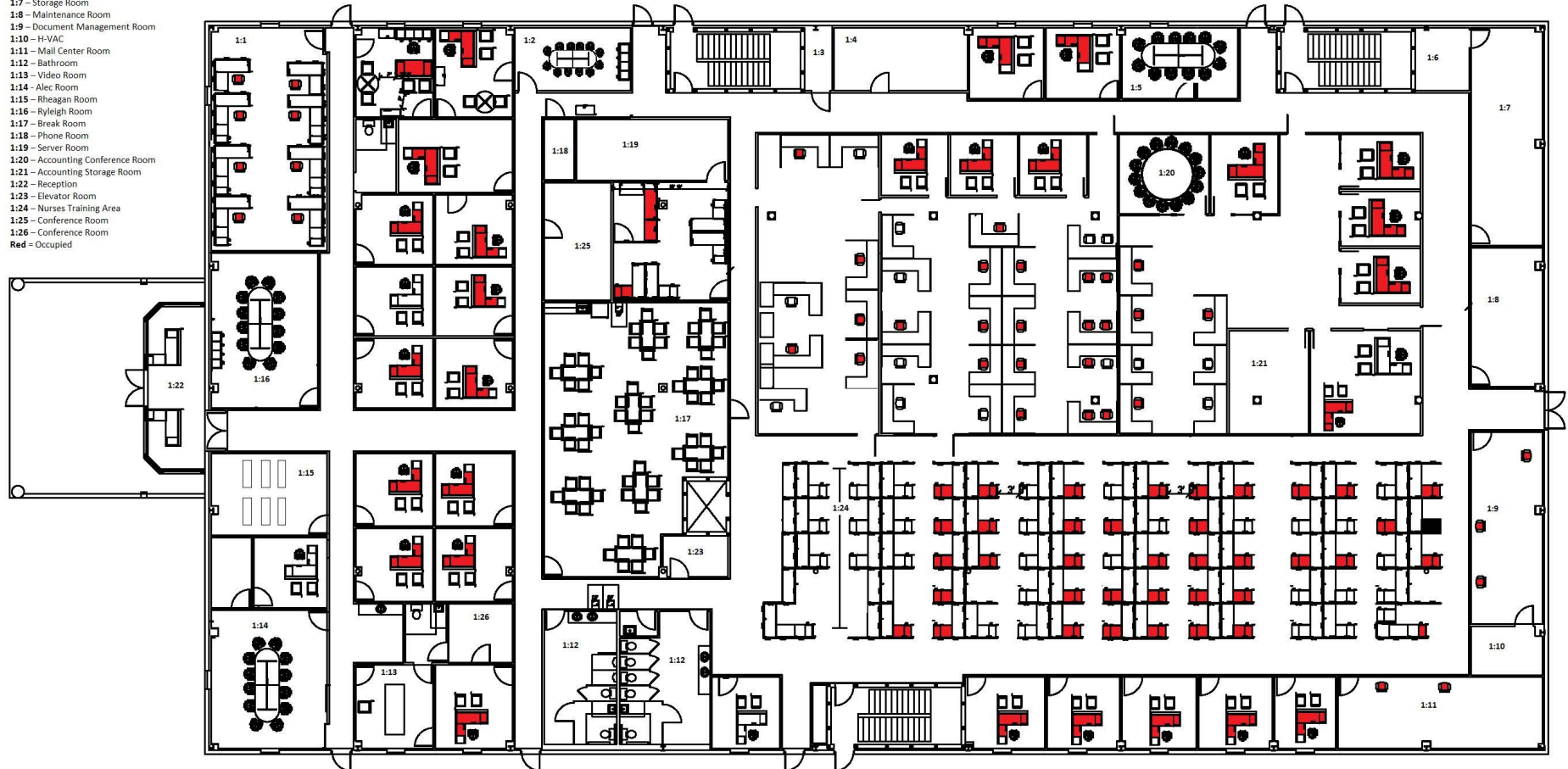
Location: This site is located just around the corner from the US 98 exit of the Polk Parkway, allowing for very easy access to both Orlando and Tampa commuters. Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida 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.

FOR LEASE - \$12 per sf, NNN

FOR SALE - \$3,250,000

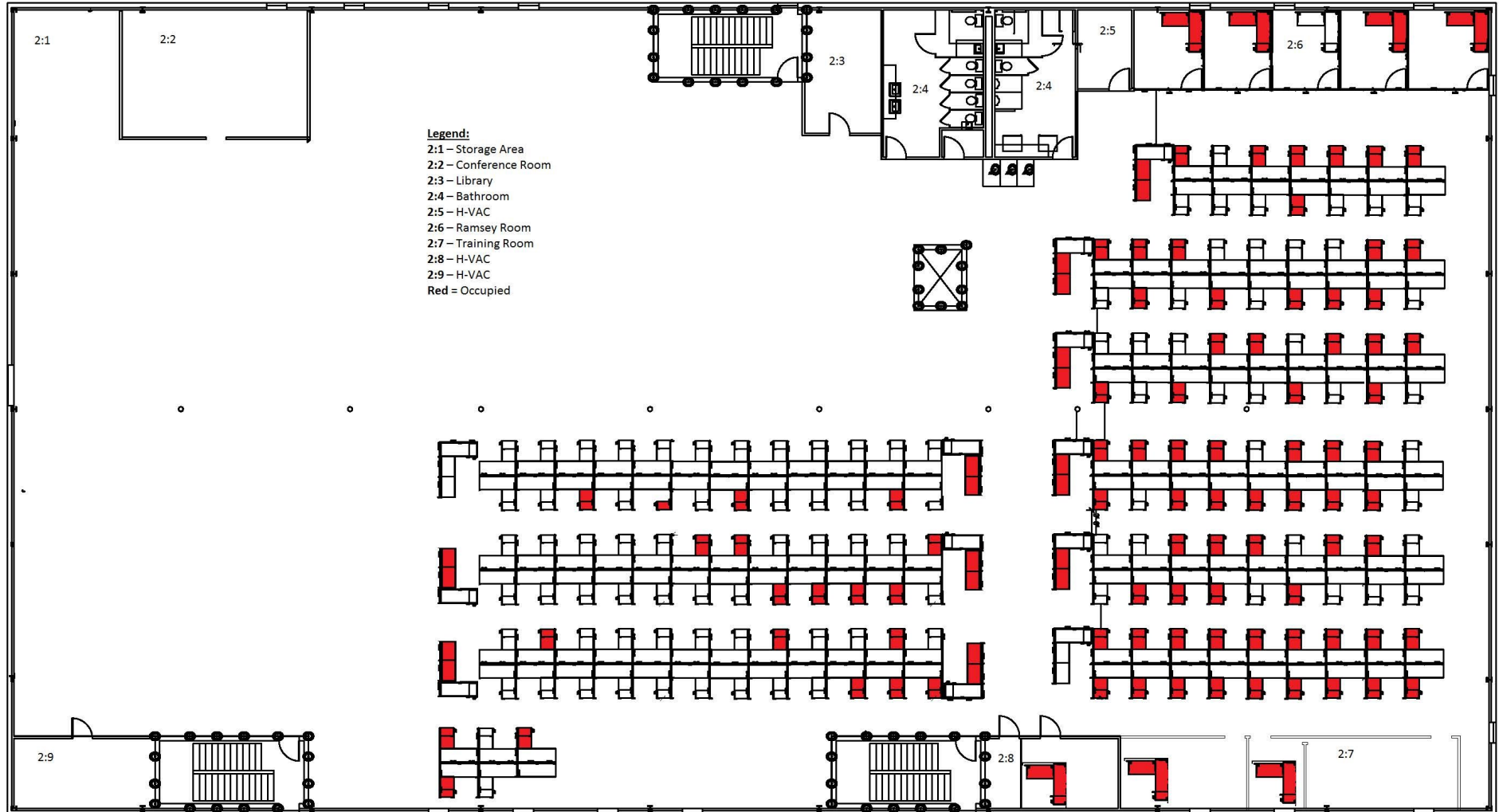
1st Floor

- Legend:**
- 1:1 – Olivia Gallery
 - 1:2 – Nathaniel Room
 - 1:3 – Fire Sprinkler
 - 1:4 – Electrical Room
 - 1:5 – Crosby Room
 - 1:6 – H-VAC
 - 1:7 – Storage Room
 - 1:8 – Maintenance Room
 - 1:9 – Document Management Room
 - 1:10 – H-VAC
 - 1:11 – Mail Center Room
 - 1:12 – Bathroom
 - 1:13 – Video Room
 - 1:14 – Alec Room
 - 1:15 – Rheagan Room
 - 1:16 – Ryleigh Room
 - 1:17 – Break Room
 - 1:18 – Phone Room
 - 1:19 – Server Room
 - 1:20 – Accounting Conference Room
 - 1:21 – Accounting Storage Room
 - 1:22 – Reception
 - 1:23 – Elevator Room
 - 1:24 – Nurses Training Area
 - 1:25 – Conference Room
 - 1:26 – Conference Room
 - Red = Occupied



3500 Reynolds Road, Lakeland, Florida 33803

2nd Floor



3500 Reynolds Road, Lakeland, Florida 33803

ADDRESS: 3500 Reynolds Road, Lakeland, FL 33801

LAND SIZE: 7.22 Acres

LEGAL DESCRIPTION (S):
1) S 200 FT OF W 500 FT OF NW1/4 OF SW1/4 LESS MAINT R/W FOR REYNOLDS RD & LESS ADDL R/W FOR REYNOLDS RD AS DESC IN OR 6457 PG 1941
2) BEG NW COR OF SW1/4 OF SW1/4 RUN S 214.25 FT FOR POB CONT S 173 FT E 684.27 FT N 32 DEG 01 MIN W 204.92 FT W 575.3 FT TO POB LESS S 148 FT OF E 300 FT OF W 325 FT THEREOF & LESS R/W
3) BEG NW COR SW1/4 OF SW1/4 RUN S 214.25 FT E 575.3 FT S 32 DEG 01 MIN E 204.92 FT E 40 FT N 387.25 FT W TO POB LESS MAINT R/W FOR REYNOLDS RD & LESS ADDL R/W FOR REYNOLDS RD AS DESC IN OR 6457 PG 1941

TAX PARCEL NUMBER (S):
1) 24-28-35-000000-043030 2) 24-28-35-000000-044080
3) 24-28-35-000000-044010

OWNER OF RECORD: RRR&O, LLP

LAND USE: IND-X (Industrial), and are in the US98 SAP. (The office use is a C1 level review and this property has already undergone the approval for office use, prior to construction in 2005, in this district)

SPECIAL DISTRICTS: US 98 SAP

TOPOPOGRAPHY: Generally a gentle slope to the east.

DRAINAGE: Land slopes to the east retention pond area.

FLOOD ZONE DATA: Property is not in a flood zone

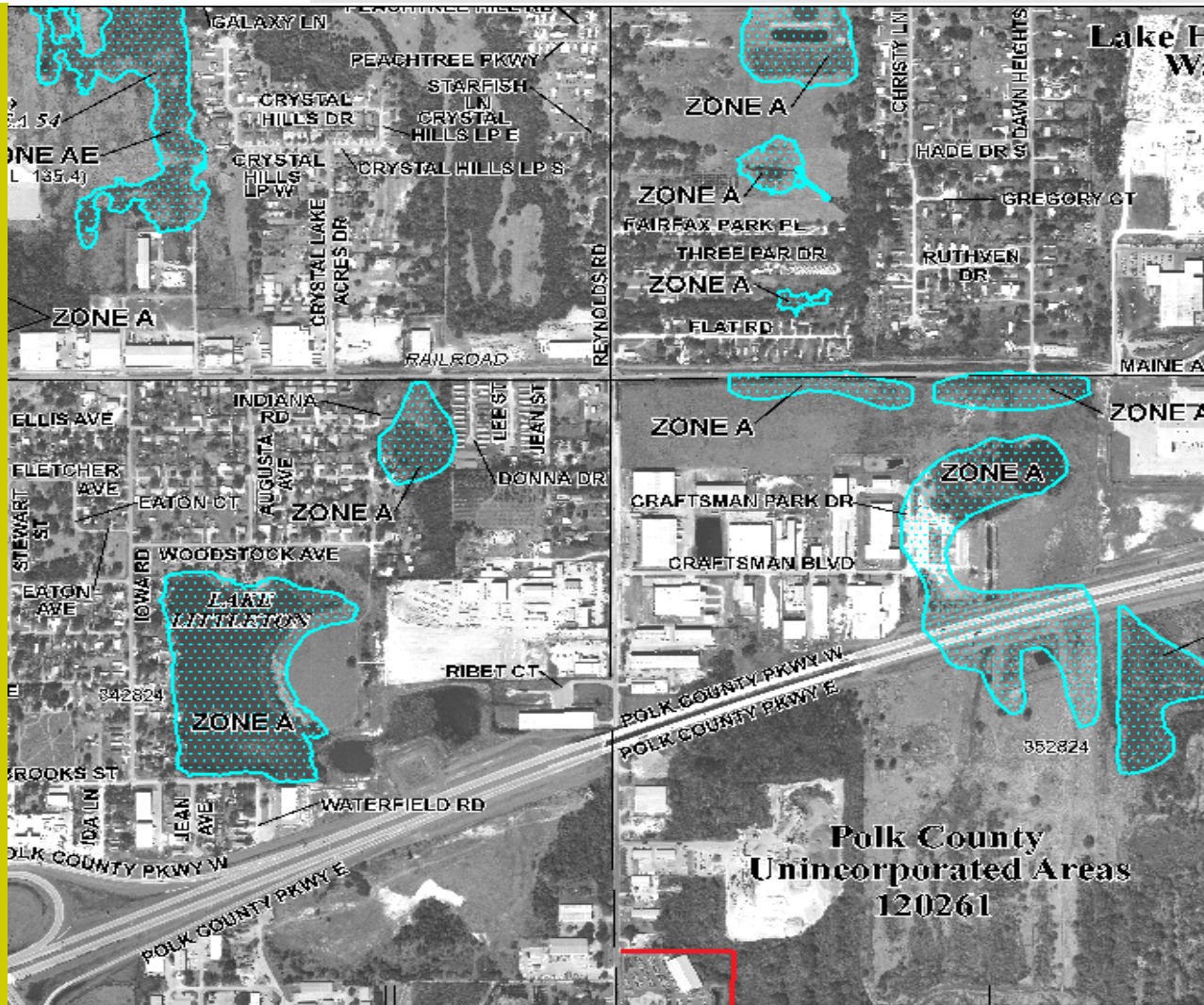
UTILITIES/SERVICES: Sewer - On-site, private septic system
Water - City of Lakeland
Electric - City of Lakeland
Internet Provider - Level3

UNDER GROUND
FACILITIES: Septic system only

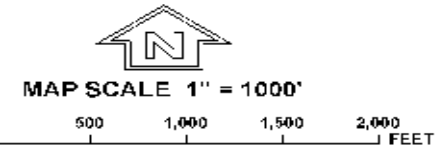
PROPERTY DATA

HAZARDOUS CONDITIONS	None known
ADJOINING USES	North - Office South - Office West - Retail/Warehousing East - Vacant land
ACCESS	Gated entry on Reynolds Road
PAVING/PARKING	244 paved spaces with porte cochere drop off area. Appx 1.37 acres of unpaved overflow parking to the south
SERVER ROOM/IT	The server room has a raised 8 gauge stainless steel removeable panel floor. This serves as a raceway for wiring and anti-static flooring, the floor and its support has an earth-ground separate from electrical building ground. The server room fire suppression system is an inert gas blanketing method. This system is triggered by a fast acting infrared detector array. This system was installed to minimize damage to servers which has critical data. This system is isolated from the rest of the buildings fire protection system. Server room has a separate dedicated hvac system and humidity control.
GENERATOR	The standby generator system was installed to protect critical systems and reduced lighting only. The generator has an extended stainless steel exhaust pipe for noise control and raise the exhaust emissions above the a/c makeup air intake. (current cummings generator belongs to existing tenant, but pad and other elements of installation will remain)
CABLING	The building dropped ceilings are prewired on an 8' grid pattern with cat 5 and phone line cables, so that drops for workstations are available almost anywhere in the bldg.
FACILITIES:	Utilities only, no underground storage tanks known

PROPERTY DATA



690000 FT



PANEL 0320G

FIRM
FLOOD INSURANCE RATE MAP
POLK COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 320 OF 1025
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LAKELAND CITY OF	3030	0320	G
POLK COUNTY	20261	0700	G

Notes to User: The Map Number shown below should be used with plotting maps and the Community Number shown above should be used on insurance applications for the subject community.

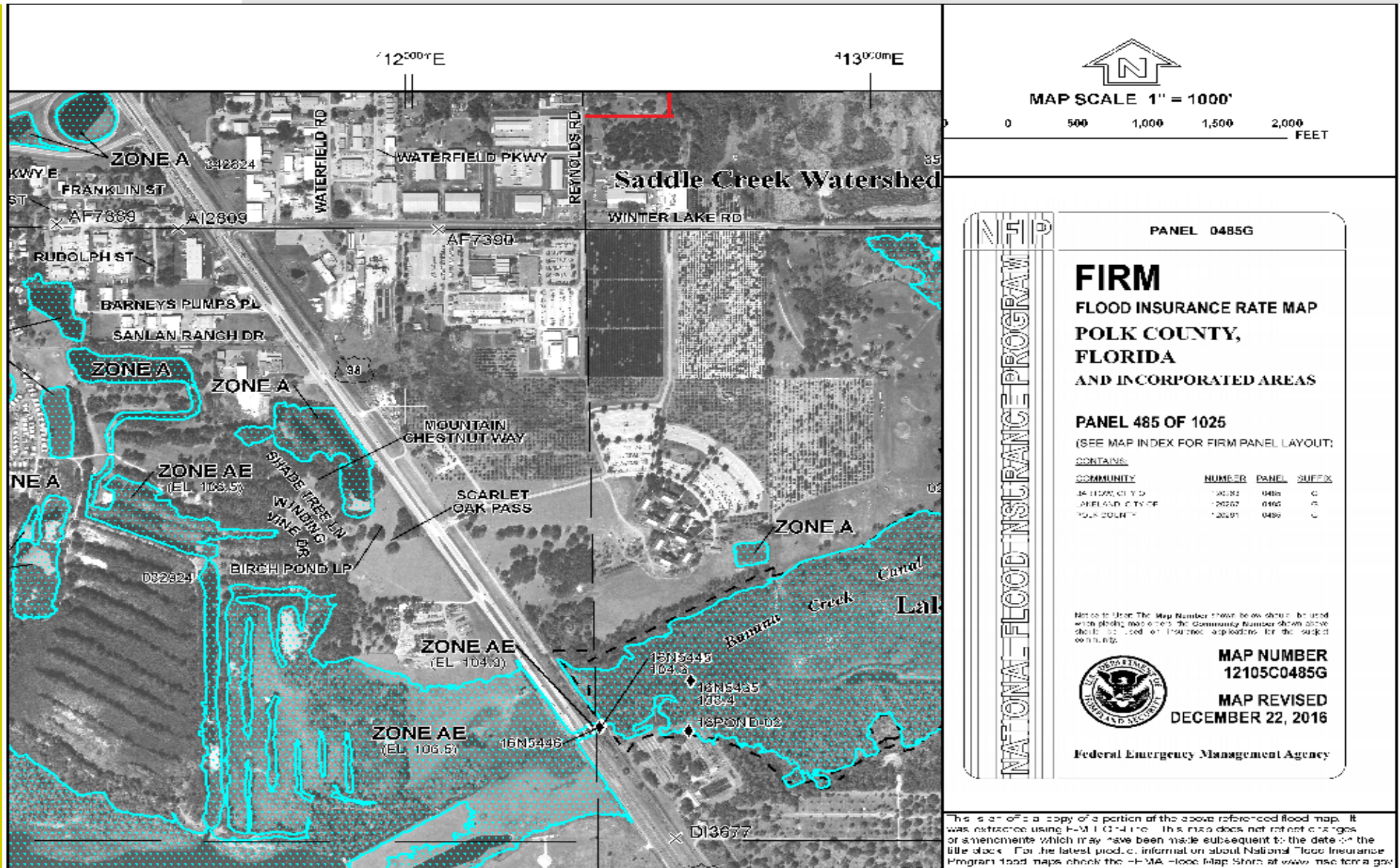
MAP NUMBER
12105C0320G

MAP REVISED
DECEMBER 22, 2016

Federal Emergency Management Agency

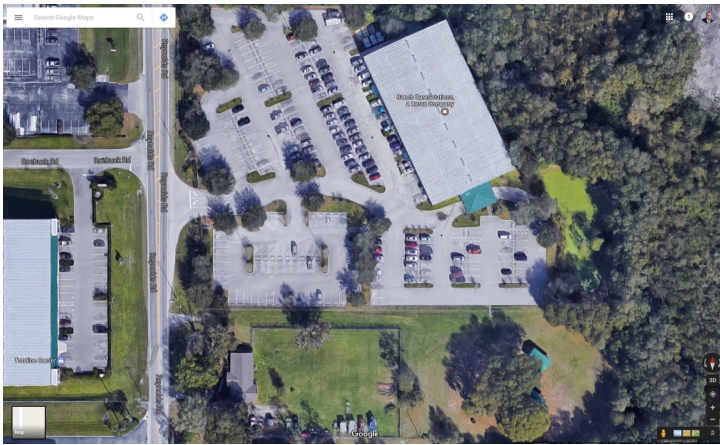
This is an off-site copy of a portion of the above referenced flood map. It was extracted using E-Map 1.0. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.fema.gov.

Flood Map North



Flood Map South

Photos



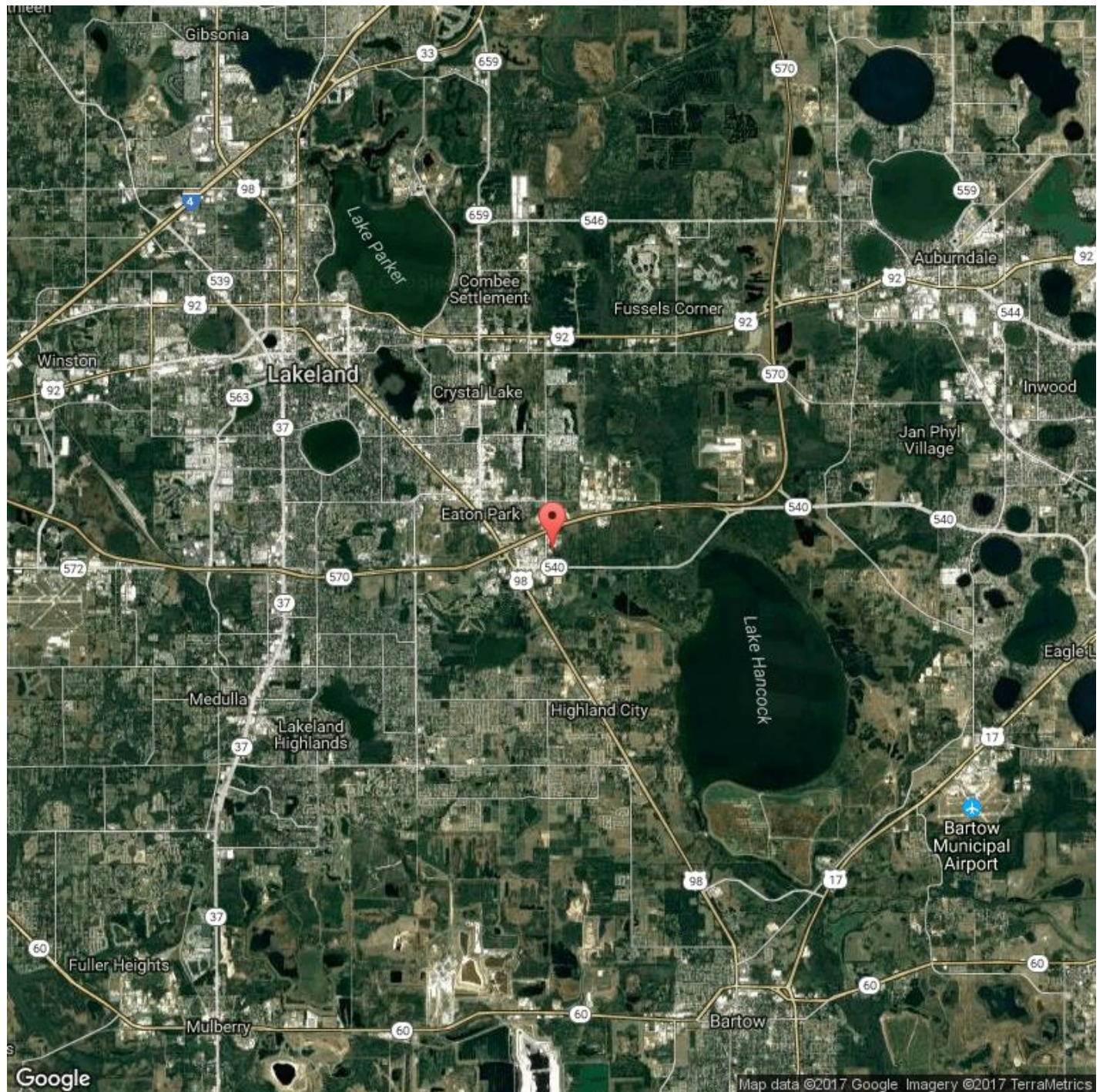
For Sale or Lease Plug & Play Call Center

Regional Map



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Lakeland, FL 33803

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863-683-3425



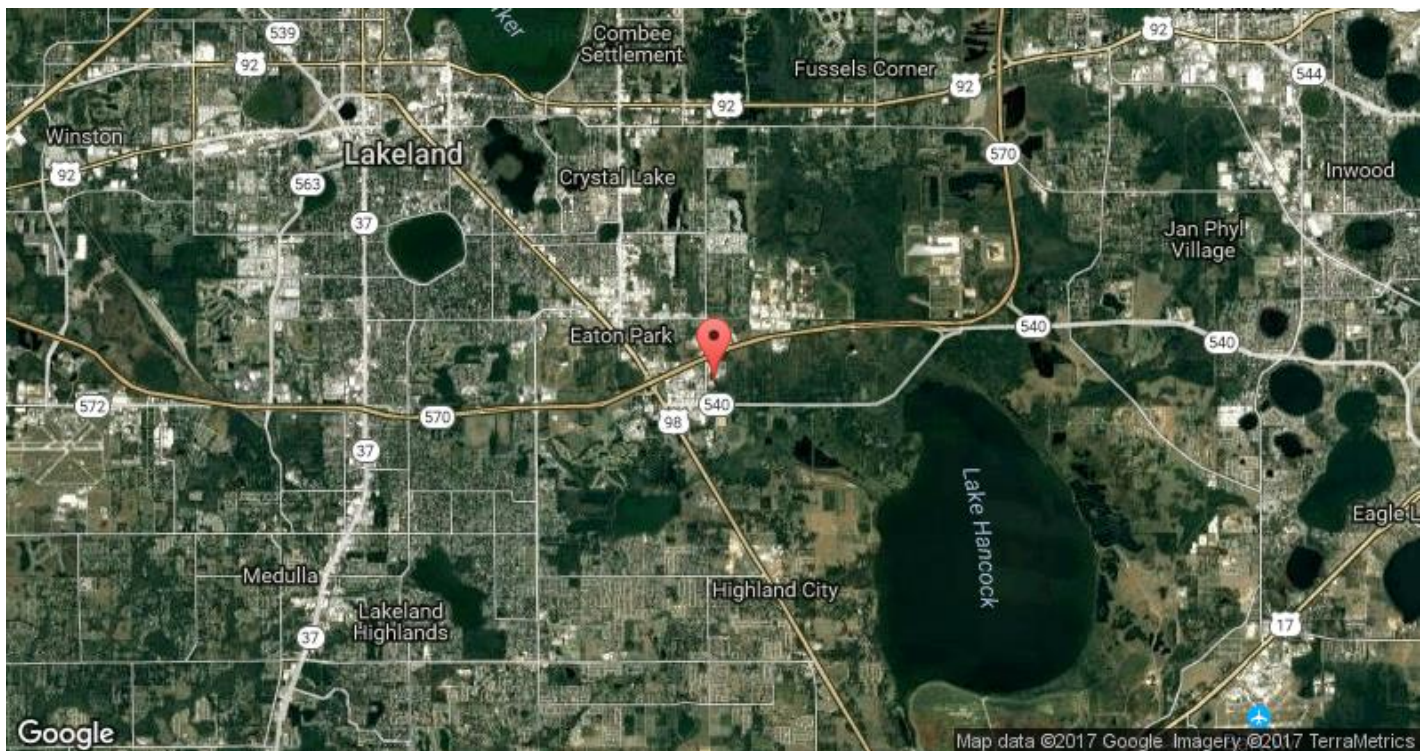
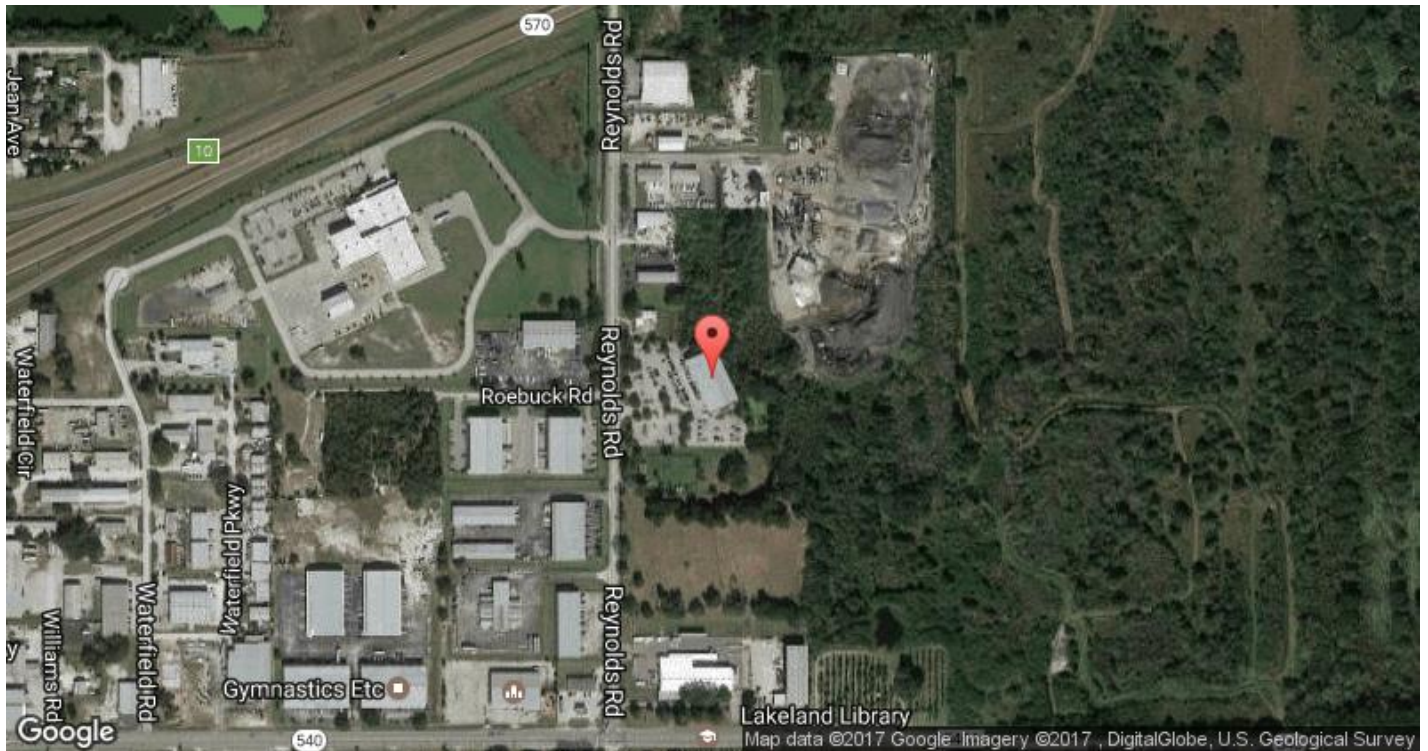
For Sale or Lease Plug & Play Call Center

Location Map



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Lakeland, FL 33803

Jack Strollo, CCIM, CPM
863-683-3425



For Sale or Lease Plug & Play Call Center

Aerial Map



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863-683-3425

