

# Class A Office Space

250 AVENUE K, S.W., WINTER HAVEN, FL



NRT



Beautiful Top Quality Office Space with Lots of Parking  
**SUITE 104**

## Property Information

### SIZE

987 SF

### LEASE RATE

\$20 PSF (\$19,740/year includes CAM), plus sales tax

### FEATURES

- Build Out to Suit - Tenant Improvements can be negotiated.
- Plenty of parking, including employee parking in rear (some covered).

### AREA

This is in an area of high traffic volume, just off US 17.  
 First class professional tenants occupy space within building.



**Nolen/Spanjers Team - [www.mycommercialteam.com](http://www.mycommercialteam.com)**  
**Email us: [gloria@mycommercialteam.com](mailto:gloria@mycommercialteam.com)**

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Coldwell Banker Commercial NRT  
 Gloria J. Spanjers, GRI  
 290 Cypress Gardens Boulevard  
 Winter Haven, FL 33880  
 863-206-4749

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## Class "A" Office Space Built Out to Suit

Winter Haven, Florida

<b>DESCRIPTION:</b>	Beautiful, professional office in a great location! Entrance in this building has a first class look and gives a great professional appearance to anyone occupying the space. Client and customer entrance from front sidewalk. Employee entrance in rear.
<b>LOCATION:</b>	Suite 104, 250 Avenue K, S.W., Winter Haven, Florida 33880. This property is located in the center of business, financial, restaurant and retail activity. Location is everything but great parking makes a huge difference. Lots of parking and some covered parking for staff in rear.
<b>SPACE:</b>	987 square feet that is ready to be finished off. The suite has a new ADA compliant bathroom. It also has a new AC unit, electrical panel and mop sink/storage area.
<b>PARKING:</b>	Shares large parking area with more than ample client/customer parking. Employee parking in rear, with covered spaces adjacent to building.
<b>TENANT IMPROVEMENTS:</b>	Landlord will work with qualified tenant on improvement cost to finish off space to suit.
<b>EMERGENCY:</b>	Fire, Police, and ambulance service available to the site.
<b>LEASE RATE:</b>	\$20 PSF (\$19,740/year includes CAM), plus sales tax.

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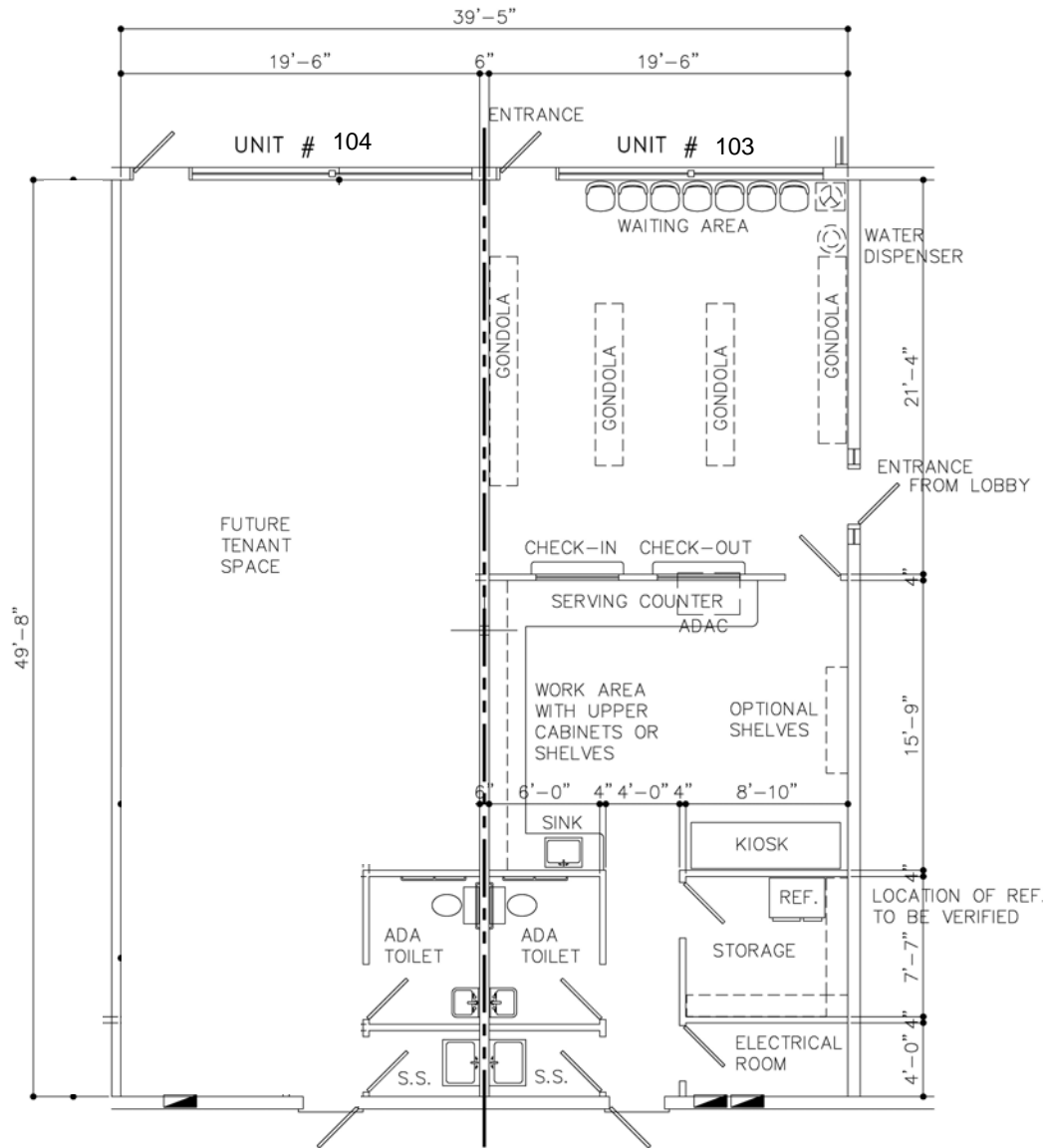
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**PROPOSED FLOOR PLAN – DIMENSIONED**

SCALE: 1/8" = 1'-0"

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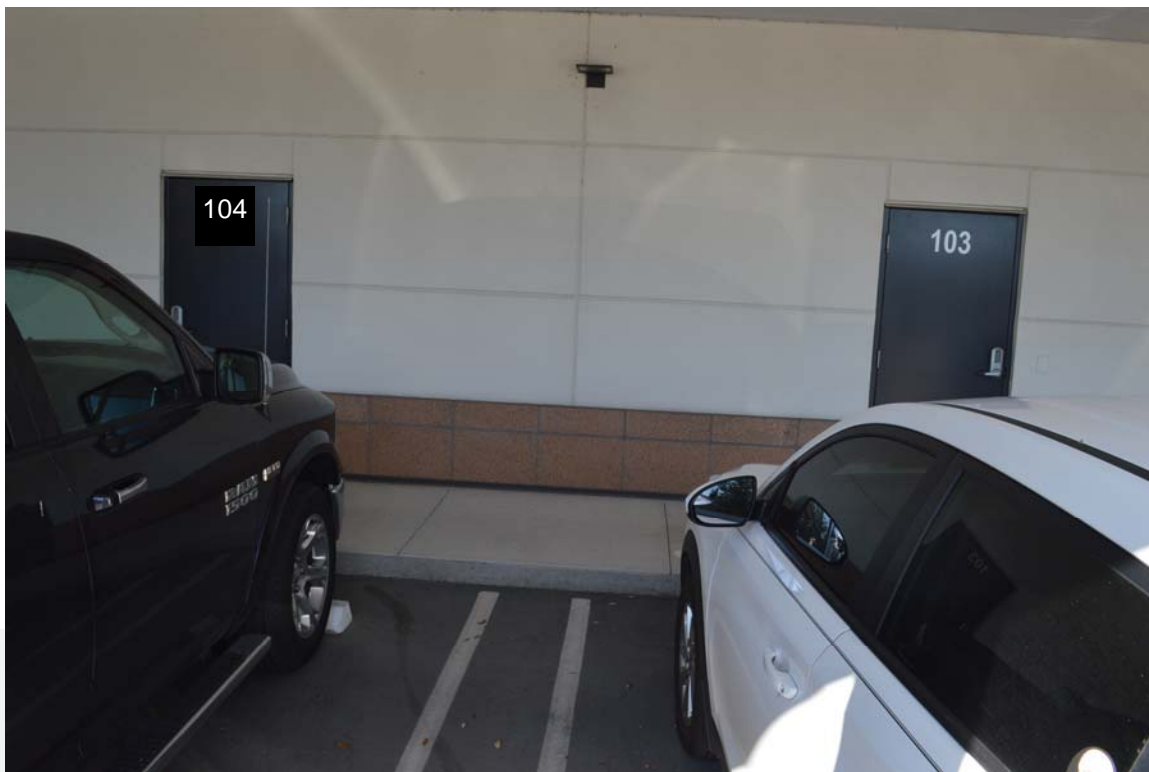
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