Lakeside Village

FOR LEASE · 3 OFFICE SUITES

OFFICE SPACE FOR LEASE · PARK VIEW CIRCLE · LAKELAND

Urban Office Space in the Middle of It All.

Three second-floor suites, 1,102 – 6,475 SF

1479 Town Center Drive · Lakeland, Florida 33803

8,960 SF
Three suites · D202, N202 & N204

70+ stores
Shops and restaurants right downstairs

2,500+ spaces
Free surface parking for staff and clients

±46K SF
Established office community · 11 tenants

CONTACT: GARRETT GLEITER | GARRETT@4ACRE.COM | 407.539.4514 | NICHOLAS FOURAKER, CCIM | NICK@4ACRE.COM | 407.601.1466

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THE OPPORTUNITY

Office Upstairs. Everything Else Downstairs.

Lakeside Village is South Lakeland's open-air, mixed-use lifestyle center, where ±46,000 SF of second-floor office sits above 70+ stores and restaurants on Park View Circle, the landscaped center court.

Two office buildings, D and N, frame the court. Progressive Insurance, Dewberry, Northwestern Mutual, Kelly Services and Coastal Medical Technologies already work here, with lunch, coffee, a gym, banking errands and client hotels a short walk away and 2,500+ free parking spaces outside.

Three suites are available: a 6,475 SF floor-through in Building D with large work rooms and private offices, a move-in-ready 1,102 SF suite in Building N, and a 1,383 SF spec suite in Building N that ownership will build out in one of two layouts.

SUITE	SIZE	CONDITION	STATUS
D202	6,475 SF	Built-out · 5 work rooms, 6 offices, reception	Available
N202	1,102 SF	Move-in ready · 2 offices, work area, breakroom	Available
N204	1,383 SF	Under development · choice of 2 layouts	Spec suite



BUILDING D · PARK VIEW CIRCLE

DETAILS AT A GLANCE

ADDRESS	1479 Town Center Drive, Lakeland, FL 33803
TYPE	Second-floor office in an open-air mixed-use center (built 2005)
AVAILABLE	D202 · N202 · N204 · 8,960 SF total
SUITE SIZES	1,102 – 6,475 SF
ACCESS	Elevator or stairs from the ground-floor breezeway of each building
PARKING	2,500+ free surface spaces
ZONING	Regional Shopping Center (use code 1500)
PARCEL ID	23-28-35-138188-000081
HIGHWAY	Polk Parkway (SR 570) Exit 5 at Harden Blvd (SR 563)
AIRPORT	Lakeland Linder Int'l ±2.5 mi
LEASE RATE	Rate and structure per written proposal
OWNERSHIP	Continental Realty Corporation

Office inventory and tenant names per the landlord roster; subject to change. N204 layouts are proposed and subject to final plans and ownership approval.

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WHY OFFICE AT LAKESIDE VILLAGE

Reasons Teams Love Working Here

Lakeside Village



THE LAWN · CENTER COURT


DINING & SHOPS DOWNSTAIRS


BUILDING N

01

Amenities at the Door

70+ stores and restaurants downstairs, from GrillSmith and The Brass Tap to Planet Smoothie and Starbucks, plus Pure Barre and Bodybar Pilates for the after-work crowd.

02

Free Parking, Easy Commute

2,500+ free surface spaces and direct access from Polk Parkway Exit 5 and Harden Blvd, five miles from I-4. No garage fees, no meters.

03

An Address Clients Remember

A landscaped center court, the 18-screen CMX IMAX and anchors like Belk, Kohl's and Nordstrom Rack make meetings easy to find and pleasant to attend.

04

Hotels for Visiting Clients

Hampton Inn & Suites and Home2 Suites on site, an AC Hotel by Marriott approved and Residence Inn and Courtyard next door.

05

Established Office Neighbors

Progressive Insurance, Dewberry, Northwestern Mutual, Kelly Services and Coastal Medical Technologies share Buildings D and N.

06

A Place People Want to Work

150+ events a year on The Lawn and an ownership investing $3M+ in improvements help recruit and keep staff in a tight Lakeland labor market.

Sources: landlord tenant roster; Continental Realty Corporation; LkldNow / City of Lakeland approvals (Oct. 2025). Distances approximate.

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PARK VIEW CIRCLE AT LAKESIDE VILLAGE

Two Office Buildings Around the Center Court

Lakeside Village



BUILDING D (LEFT) AND BUILDING N (RIGHT) · SECOND-FLOOR OFFICE ABOVE THE SHOPS

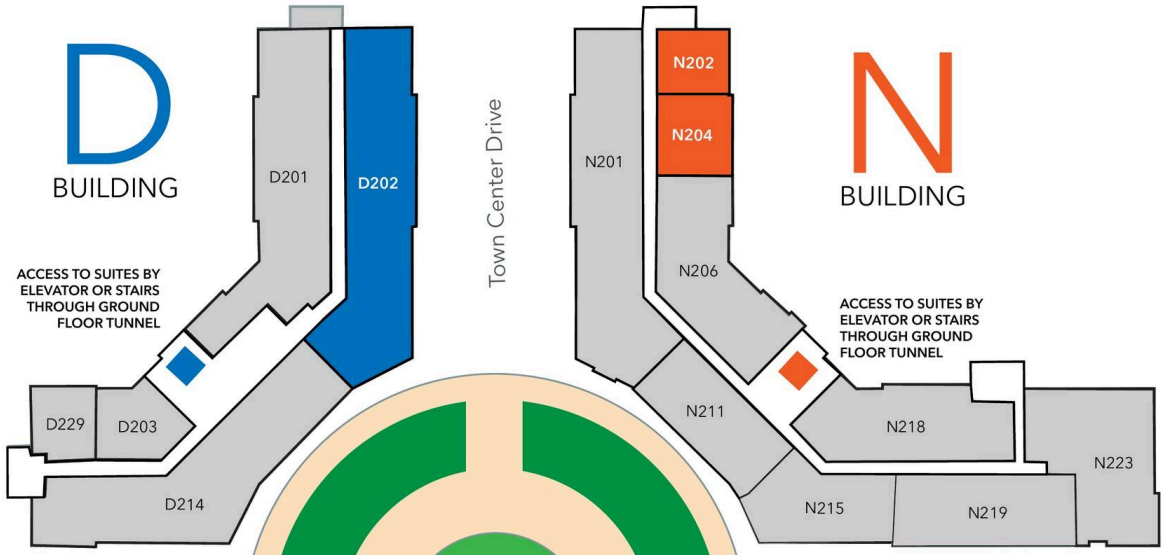
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TENANT ROSTER & OFFICE VACANCIES

Buildings D & N, Second Floor

Lakeside Village



BUILDING D

SUITE	TENANT	SIZE
D201	Progressive Casualty Insurance	5,390 SF
D202	Available	6,475 SF
D203	Midwestern Construction	1,280 SF
D214	Dewberry	5,908 SF
D229	CRC Property Management	1,108 SF

BUILDING N

SUITE	TENANT	SIZE
N201	Sola Salons	5,795 SF
N202	Available	1,102 SF
N204	Available	1,383 SF
N206	Alliance Sales & Marketing	2,448 SF
N211	Sola	2,674 SF
N215	Coastal Medical Technologies	2,335 SF
N218	Northwestern Mutual	3,362 SF
N219	Spectrum Administrative Offices	2,890 SF
N223	Kelly Services, Inc.	3,773 SF

Access to the suites by elevator or stairs through each building's ground-floor breezeway. Roster per landlord; subject to change. Diagram not to scale.

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COMPREHENSIVE SITE PLAN

70+ Amenities, Steps from Your Desk

Lakeside Village



DOWNSTAIRS · SELECTED RETAIL NEIGHBORS

Also on site: Hampton Inn & Suites · Home2 Suites · AC Hotel by Marriott (approved)

ANCHORS & ENTERTAINMENT

P102	Belk	74,025
C102	Kohl's	–
M102	Nordstrom Rack	30,000
I102	CMX Cinemas 18 & IMAX	76,902
L102	Books-A-Million	16,390
D116	The Little Gym	3,335
G107	Rocket Fizz	2,638
G114	GameStop	1,220

FASHION & ACCESSORIES

D106	J.Crew Factory	6,314
B108	LOFT	6,062
B104	Chico's	2,962
B114	Soma Intimates	3,251
O102	Victoria's Secret	7,429
N102	Jos. A. Bank	4,343
B106	Carter's	4,041
N104	Amelia Paige Boutique	2,207
Q102	Versona	8,287

DINING & TREATS

Y100	Abuelo's	8,225
G122	GrillSmith	6,276
D112	Fish City Grill	2,993
G102	The Brass Tap	2,254
J106	Gaskins BBQ & Lobster	2,837
H102	Burger 21	2,559
G110	Thai Sushi	1,214
K104	Saigon Bistro	1,763
K108	K-Pot	5,050

HEALTH, BEAUTY & WELLNESS

B110-12	Bath & Body Works	5,005
D102-4	Daydreams Day Spa	5,783
A104	Heartland Dental	2,000
A102	Pearle Vision	2,359
S102	Pure Barre	1,645
K106-7	Bodybar Pilates	2,585
N201	Sola Salons	5,795
G109	Waxing the City	1,800
N114	Paint Nail Bar	2,153

HOME, GIFTS & SERVICES

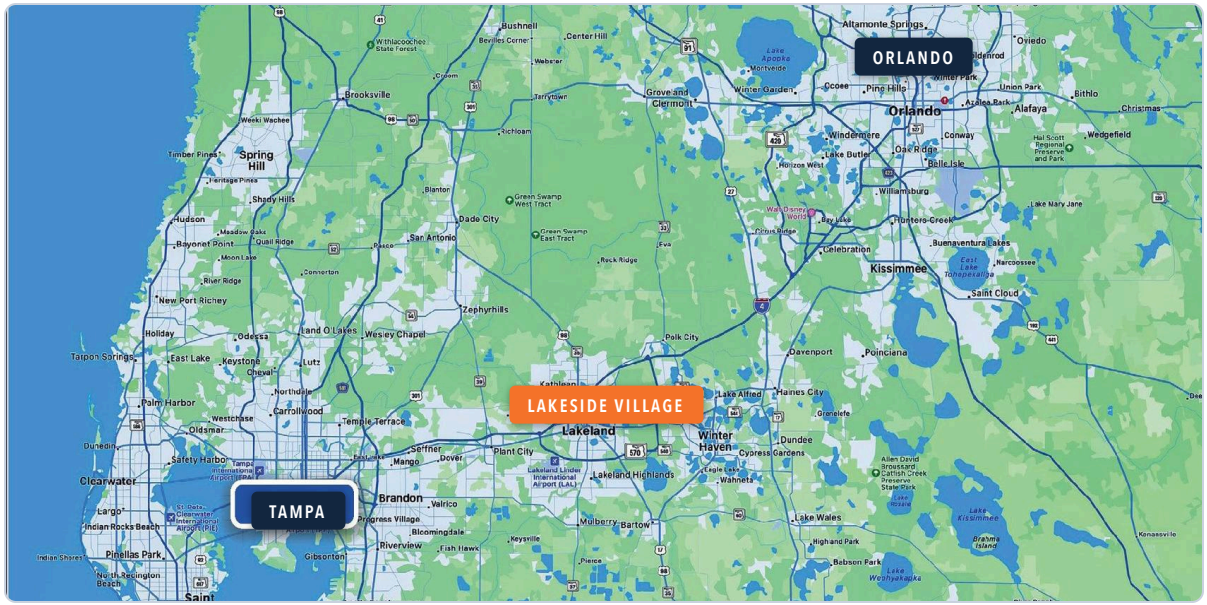
B120	Kirkland's Home	6,547
R102	Mattress Firm	3,640
O110	Yates & Hagan	1,608
O112	Pandora	1,652
G118	Max Jewelers	1,900
N106	Miniso	5,532
K102	Woof Gang Bakery	1,885
G116	Revival IV	1,809
N118	Verizon	2,208

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LOCATION & ACCESS

The Crossroads of Central Florida



DESTINATION	DISTANCE[1]
Polk Parkway (SR 570) Exit 5 / Harden Blvd	**Adjacent**
Lakeland Linder International Airport	**±2.5 mi**
Florida Southern College	**±2.9 mi**
Downtown Lakeland	**±3.4 mi**
Lakeland Regional Health Medical Center	**±4.4 mi**
Interstate 4 (via Polk Parkway)	**±5 mi**
Downtown Tampa / Downtown Orlando	**±29 / ±52 mi**

WHY THE LOCATION WORKS

9M
FLORIDIANS WITHIN 100 MILES

±850,000
POLK COUNTY RESIDENTS[2]

2
INTERNATIONAL AIRPORTS WITHIN AN HOUR

±2.5 mi
TO LAKELAND LINDER INT'L AIRPORT

- Midway on the I-4 corridor between Tampa and Orlando, Florida's two largest metros
- Home to Publix Super Markets' headquarters, GEICO, Amazon, Lakeland Regional Health and Florida Southern College
- Polk Parkway links I-4 west and east of the city; Harden Blvd runs north to downtown
- Surrounded by the Grasslands golf community and South Lakeland neighborhoods where staff live

[1] Approximate straight-line distances. [2] U.S. Census Bureau estimates via FOX 13 (Apr. 2026). Population within 100 miles per the prior marketing package.

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MARKET & BUSINESS CASE

A Growing Market. A Short Supply of Space.

Lakeside Village

The Lakeland metro ranked **fourth in the nation** for population growth in the latest Census estimates, adding residents at 2.7% a year. Office space has not kept up: CoStar puts downtown Lakeland office vacancy at 3.0%, with weighted average rents of $30.04/SF, so finished suites with parking and amenities are hard to find.

#4
U.S. METRO GROWTH (2025)

2.7%
ANNUAL POPULATION GROWTH

3.0%
DOWNTOWN LAKELAND OFFICE VACANCY

$30.04
DOWNTOWN AVG. OFFICE RENT / SF



PARK VIEW CIRCLE

Lakeside Village vs. the Alternatives

What an office here offers that a suburban office park or a downtown building usually can't.

FOR YOUR TEAM	LAKESIDE VILLAGE	OFFICE PARK	DOWNTOWN
Shops & restaurants within a short walk	Yes · 70+	Few	Yes
Free parking at the door	Yes · 2,500+	Yes	Metered / garage
Expressway interchange access	Yes · Exit 5	Varies	–
Hotels on site for visiting clients	Yes · 2	–	Some
Events and outdoor gathering space	Yes · 150+/yr	–	City-run
Move-in-ready suites	Yes · D202 · N202	Varies	Varies

THE BOTTOM LINE

D202 and N204 are finished suites, so a tenant can move in with little more than furniture and cabling, and N204 can be built to one of two ready layouts. Staff get lunch, errands and free parking without leaving the property. Rate and structure per written proposal.

Recent Momentum at the Center

Nordstrom Rack · 30,000 SF	Opened Oct. 2025
J.Crew Factory · 6,314 SF	Opened Sept. 2025
AC Hotel by Marriott · 130 rooms	Approved Oct. 2025
Ownership improvements · roofs, paint, office, events	$3M+ program

Sources: U.S. Census Bureau via FOX 13 (Apr. 2, 2026); City of Lakeland, Downtown Lakeland Market Assessment (Feb. 2026), citing CoStar for the Downtown CRA office market; LkldNow and City of Lakeland. Comparison is a general illustration, not a survey of specific properties.

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SUITE D202 · BUILDING D · SECOND FLOOR

A 6,475 SF Floor-Through Ready for a Team

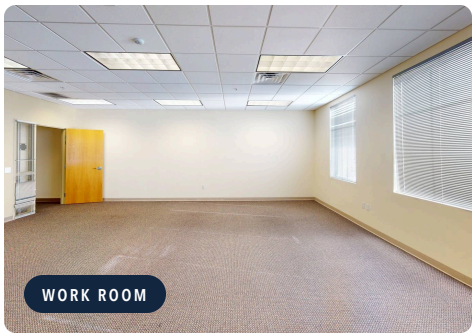
Lakeside Village



SUITE D202 HIGHLIGHTS

- ±6,475 SF on the second floor of Building D, running the length of the building
- Five large work rooms (up to 28' × 22'9") with windows, for open teams, training or a call center
- Six private offices plus a 22'10" × 18'9" reception and entrance
- 91-ft central hall, break area, storage and IT room
- Elevator and stair access from the Building D breezeway on Park View Circle

SIZE	STATUS	BUILD-OUT
±6,475 SF	Available	Office









Photos from the Matterport 3D tour of D202 (vacant). Uses illustrative; rate per written proposal.

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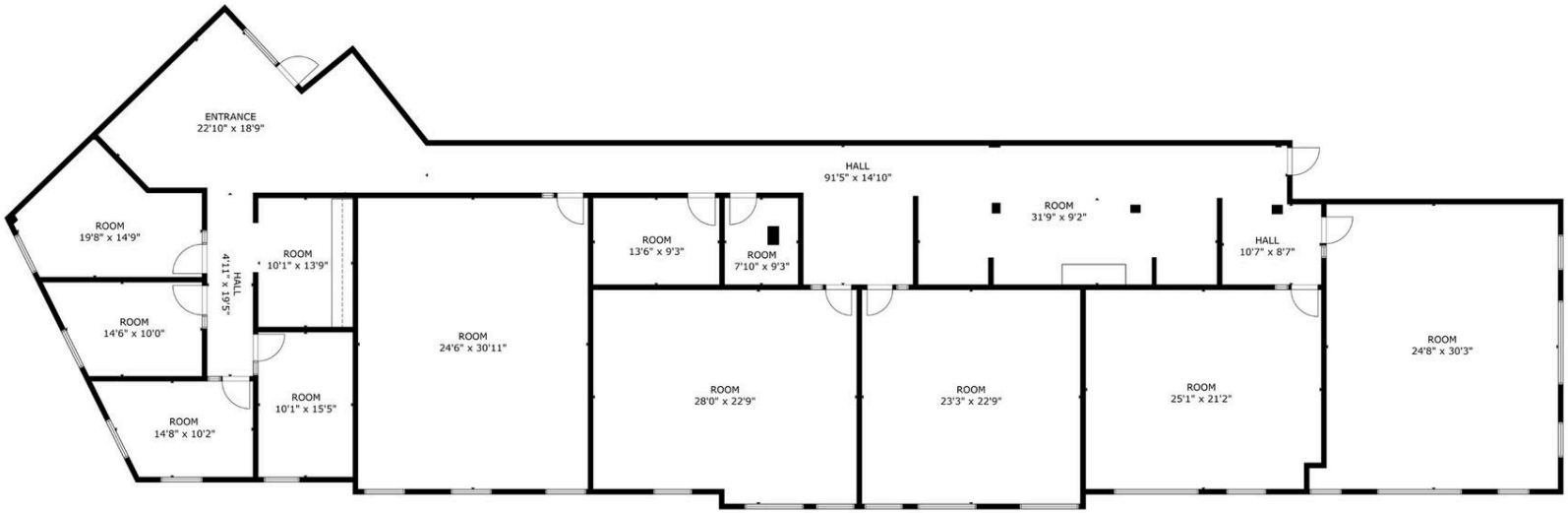
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SUITE D202 · FLOOR PLAN

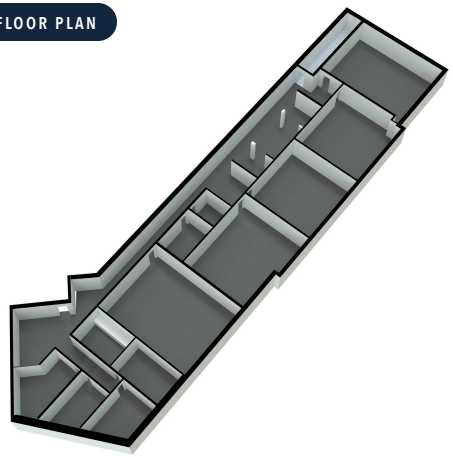
Work Rooms, Offices & Room to Grow

Lakeside Village

2D FLOOR PLAN



3D FLOOR PLAN



RECEPTION	WORK ROOMS	OFFICES	HALL	SUITE SIZE
22'10" × 18'9"	5 · to 28'0" × 22'9"	6	91'5" × 14'10"	±6,475 SF

The suite opens into a reception area at the south end, with private offices clustered around it; a long central hall runs north past five large windowed work rooms to a break area and a second exit, so leadership sits up front and teams stay together along the hall.

WALK THE SUITE NOW

Tour Suite D202 in 3D from any device.

TAKE THE 3D VIRTUAL TOUR

Plans are for illustration only and not to scale. Dimensions approximate; verify in field.

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SUITE N202 · BUILDING N · SECOND FLOOR

A Move-In-Ready Suite for a Small Team

Lakeside Village



SUITE N202 HIGHLIGHTS

- ±1,102 SF finished suite on the second floor of Building N
- 18'3" × 19'3" open work area with windows on two walls
- Two private offices (11'2" × 9'4") and a dedicated IT room
- Full breakroom (18'2" × 12'5") with cabinets and sink
- Foyer entrance off the Building N corridor; elevator and stairs from the breezeway

SIZE	STATUS	BUILD-OUT
±1,102 SF	Available	Office









Photos from the Matterport 3D tour of N202 (vacant). Uses illustrative; rate per written proposal.

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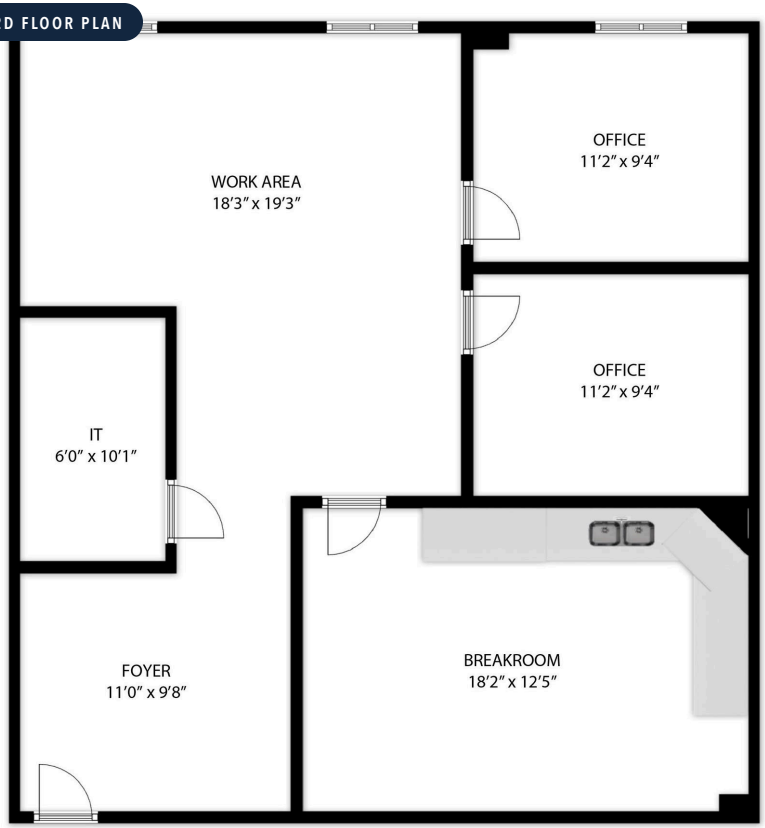
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SUITE N202 · FLOOR PLAN

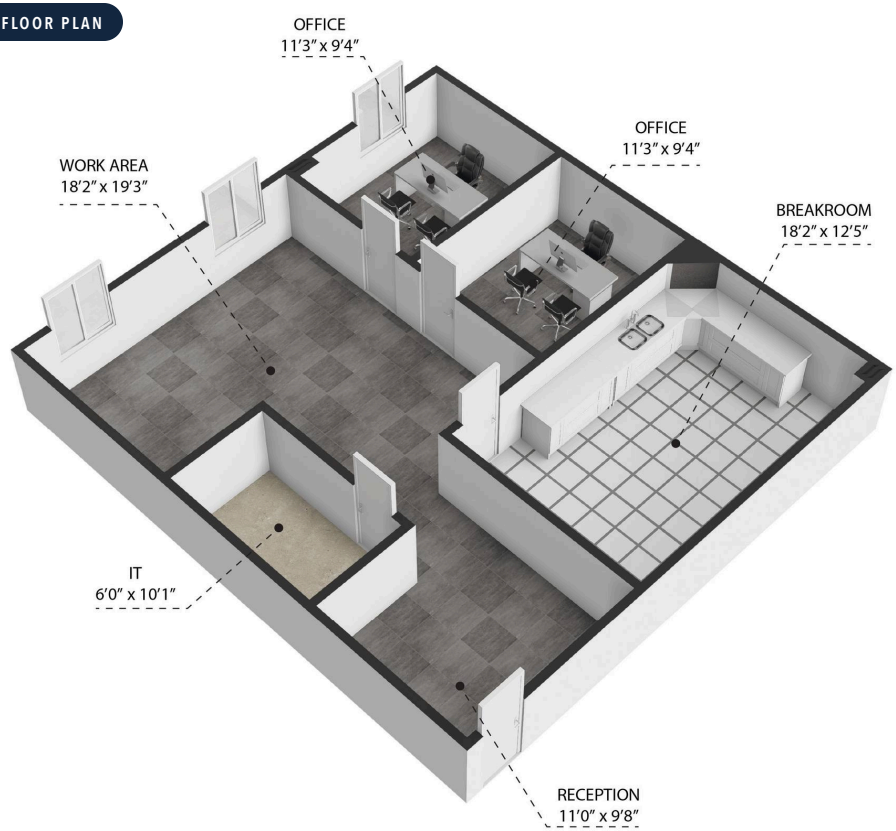
Two Offices, an Open Work Area, a Real Breakroom

Lakeside Village

2D FLOOR PLAN



3D FLOOR PLAN



WORK AREA	OFFICES	BREAKROOM	IT ROOM	FOYER
18'3" × 19'3"	2 · 11'2" × 9'4"	18'2" × 12'5"	6'0" × 10'1"	11'0" × 9'8"

A compact, efficient plan: visitors enter a foyer, the team works in the bright open area, two private offices handle meetings and managers, and the breakroom is big enough for lunch together. Suits insurance, financial services, staffing, engineering or a regional sales office.

WALK THE SUITE NOW

Tour Suite N202 in 3D from any device.

TAKE THE 3D VIRTUAL TOUR

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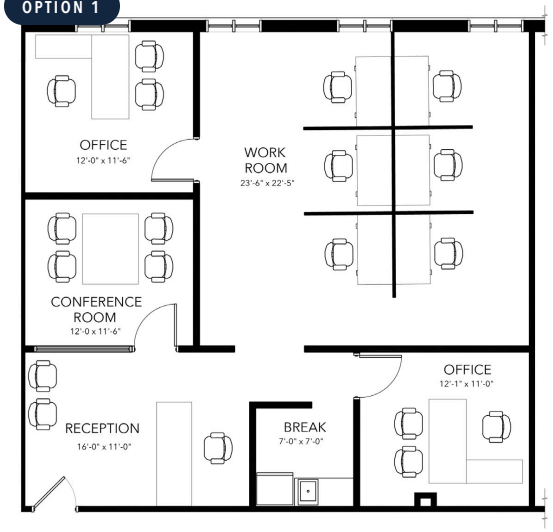
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SUITE N204 · BUILDING N · SPEC SUITE

1,383 SF, Built Your Way

Lakeside Village

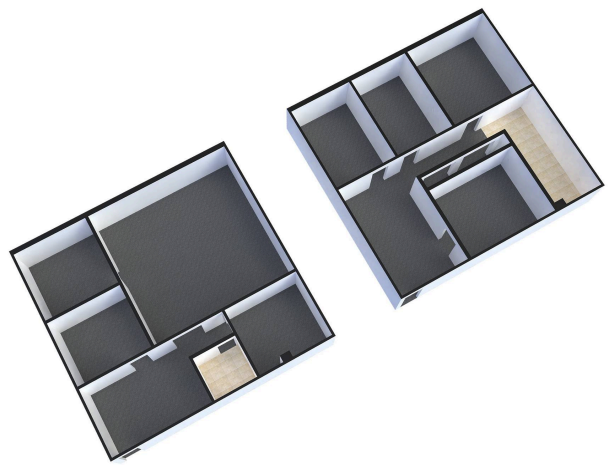
OPTION 1



OPTION 2



3D · BOTH OPTIONS



Option 1 OPEN TEAM LAYOUT

A 23'6" × 22'5" work room for six workstations, two private offices (12' × 11'6" and 12'1" × 11'), a 12' × 11'6" conference room, a 16' × 11' reception and a break room.

BEST FIT: SALES, STAFFING, OPERATIONS TEAMS

Option 2 PRIVATE OFFICE LAYOUT

Three window offices (to 15'1" × 14'7"), a 15'5" × 12' conference room, an 11'6" × 18'10" reception and an 18'10" × 8'2" break room.

BEST FIT: PROFESSIONAL SERVICES, FINANCE, LEGAL

N204 sits beside N202 on the second floor of Building N. Ownership is developing it as a spec suite and will complete either layout, so a tenant chooses the plan and moves into new finishes.

Spec suite under development; layouts are proposed and subject to final plans, permitting and ownership approval. Plans not to scale; dimensions approximate.

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THE OFFICE BUILDINGS

Brick Facades, Breezeway Entrances

Lakeside Village



BUILDING N · PARK VIEW CIRCLE



BUILDING N · PARKING-SIDE ENTRANCE



BUILDING D · DEWBERRY



BUILDING D · BREEZEWAY LOBBY

Each office building is entered from a covered ground-floor breezeway with an elevator and stairs to the second-floor suites. Tenant signage shown belongs to current tenants.

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4ACRE COMMERCIAL

LAKESIDE VILLAGE

Let's Find Your Next Office

Three office suites above the best amenities in South Lakeland.

Call Nick or Garrett to tour D202, N202 or N204.

ACRE COMMERCIAL



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