

# Property Summary Report

**1661 Williamsburg Sq**  
Lakeland, FL 33803 - Polk County Submarket



### BUILDING

Type:	<b>Class C Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1985</b>
RBA:	<b>9,000 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>4,500 SF</b>
Construction:	<b>Masonry</b>

### LAND

Land Area:	<b>0.46 AC</b>
Zoning:	<b>PUD</b>

### EXPENSES PER SF

Taxes:	<b>\$0.75 (2011)</b>
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### PARCEL

32-28-24-263533-000110

### LEASING

Available Spaces: No Spaces Currently Available

Leasing Company: Baron Realty

### TRANSPORTATION

Parking: 20 free Surface Spaces are available; Ratio of 10.00/1,000 SF

Walk Score ®: Car-Dependent (24)

Transit Score ®: Minimal Transit (0)

### KEY TENANTS

Baron Realty	3,500 SF	Junior Achievement	1,650 SF
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### PROPERTY CONTACTS

True Owner: **Baron Realty**

Recorded Owner: **Baron Realty**

Property Manager: **Baron Realty**

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### MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.2%	▼ -0.8%
Market Overall	3.2%	▼ -0.8%

Gross Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$17.95	▲ 0.9%
Market Overall	\$17.95	▲ 0.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	200,968	▼ 24.2%
Months On Market	5.6	▼ 1.2 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$34.7	▼ -64.9%
12 Mo. Price Per SF	\$134	▲ 3.0%

### BUILDING NOTES

Extensive interior build-out. Minutes from Florida Ave, Polk Parkway and the airport. Zoned for commercial use. Telephone bu Verizon.