

SVN | Saunders Ralston Dantzler Real Estate Developing New Headquarters

Brokerage Is Remodeling Building Located on U.S. 98 in Lakeland Which Will Also House Central Florida Development Council

FOR IMMEDIATE RELEASE

LAKELAND, FL, March 13, 2020 - SVN | Saunders Ralston Dantzler Real Estate broke ground this week on its new headquarters on U.S. 98 in Lakeland. The brokerage plans to move from downtown Lakeland in the fall of this year. The new building, which is adjacent to McDonald's and the Grove Park Publix Shopping Center at 1723 US Hwy 98 S will house about 50 advisors and staff.

"We've experienced rapid growth in recent years creating a need for not only more space but smarter space," said Dean Saunders, ALC, CCIM, the founder and managing director of the brokerage. "Our new headquarters will feature multi-functional meeting rooms, and shared and private workspaces, and an art gallery to highlight our original Florida art."

The building was originally designed by Gene Leedy, an architect known for unique features such precast concrete and structural double T-beams. Plans for the remodeled building include exposing the original T-beams by removing the facade and adding a glass atrium to the front of the building.



A groundbreaking celebration was held on Monday, March 9, 2020.



Architectural rendering of the new SVN | Saunders Ralston Dantzler Real Estate Headquarters.

The new architectural designs to remodel the building to highlight its original signature features and add modern flair have been created by architect Marlon Lynn. Gannon Olmbert of A&O Construction is managing the build out.

Beyond providing more space, amenities and modern design, the new building's location characteristics are strong in terms of demographics. According to Gary Ralston, CCIM, SIOR, managing director and senior advisor, there are almost 100,000 people and 4,500 businesses with 56,000 employees within 10 minutes of the new location. Within 60 minutes, there are almost 3 million people, 95,000 businesses, and 1.15 million employees.

"Our new office is a strategic location on US Highway 98," said Ralston. "Being just 2 miles from the Polk Parkway and 5 miles to I-4 puts us in a great position."

The building has not been occupied since around 2012, and the brokerage purchased the vacant building for \$1,025,000 in October 2019. A 2,900 SF portion of the building will be leased to the Central Florida Development Council (CFDC).

"I am very excited as to the direction our company is taking and as the economy expands, we will expand with it," said R. Todd Dantzler, CCIM, managing director and senior advisor of the brokerage. "We feel very fortunate that the Central Florida Development Council will be joining us at our new location and I know this will be a great move for both companies."

On Monday, the brokerages managing directors and staff were joined by Sean Malott of the CFDC, architect Marlon Lynn, Gannon Olmert, advisors and staff to celebrate the groundbreaking of the new headquarters. Information about the project will be updated throughout the process at svnsaunders.com/svnsrdhq.

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ABOUT SVN | SAUNDERS RALSTON DANTZLER

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