

FOR LEASE
\$400.00 - \$1,150.00 PER MONTH (MG)



Property Highlights

- Suite 101 - 1200sf Traditional Office space. See Rent Table.
- Traditional office side only shares Lobby with other building tenants.
- Traditional office has private conf room, 3 large offices and bathroom.
- Traditional office tenant pays Utilities.
- Executive Office Suite B - 176sf, 11' x 16'.
- Executive Office tenant uses shared lobby, conf room, break room, and bathrooms
- Executive Office tenant Utilities are included in rent.
- Phones and internet are Tenant's responsibility
- Zoning RO, Parcel ID 30563-000-00

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,609	18,884	34,245
Total Population	6,544	45,829	86,389
Average HH Income	\$59,020	\$59,007	\$57,014



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Commercial Real Estate Services, Worldwide.

SE 3rd Ave - Traditional Office

2107 SE 3rd Avenue, Ocala, FL 34471



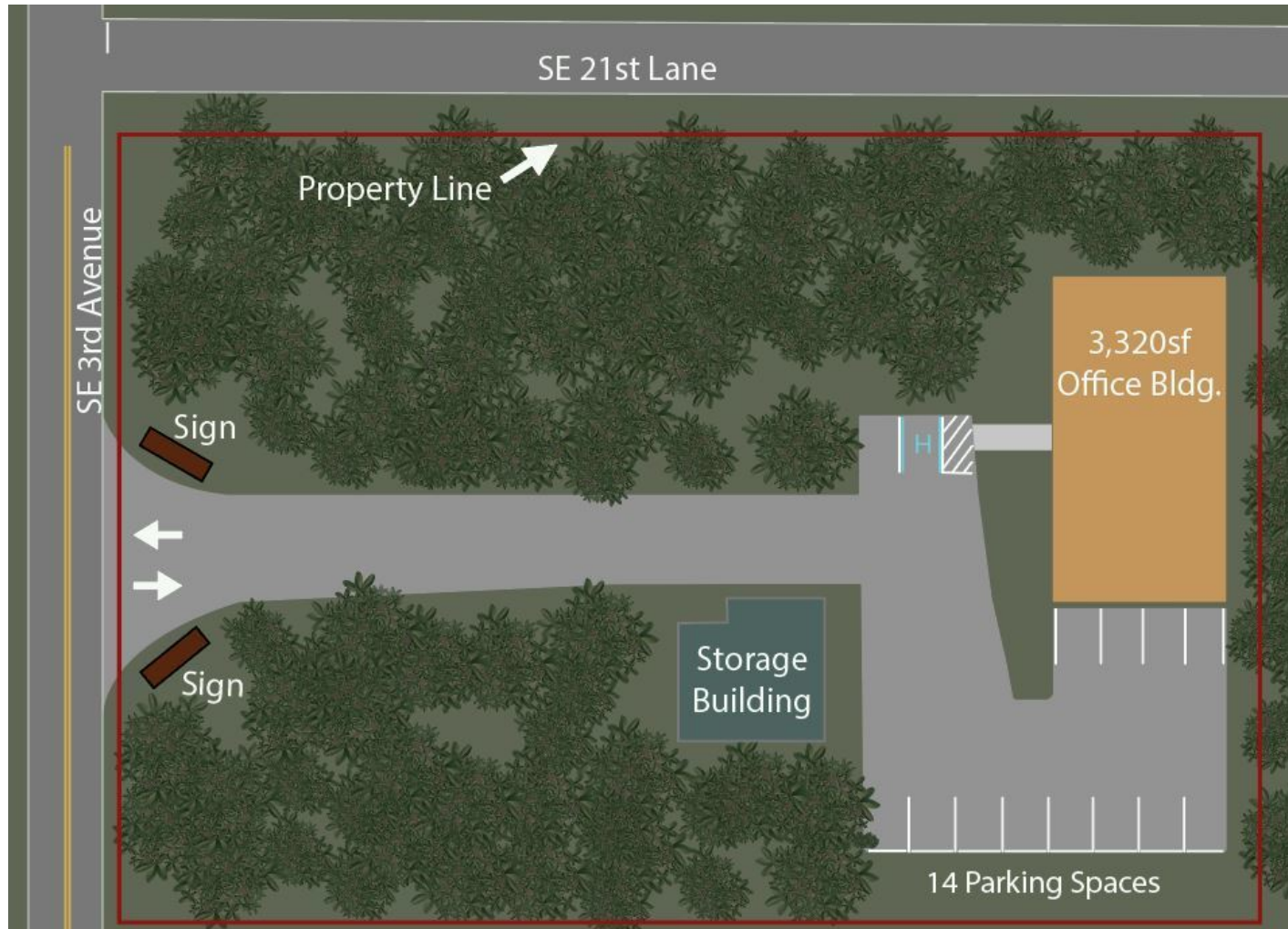
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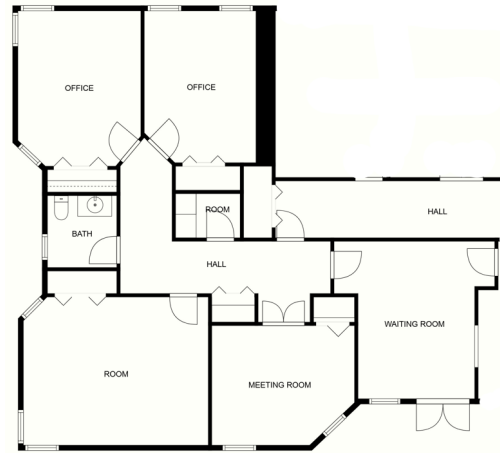
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Lease Information

Lease Type:	MG
Total Space:	176 - 1,200 SF

Lease Term:	24 months
Lease Rate:	\$400.00 - \$1,150.00 per month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 101	Available	1,200 SF	Modified Gross	\$1,150 per month	Traditional office space with Conf room, 3 large office, bathroom, and IT room. Shares Main Lobby with remainder of the building. Reception desk unmanned but tenant may install a door bell ringer. 2 Year Lease. Tenant provides own Telephone and Internet. Tenant reimburses Landlord for all normal utilities/solid waste charges at a 40% share (~1200sf office/~3320sf building = 40% MOL). \$1150/mo plus ST modified gross.

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Suite B	Available	176 SF	Modified Gross	\$400 per month	Avail 7/1/24 or earlier with notice. Executive Office Suite B is 11' x 16' or 176sf. Its a room within the right side of the building occupied by an attorney practice and another executive office user. Space intended for a 1 person use, or possibly 2, and with very infrequent visitors. Tenant has shared use of the entry lobby, break room, bathroom, and a conference room on scheduled basis. Rate \$400/mo plus Sales Tax.

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