

FOR LEASE
\$8.00 - \$14.00 SF/YR (NNN)



Property Highlights

- MOVE-IN PROMOTION: 1 month free ahead of a 3 year lease, and 3 months free ahead of a 5 year lease!
- New roofs, painted, interior repairs, stormwater, HVAC, landscaping and new parking lot
- 52,836sf Professional Office Complex
- Office space available for lease, parking ratio: 3.35/1000sf
- Zoned O1, 5.95 acres, AADT 29,000 cars per day (FDOT 2022)
- Marion County Parcel Site 2863-100-000, floor diagrams available upon request

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,278	16,884	34,290
Total Population	5,812	41,642	87,507
Average HH Income	\$83,600	\$63,157	\$58,513



Randy Buss, CCIM, SIOR
Managing Partner
352.482.0777 x7214
randy@naiheritage.com

2605 SW 33rd St. Suite 200
Ocala, FL 34471
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naiheritage.com



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Legend	
■	Available
■	Unavailable

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Lease Information

Lease Type:	NNN	Lease Term:	36 months
Total Space:	2,178 - 4,311 SF	Lease Rate:	\$8.00 - \$14.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 101	-	2,175 SF	NNN	-	-
■ 102	-	2,184 SF	NNN	-	-
■ 110	-	2,135 SF	NNN	-	-
■ 112	-	2,329 SF	NNN	-	-
■ 201	-	1,104 SF	NNN	-	-
■ 202	Available	2,184 SF	NNN	\$14.00 SF/yr	Available 9/1/24 but earlier with notice: A current law firm with lobby, reception service window, 6 office, conference room, breakroom and two bathrooms. \$14/sf Base Rent + \$5.10/sf NNN Rent = \$3,476.20/mo plus sales tax.
■ 203	-	1,081 SF	NNN	-	-
■ 204	Available	4,311 SF	NNN	\$8.00 SF/yr	Available prior to 5/1/24 with notice. Lower level rear facing unit with 2/3 various office and 1/3 open areas. Below grade on approx 60% of exterior walls. \$8.00/sf Base Rent + \$5.10/sf/yr NNN = \$4,706.18/mo plus sales tax.
■ 301	-	4,393 SF	NNN	-	-
■ 301LL	-	4,453 SF	NNN	-	-
■ 401	-	4,495 SF	NNN	-	-
■ 501 & 502	-	4,545 SF	NNN	-	-
■ 601	-	4,373 SF	NNN	-	-

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Commercial Real Estate Services, Worldwide.

Laurel Run Professional Center

2100 SE 17th Street, Ocala, FL 34471

Suite	Tenant	Size	Type	Rate	Description
701	Available	2,178 SF	NNN	\$11.00 SF/yr	A former counseling office with former use as a Medical space. Unit has Lobby, receptionist, 2 bathrooms, several offices and a group room. \$11/sf Base Rent + \$5.10/sf NNN Rent = \$2,922.15/mo plus sales tax.
702	702	2,179 SF	NNN	-	-
801	801	2,188 SF	NNN	-	-
802	-	2,176 SF	NNN	-	-
902	-	2,178 SF	NNN	-	-

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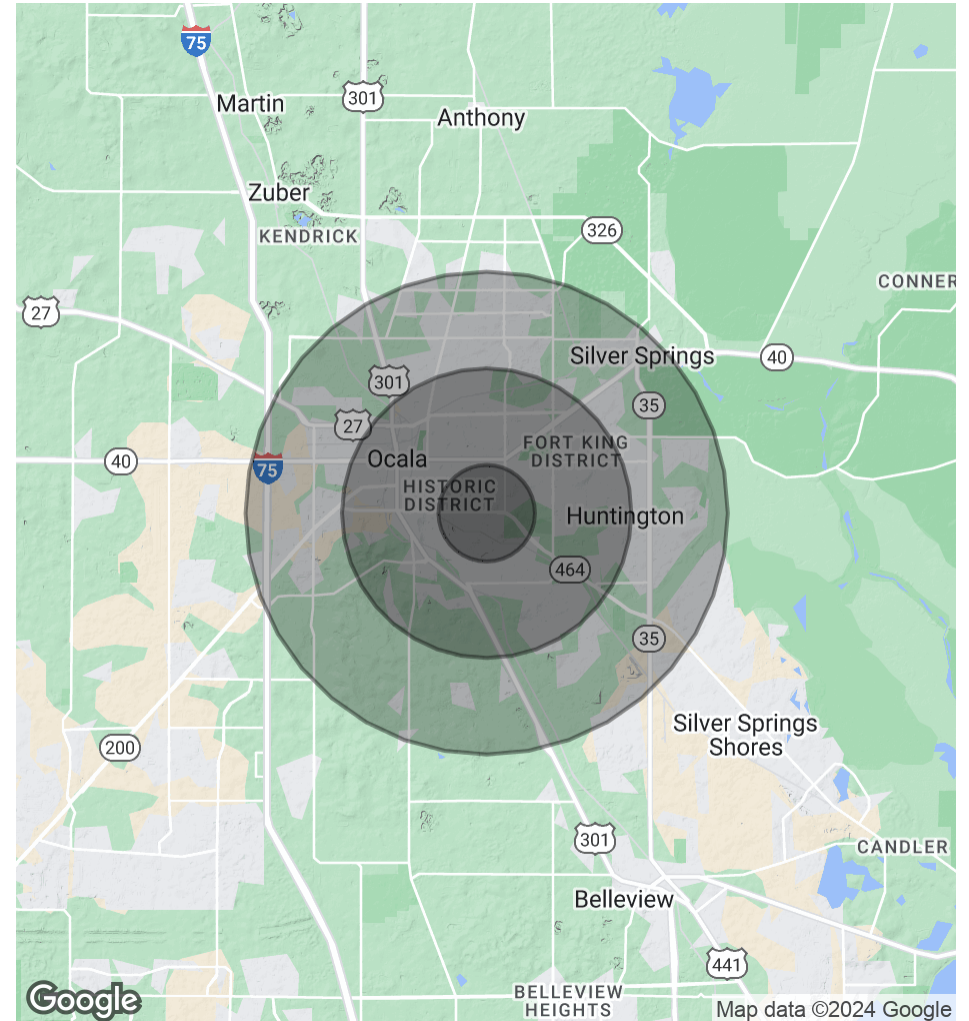
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,812	41,642	87,507
Average Age	45.9	41.7	40.0
Average Age (Male)	43.5	40.3	38.7
Average Age (Female)	47.7	42.9	41.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,278	16,884	34,290
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$83,600	\$63,157	\$58,513
Average House Value		\$221,759	\$236,713

2020 American Community Survey (ACS)



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Direct: 352.482.0777 x7214 | Cell: 352.817.3860

FL #BK3105657

Professional Background

Scope of Service Experience

Landlord / Seller Representation Tenant / Buyer Representation Investment Services Commercial Property Management via alliance provider Heritage Management Corp Construction Management Receivership & Special Asset Disposition Lease Renegotiation Valuations via alliance provider

Background & Experience

Procter & Gamble Products Company 1991 - 2004 in Georgia, Manchester England, and Pennsylvania: Engineering and Manufacturing Management including capacity increases, domestic & international plant start-up leadership and expansions, management of site construction contractors, and converting/packaging technology and personnel. Plants ranged in size from 350 to 3,000ppl and ran 24hrs/day 7 days per week. Heritage Management Corp 2004 - Present: The leading and largest commercial property management company in Ocala, FL and surrounding counties since 1979. During this time I have managed a portfolio of commercial income producing properties of all types including office, industrial and retail. Conducted all lease administration and negotiations. Over the years increased company market share by forming a department for non-managed Seller/Landlord Lease & Sale Representation. This evolved into Tenant/Buyer Representation. As the Client base grew more diverse and the market changed, it became necessary to keep the management capabilities within Heritage Management Corp. and create a separate entity with new tools, reach and capability named NAI Heritage. NAI Heritage 1/1/11 - Present. NAI Heritage provides brokerage services to the public and is the alliance brokerage service provider for properties managed by Heritage Management Corp.

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