

**FOR LEASE**  
\$8.50 - \$13.00 SF/YR (NNN)



## Property Highlights

- Well located space between Paddock Mall & Lowes - Paddock Park Commercial Center
- In close proximity to the best retail, restaurant, and lodging amenities in Ocala
- Surrounded by a prime demographic customer base, and area is popular with medically oriented businesses
- 82,000sf building on 7.5 acres, zoned B2, some units include small warehouse space
- Inquire about flexible terms and a tour. Floor diagrams available
- Call Today

Demographics	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	708	22,194	77,216
<b>Total Population</b>	2,213	56,751	187,669
<b>Average HH Income</b>	\$68,247	\$58,464	\$54,731



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

2605 SW 33rd St. Suite 200  
Ocala, FL 34471  
352.482.0777  
[naiheritage.com](http://naiheritage.com)



Map data ©2023 Imagery ©2023, Airbus, Maxar Technologies, U.S. Geological Survey

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

2605 SW 33rd St. Suite 200  
Ocala, FL 34471  
352.482.0777  
[naiheritage.com](http://naiheritage.com)



Legend	
	Available
	Unavailable

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

2605 SW 33rd St. Suite 200  
 Ocala, FL 34471  
 352.482.0777  
[naiheritage.com](http://naiheritage.com)



Commercial Real Estate Services, Worldwide.

# Paddock Park Business Center

3300 SW 34th Avenue, Ocala, FL 34474

## Lease Information

<b>Lease Type:</b>	NNN
<b>Total Space:</b>	1,649 - 7,125 SF

<b>Lease Term:</b>	36 months
<b>Lease Rate:</b>	\$8.50 - \$13.00 SF/yr

## Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 112	Available	2,987 SF	NNN	\$8.50 SF/yr	2,987sf office space with 9 offices, reception area, conference rooms, 2 restrooms, one with shower, kitchen break area, storage/copy machine area, back entrance. 2,987sf, Base Rent \$8.50sf/yr plus NNN \$5.45/sf, Total: \$3,472.39/month plus sales tax.
■ 103	Available	7,125 SF	NNN	\$9.00 SF/yr	7,125sf office, a former call center, with lobby, large break area, extra large training area/conf room, perimeter offices, and tenant may use or landlord will dispose of the call center stations in the large open center area. Base Rent \$9/sf/yr plus NNN \$5.45/sf, Total: \$8,579.69/month plus sales tax.
■ 120	Available	1,649 SF	NNN	\$13.00 SF/yr	1,649sf Office/warehouse: Lobby, 3 offices, 1 medical office, 1 workroom, and 24' x 24' air conditioned Warehouse with 10' overhead truck door which could be re-exposed to the parking lot. The IT room shares equipment with adjacent tenant. 1649sf x (\$13/sf base + \$5.45/sf NNN) = \$2,535.34/mo. plus Sales Tax.

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

2605 SW 33rd St. Suite 200  
 Ocala, FL 34471  
 352.482.0777  
 naiheritage.com