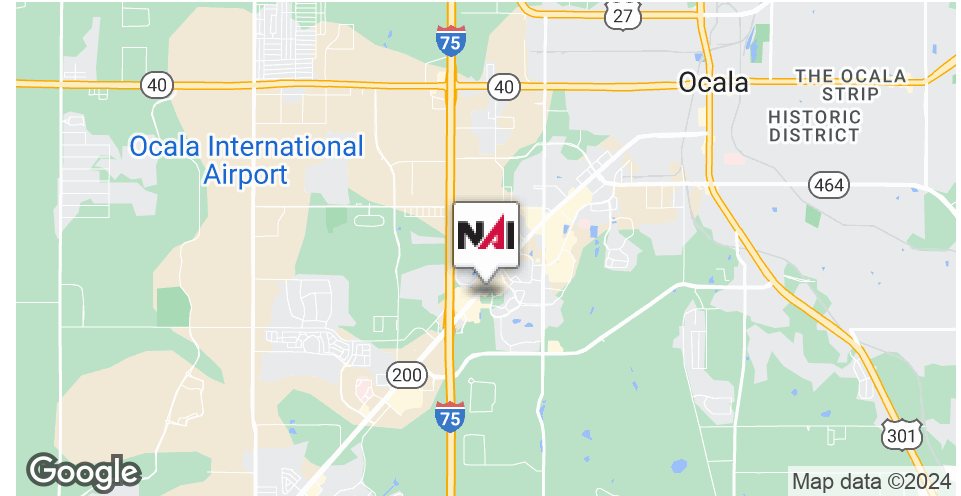


FOR LEASE
\$14.00 - \$16.00 SF/YR (NNN)



Property Highlights

- High demand medical & office space available
- 3 minutes from I-75 @ SR200
- Near Paddock Mall and other medical providers
- Meticulously manicured campus office park atmosphere
- Parking ratio: 4.6/1000sf, 197 surface parking spaces
- Base Rent plus \$5.90/sf/yr NNN Rent
- Parcel ID 2372-204-000, Zoned B2A

Demographics	1 Mile	5 Miles	10 Miles
Total Households	723	22,521	77,908
Total Population	2,325	57,397	189,017
Average HH Income	\$66,680	\$58,043	\$54,505



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Legend	
■	Available
■	Unavailable

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Commercial Real Estate Services, Worldwide.

Paddock Park Professional Center

3200 SW 34th Avenue, Ocala, FL 34474

Lease Information

Lease Type:	NNN	Lease Term:	36 months
Total Space:	1,092 - 3,599 SF	Lease Rate:	\$14.00 - \$16.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 202A	Available	1,950 SF	NNN	\$15.45 SF/yr	Move in ready Medical space with Lobby, Reception, 3 admin offices, 1 break area, 3 exam rooms, 1 large procedure room, and a former lab room. Unit 202A's current tenant is vacating early making allowing a replacement tenant to occupy its remaining term through 2/2026 at its rates as follows: \$15.45/sf Base thru 2/28/25, then \$15.91 Base thru 2/28/26, followed by Annual escalator increases through to end of initial 3 year firm term. This Unit not eligible for the Landlord's Tenant Improvement Allowance. Total initial Monthly rent is (\$15.45/sf Base + \$5.90/sf NNN) x 1950sf /12 = \$3,469.38/mo plus state sales tax.
■ 203	Available	1,092 SF	NNN	\$14.00 SF/yr	Unit 203, 1,092sf, Base Rent \$14/sf/yr + NNN \$5.90/sf/yr. Total: \$1,810.90 plus sales tax. Available 10/1/24. 1092sf unit including conference room with sink, 2 offices, a small open work area and 2 bathrooms.
■ 402	Heal at Home Healthcare, LLC	2,292 SF	NNN	-	-
■ 202	Inhealth MD Alliance	3,653 SF	NNN	-	-
■ 101	Wells Fargo	3,217 SF	NNN	-	-
■ 102	Prime Lending	1,811 SF	NNN	-	-
■ 201	LabCorp	2,100 SF	NNN	-	-
■ 204	Union Home Mortgage Corp.	1,092 SF	NNN	-	-

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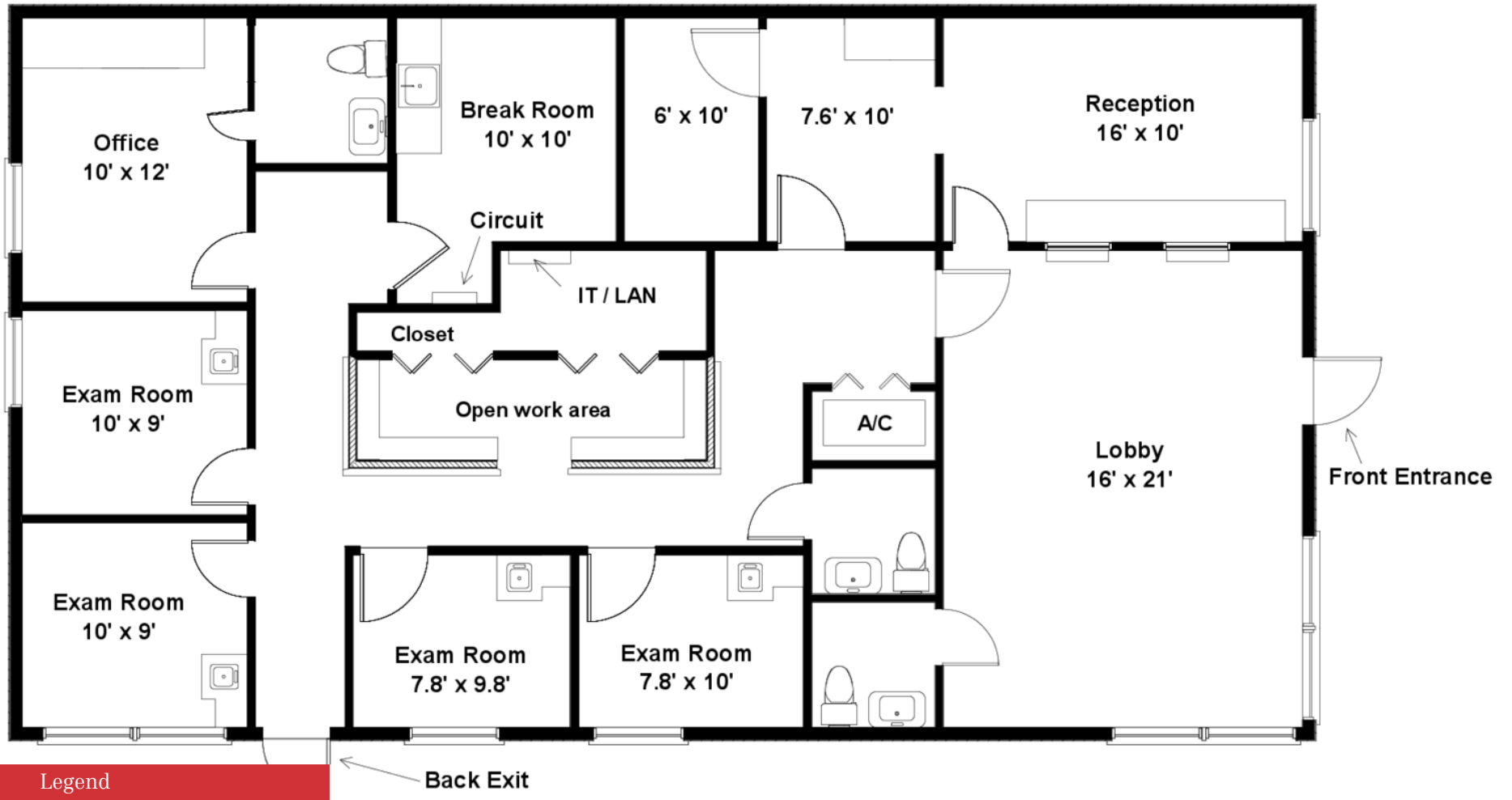
Paddock Park Professional Center

3200 SW 34th Avenue, Ocala, FL 34474

Suite	Tenant	Size	Type	Rate	Description
301	Available	2,949 - 3,599 SF	NNN	\$15.00 SF/yr	Available 5/1/24: Move in ready Lobby, two side multiple office, large Conf Room, break room, 3 bathrooms, open middle work area. Great for physical therapy or centralized call center. Some furnishings including dozen modern desks, mounted large TV's suitable for a sales force may be available to purchase. Total initial Monthly rent is (\$15.00/sf Base + \$5.90/sf NNN) x 3599sf /12 = \$6,268.26/mo plus state sales tax. NOTE: May have a ~650sf subtenant available to occupy a portion subject to discussion.
302	Dr V Kidambi	1,475 SF	NNN	-	-
401	Magnifique Aesthetics	2,800 SF	NNN	-	-
501	MedVet	3,118 SF	NNN	-	-
502	Available	1,956 SF	NNN	\$16.00 SF/yr	Medical space with waiting room, receptionist, nurse area, 4 exam rooms with sinks, 1 private office, 1 storage room, 1 physician office (which could be procedure room instead), a break room, and 3 bathrooms. Rate \$16/sf base rent plus \$5.90/sf NNN rent = \$3,569.70/mo plus ST.
600	Trilogy Home Healthcare	7,446 SF	NNN	-	-
701	Balanced Wellbeing	3,000 SF	NNN	-	-
702	Dispatch Health	2,092 SF	NNN	-	-

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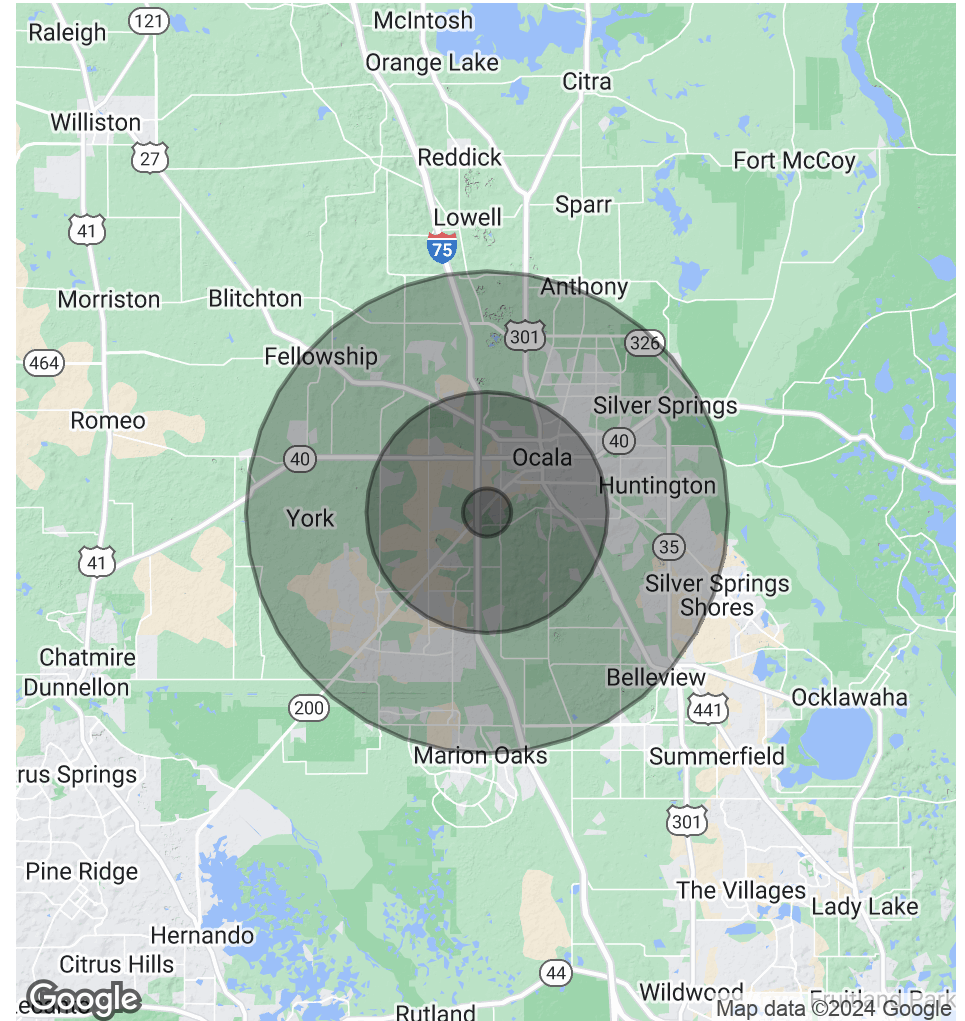
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Population	1 Mile	5 Miles	10 Miles
Total Population	2,325	57,397	189,017
Average age	36.4	40.5	44.4
Average age (Male)	36.0	39.5	43.1
Average age (Female)	36.6	42.2	45.8

Households & Income	1 Mile	5 Miles	10 Miles
Total households	723	22,521	77,908
# of persons per HH	3.2	2.5	2.4
Average HH income	\$66,680	\$58,043	\$54,505
Average house value	\$343,767	\$249,162	\$201,212

* Demographic data derived from 2020 ACS - US Census



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