

FOR LEASE
\$9.00 - \$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
352.482.0777
naiheritage.com



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



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

Lease Information

Lease Type:	NNN	Lease Term:	36 months
Total Space:	2,178 - 4,311 SF	Lease Rate:	\$9.00 - \$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	\$9.00 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	-	-

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



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	\$12.00 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	-	-

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



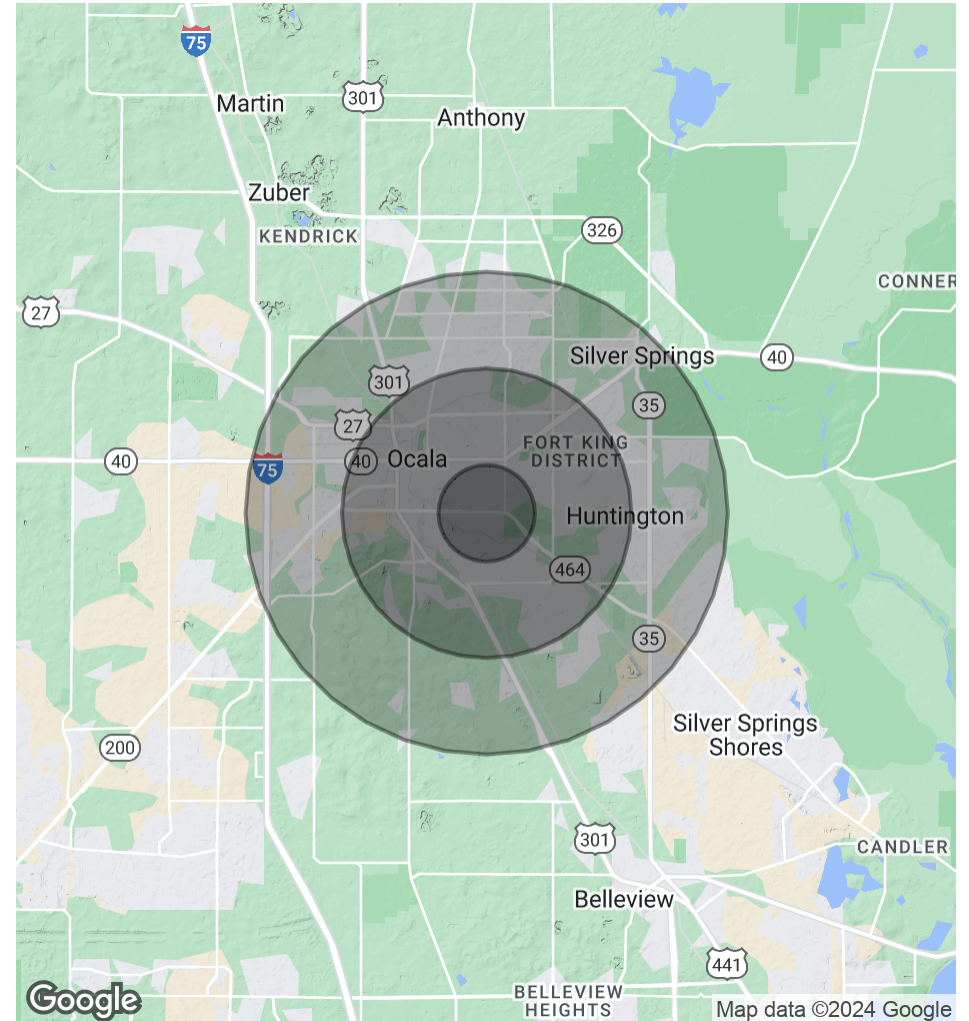
Randy Buss, CCIM, SIOR
Managing Partner
352.482.0777 x7214
randy@naiheritage.com

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

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)



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



Randy Buss, CCIM, SIOR

Managing Partner

randy@naiheritage.com

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.

NAI Heritage
2605 SW 33rd St. Suite 200
Ocala, FL 34471
352.482.0777

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