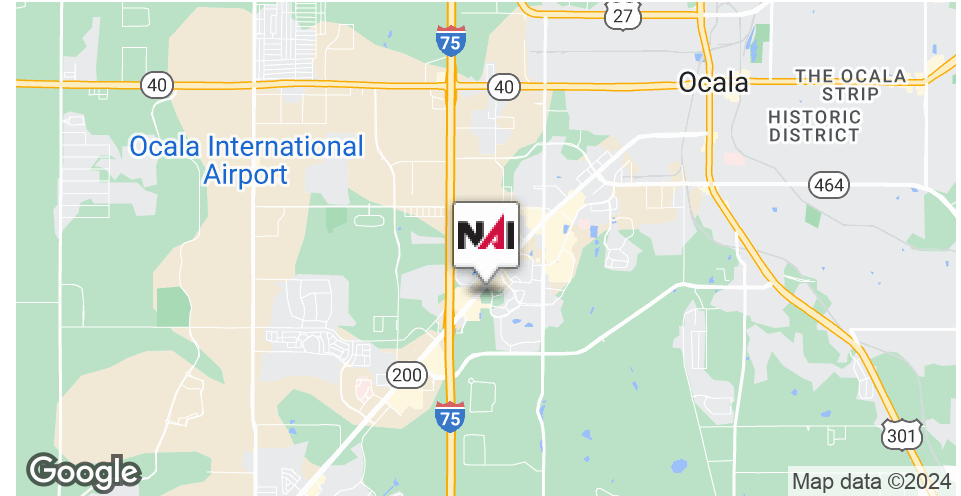


**FOR LEASE**  
\$15.00 - \$16.00 SF/YR (NNN)



### 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
<b>Total Households</b>	723	22,521	77,908
<b>Total Population</b>	2,325	57,397	189,017
<b>Average HH Income</b>	\$66,680	\$58,043	\$54,505



### Randy Buss, CCIM, SIOR

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Legend	
<span style="color: yellow;">■</span>	Available
<span style="color: brown;">■</span>	Unavailable

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Commercial Real Estate Services, Worldwide.

# Paddock Park Professional Center

3200 SW 34th Avenue, Ocala, FL 34474

## Lease Information

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	36 months
<b>Total Space:</b>	1,950 - 3,599 SF	<b>Lease Rate:</b>	\$15.00 - \$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	Kosmerida Organika Salon	1,092 SF	NNN	-	-
■ 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	-	-
■ 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.

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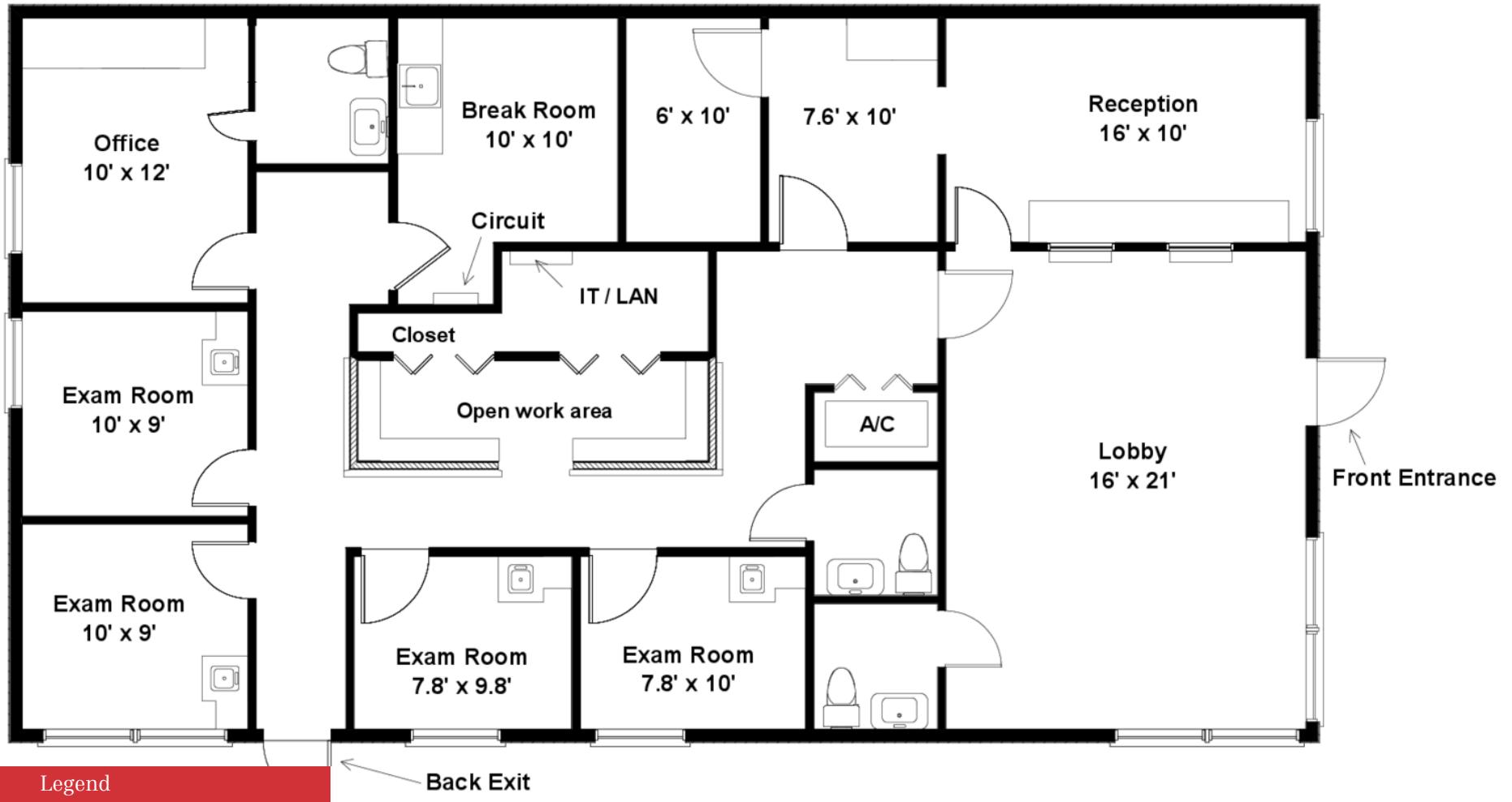
# Paddock Park Professional Center

3200 SW 34th Avenue, Ocala, FL 34474

Suite	Tenant	Size	Type	Rate	Description
■ 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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Legend

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**Lease Information**

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**Available Spaces**

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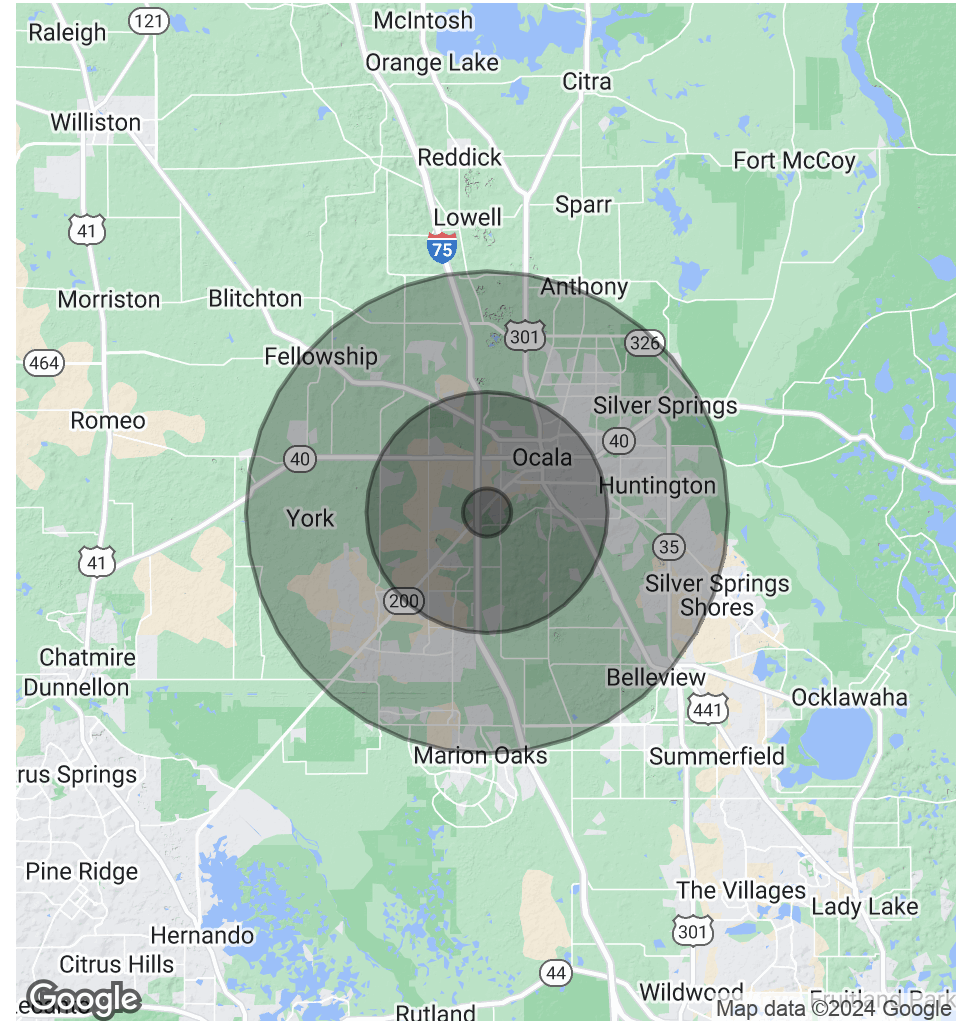




Population	1 Mile	5 Miles	10 Miles
<b>Total Population</b>	2,325	57,397	189,017
<b>Average age</b>	36.4	40.5	44.4
<b>Average age (Male)</b>	36.0	39.5	43.1
<b>Average age (Female)</b>	36.6	42.2	45.8

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

\* Demographic data derived from 2020 ACS - US Census



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