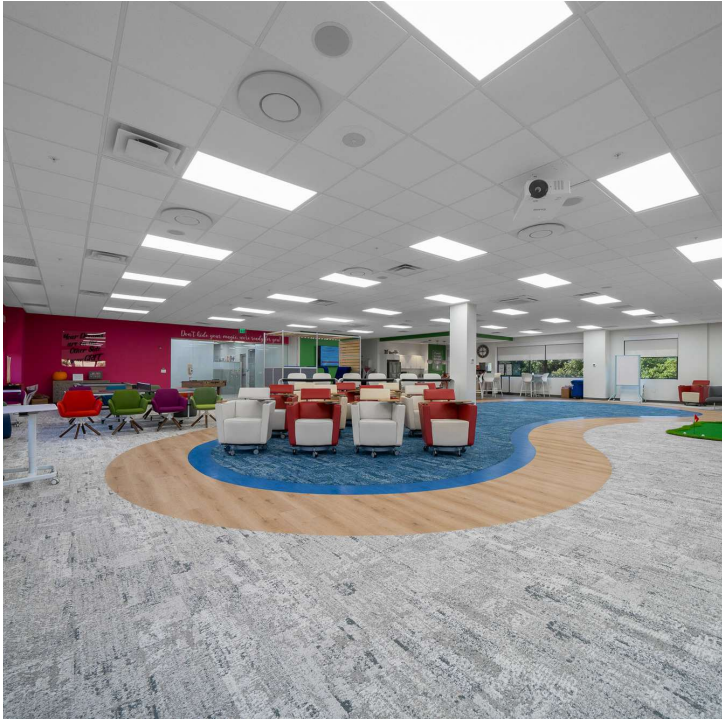


MEADOWBROOK BUILDING

1930 SW 38TH AVE OCALA, FL 34474

EXECUTIVE SUMMARY

OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

Available SF:	9,340 SF
Lease Rate:	\$21.00 SF/yr (NNN)
Lot Size:	3.48 Acres
Year Built:	2005
Building Size:	30,814 SF
Zoning:	M-1
Market:	Office

PROPERTY OVERVIEW

Elevate your work environment with one of the most dynamic and stylish office spaces in Ocala. Spanning 9,340 square feet, this vibrant, fully-updated office is designed to impress clients, energize teams, and foster collaboration.

Key features include:

Prime Location: Centrally located in Ocala with immediate access to I-75 and prominent signage availability.

Flexible Layout: Open floor plan featuring six private offices with large windows, two dedicated cubicle areas (8 and 14 stations), a spacious conference room with modern AV tech, a smaller meeting room, and a functional mailroom.

Amenity-Rich Environment: Enjoy a fully equipped kitchen and coffee bar, creatively designed as an "energy lab" and casual meeting hub. Ideal for brainstorming sessions, it comes with fun perks like a putting green, ping pong table, pool table, and foosball.

Tech-Ready & Secure: The space is wired for productivity with multiple TVs and collaboration equipment, a controlled badge-access security system, and private elevator access.

Ample Parking: Plenty of professional-grade parking for your team and guests.

FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

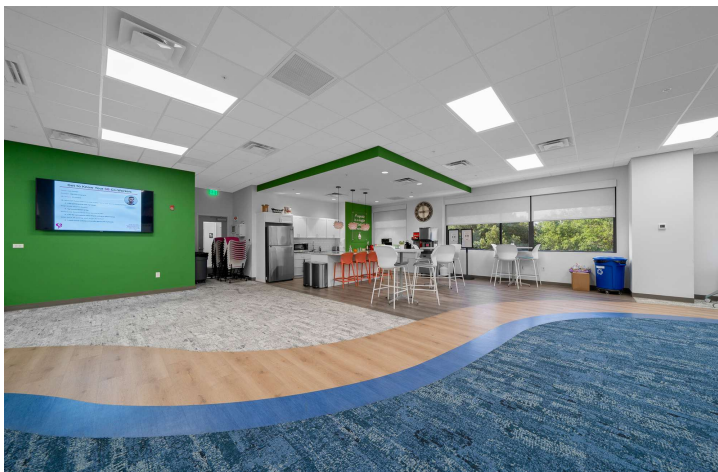


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ADDITIONAL PHOTOS

OFFICE BUILDING FOR LEASE



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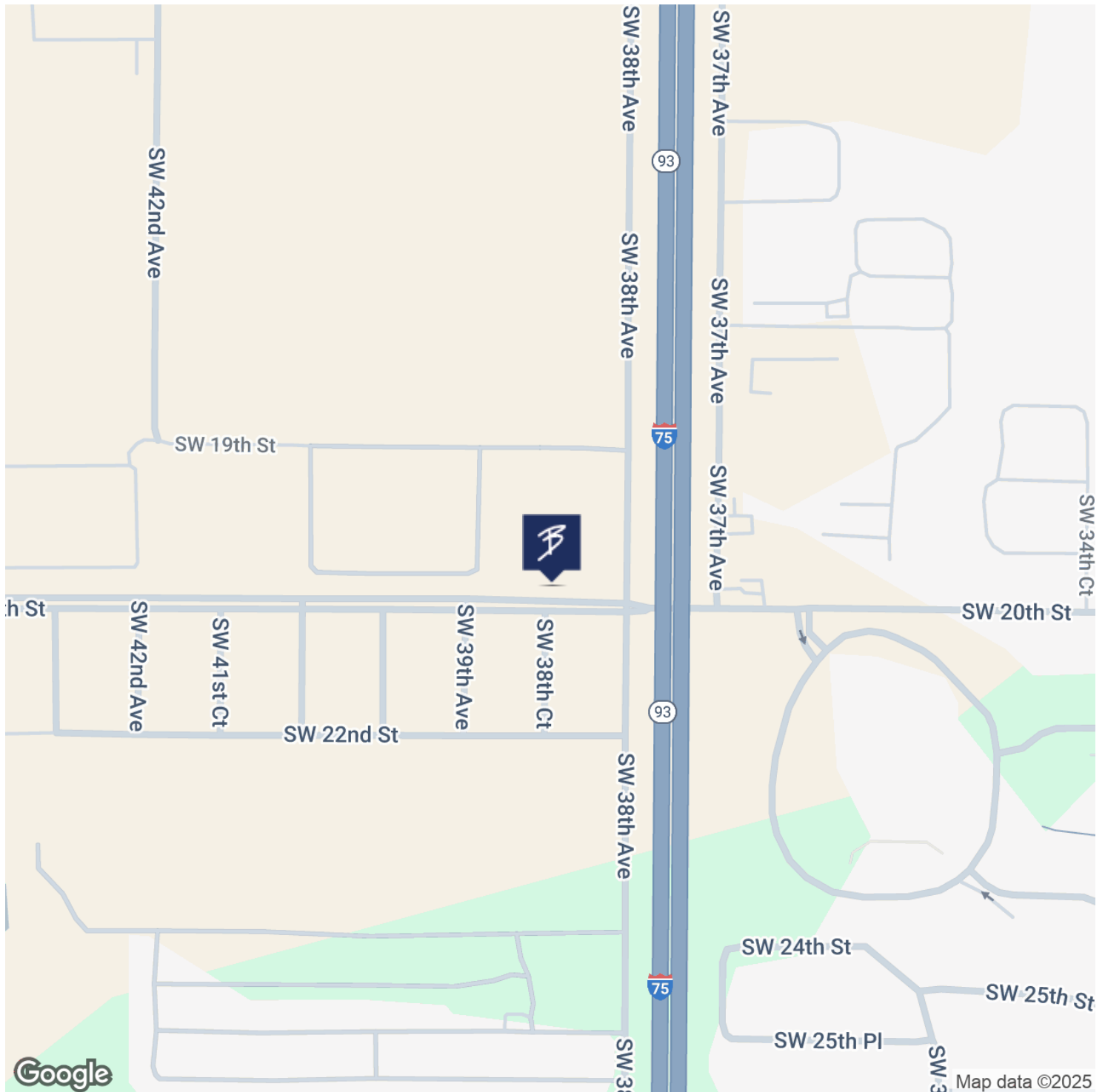


MEADOWBROOK BUILDING

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LOCATION MAP

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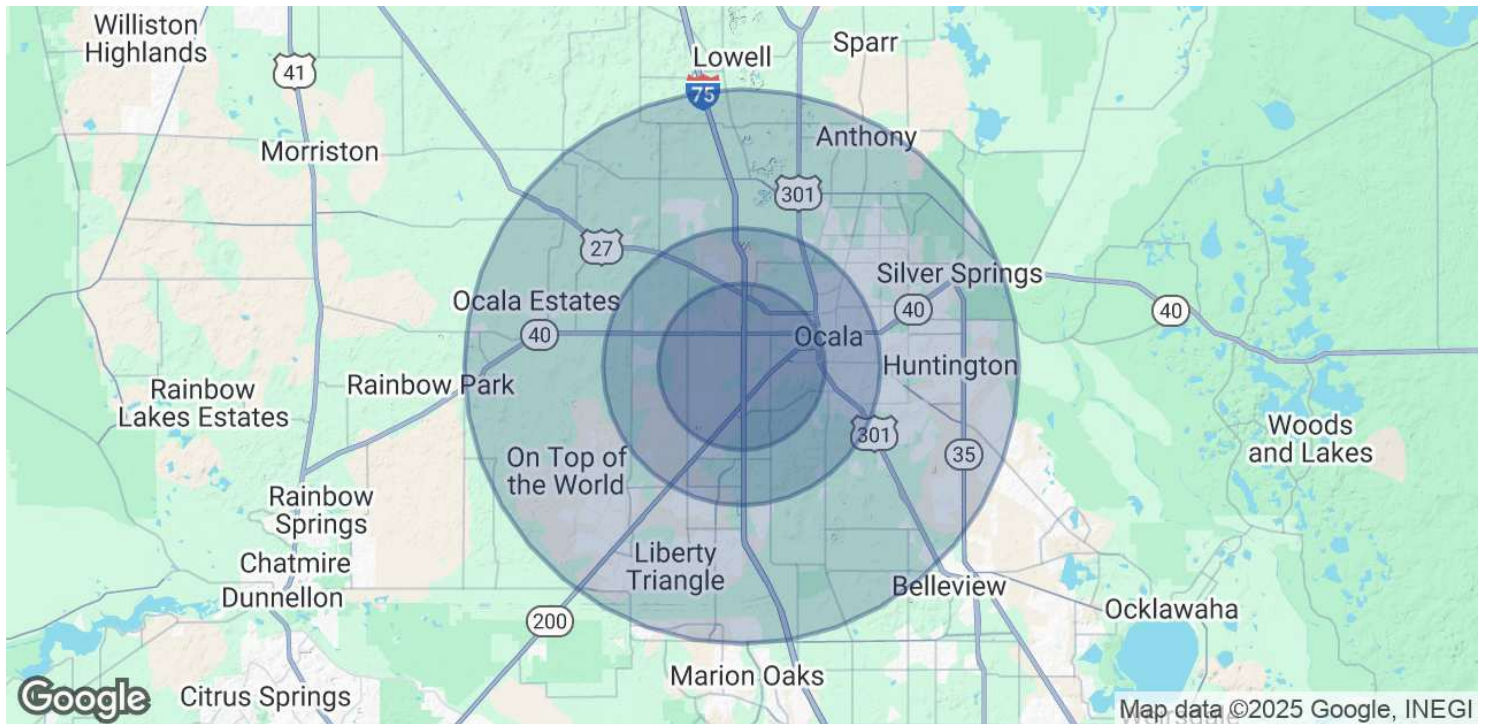


MEADOWBROOK BUILDING

1930 SW 38TH AVE OCALA, FL 34474

DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR LEASE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	29,350	65,591	206,831
Average Age	41	44	47
Average Age (Male)	40	43	46
Average Age (Female)	43	45	48

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,418	26,868	85,542
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$79,225	\$87,269	\$88,019
Average House Value	\$242,632	\$286,594	\$282,737

Demographics data derived from AlphaMap

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