

# COLOSSEUM

## PROPERTIES

2800 E Silver Springs Blvd.  
Ocala FL 34470

### Property Description:

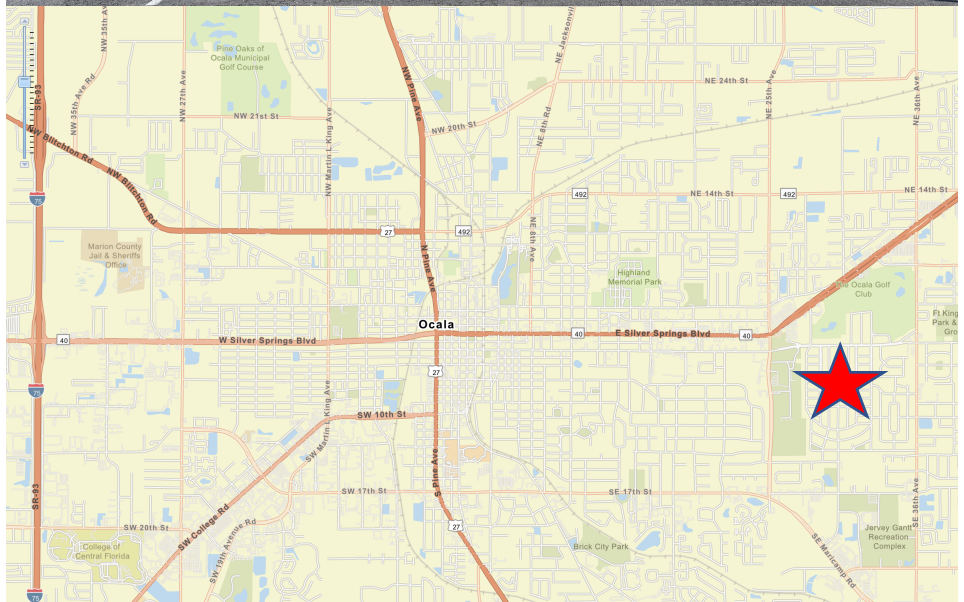
- Ideal location for professional office, medical office, medical marijuana, etc.
- Multiple Units Available
  - 4,075 SF Ground Floor Bank Unit w/ Drive Thru's
  - 1,036 SF-3,528 SF Second Floor
- Property is currently being remodeled
- Located just east of Downtown Ocala
- Traffic Counts of 28,000 AADT
- Strong Demographics:
  - 1 Mile-7,572
  - 3 Mile-51,200
  - 5 Mile-99,300

Starting at

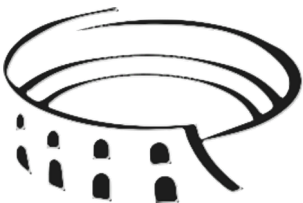
**\$8+ PSF NNN**

# FOR LEASE

## 1,036-4,075 Square Feet

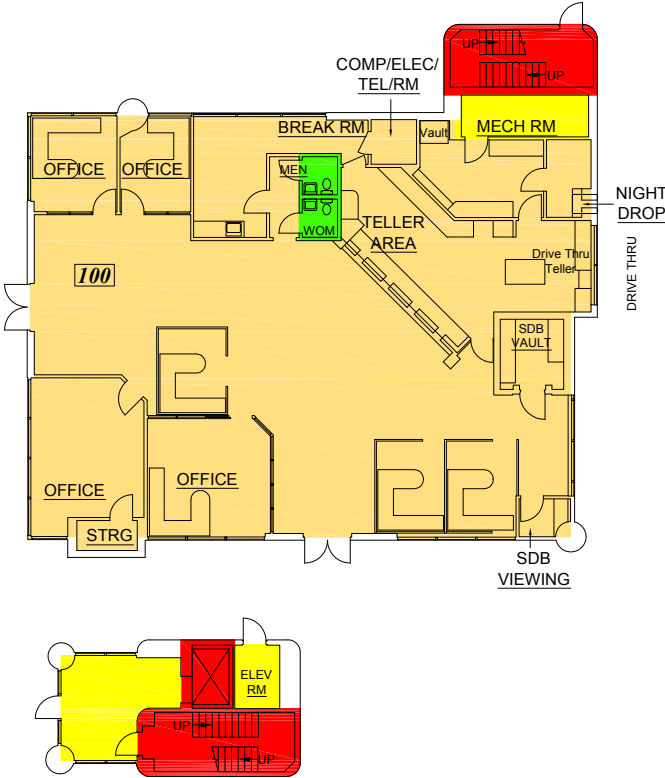


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2800 EAST SILVER SPRINGS BLVD.  
OCALA, FL  
FIRST FLOOR

LEASE PLAN



BUILDING SUMMARY	SQ.FT.
Gross Building Area	15,683
Total Rentable	14,368
Total Usable	12,606
Total Floor Common	1,431
Total Building Common	330
Total Vertical	1,064

FLOOR SUMMARY	SQ.FT.
Total Rentable	4,075
Total Usable	3,921
Combined R/U	1.0391
Floor Common	63
Building Common	330
Total Vertical	441

Suite #	Usable	Rentable
100	3,921.5	4,074.9

AREAS COMPUTED IN ACCORDANCE  
WITH ANSI/BOMA Z65.1 (1996) STANDARD

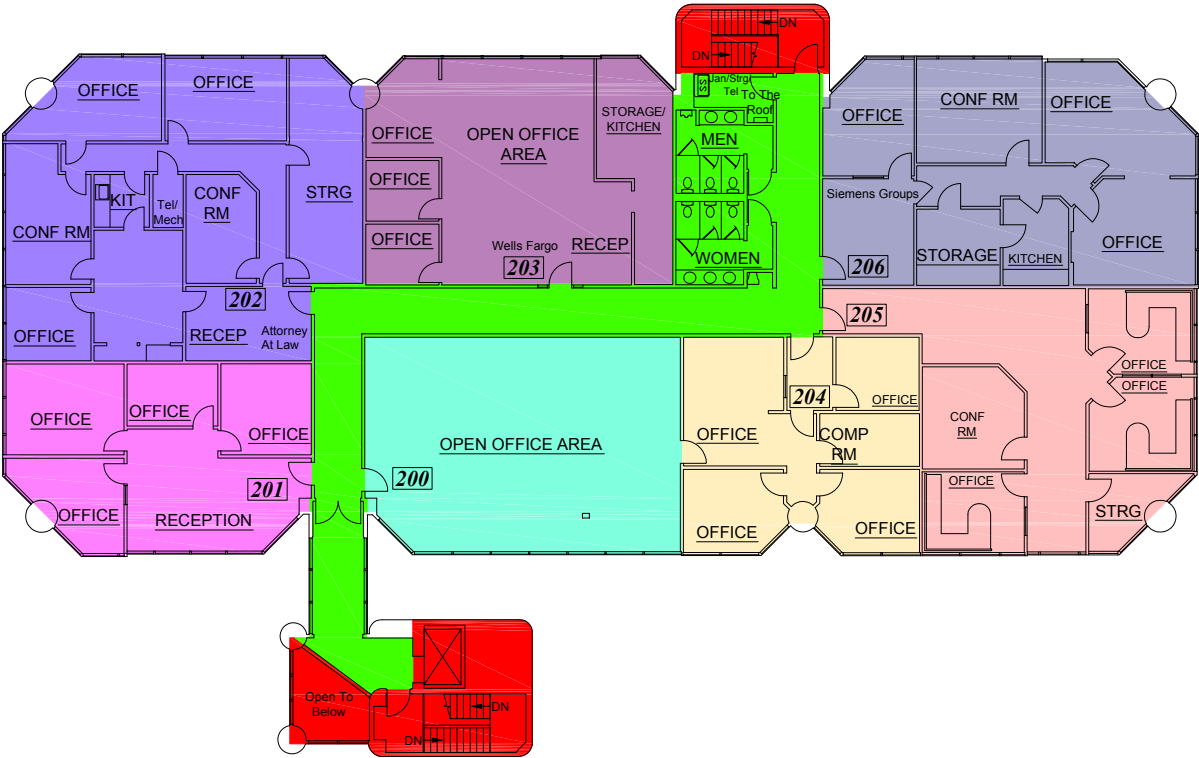
Survey Accuracy: +/- 0.05 %



SCALE: 1/16" = 1' - 0"

2800 EAST SILVER SPRINGS BLVD.  
OCALA, FL  
SECOND FLOOR

LEASE PLAN



FLOOR SUMMARY		SQ.FT.
Total Rentable		10,293
Total Usable		8,684
Combined R/U		1.1852
Floor Common		1,368
Building Common		0
Total Vertical		624

Suite #	Usable	Rentable
200	1,169.3	1,385.8
201	946.0	1,121.2
202	1,778.8	2,108.2
203	1,198.3	1,420.2
204	874.5	1,036.4
205	1,304.1	1,545.6
206	1,413.5	1,675.3

AREAS COMPUTED IN ACCORDANCE  
WITH ANSI/BOMA Z65.1 (1996) STANDARD

Survey Accuracy: +/- 0.07 %



SCALE: 1/16" = 1' - 0"