



**For Lease: \$18.00 SF, Gross Rent**



**1212 NE 36<sup>th</sup> Avenue,  
Ocala, FL 34470**

Parcel ID #: 2688-002-012

RO Zoning

AADT: 17,900

**For Lease \$18.00 SF (Gross Rent)**



**Josh Markham, Property Manager**

**Broker: Wiechens Realty, Inc.**

**M: 352-300-6913 O: 352-622-3214**

**[josh@wiechensrealty.com](mailto:josh@wiechensrealty.com)**



## PROPERTY OVERVIEW:

- ⇒ **Highly visible 1,534 SF standalone office** with **RO zoning**, ideal for professional and service-oriented users
- ⇒ **Prime frontage on NE 36th Ave** with strong daily exposure (**AADT: 17,900**)
- ⇒ **Excellent branding opportunity** featuring an **on-site monument sign** with direct street visibility
- ⇒ **Quick and convenient access to Hwy 40**, supporting easy client and employee access
- ⇒ **Efficient, flexible floor plan** with a **large open entry area**-perfect for reception, showroom, or collaborative workspace
- ⇒ **Four private offices** suitable for executive, administrative, or client-facing use
- ⇒ **Breakroom and two restrooms** for added functionality and employee comfort
- ⇒ **Well-suited for a wide range of professional office users**
- ⇒ **Available April 1, 2026**

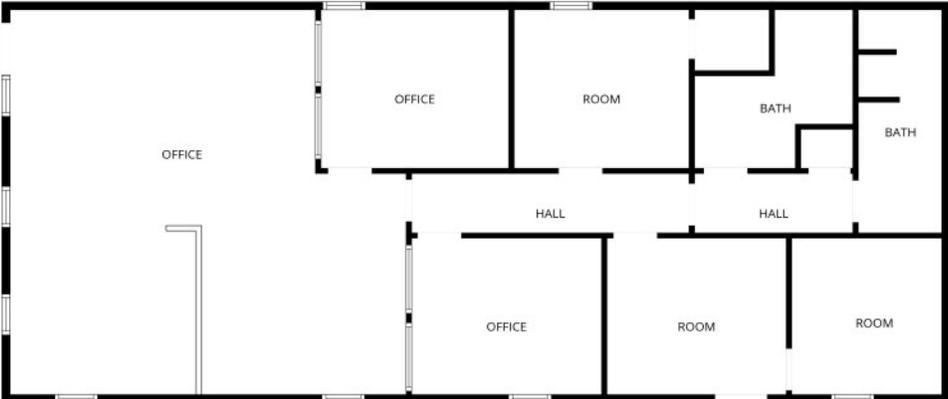


**PROPERTY PHOTOS:**



The information contained herein is deemed reliable but is not guaranteed. Buyer should make their own investigation regarding this property and should not rely upon this advertisement to determine suitability or value.

# PROPERTY PHOTOS:



FLOOR PLAN CREATED BY CURBCASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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