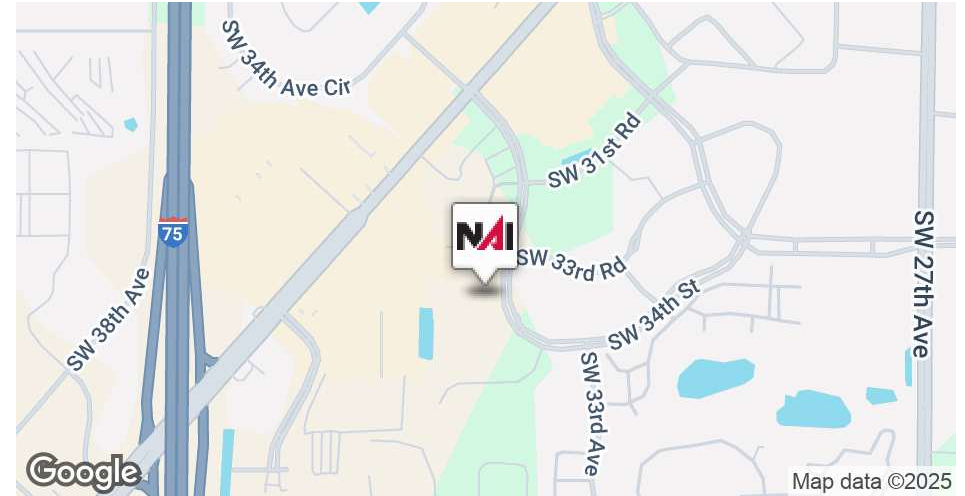


FOR LEASE
\$9.00 SF/YR (NNN)



Property Highlights

- Well located space between Paddock Mall & Lowes - Paddock Park Commercial Center
- In close proximity to the best retail, restaurant, and lodging amenities in Ocala
- Surrounded by a prime demographic customer base, and area is popular with medically oriented businesses
- 82,000sf building on 7.5 acres, zoned B2, some units include small warehouse space
- Inquire about flexible terms and a tour. Floor diagrams available
- Call Today

Demographics	1 Mile	5 Miles	10 Miles
Total Households	708	22,194	77,216
Total Population	2,213	56,751	187,669
Average HH Income	\$68,247	\$58,464	\$54,731

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Legend	
■	Available
■	Unavailable

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Commercial Real Estate Services, Worldwide.

Paddock Park Business Center

3300 SW 34th Avenue, Ocala, FL 34474

Lease Information

Lease Type:	NNN
Total Space:	7,125 SF

Lease Term:	Negotiable
Lease Rate:	\$9.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 103	Available	7,125 SF	NNN	\$9.00 SF/yr	7,125sf office, a former call center, with lobby, large break area, extra large training area/conf room, perimeter offices, and tenant may use or landlord will dispose of the call center stations in the large open center area. Base Rent \$9/sf/yr plus NNN \$5.45/sf, Total: \$8,579.69/month plus sales tax.

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