

OCALA REGIONAL MEDICAL CENTER

4600 SW 46th Ct | Ocala, FL 34474



FOR LEASE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

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BOSSHARDT

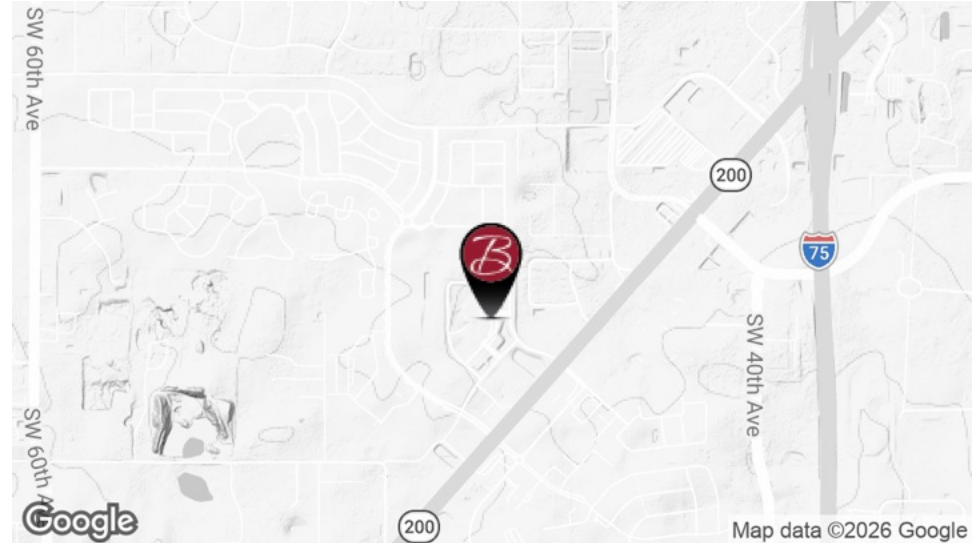
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

OCALA REGIONAL MEDICAL CENTER

EXECUTIVE SUMMARY

4600 SW 46th Ct | Ocala, FL 34474



OFFERING SUMMARY

Lease Rate:	\$33 SF/yr (Gross)
Building Size:	330,828 SF
Available SF:	3,234 SF
Lot Size:	1,601,320 SF
Number of Units:	2
Year Built:	2002
Zoning:	INST

PROPERTY OVERVIEW

This premier medical office opportunity offers flexible suite configurations ranging from approximately 1,565 SF to 3,234 SF and is located immediately adjacent to the HCA Florida West Marion Hospital campus. Ideal for physicians, specialists, outpatient services, therapy providers, wellness practices, and other healthcare-related users, the property provides a highly desirable location within one of Ocala's most established medical corridors. Four suites are available in varying sizes, allowing tenants the flexibility to accommodate a wide range of operational needs. The property offers excellent accessibility, strong visibility, and convenient access for both patients and staff. Medical office space in direct proximity to HCA Florida West Marion Hospital is rarely available, making this an exceptional opportunity for healthcare and professional office users seeking to establish or expand their presence in the growing Ocala market.

PROPERTY HIGHLIGHTS

- Marion County's only inpatient Orthopedic Joint Care Center
- Accredited Chest Pain Center and inpatient/outpatient cardiac rehab programs
- The only accredited oncology services in Marion County (Commission on Cancer accredited)

FOR MORE INFORMATION:



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OCALA REGIONAL MEDICAL CENTER

ADDITIONAL PHOTOS

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RENTS

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Available Suites — Lease Listing Summary

Suite	SF	Rate (\$/SF/Yr)	Opex	Monthly Rent
140	3234	\$33	\$40,231	\$8,894
260/280	3229	\$33	\$40,169	\$8,880
330	1699	\$33	\$21,136	\$4,672
350	1645	\$33	\$20,464	\$4,524
380	1646	\$33	\$20,476	\$4,527

Pricing & Passthrough Basis

- Asking rate: \$33.00 SF (All Inclusive)
- Landlord covers other opex (est. \$12.44 SF): taxes, insurance, grounds, R&M, G&A, utilities, common-area janitorial.

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OCALA REGIONAL MEDICAL CENTER

OCALA MAP

4600 SW 46th Ct | Ocala, FL 34474



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OCALA REGIONAL MEDICAL CENTER

RETAILER MAP

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4600 SW 46th Ct | Ocala, FL 34474



SUITE 140

FOR MORE INFORMATION:



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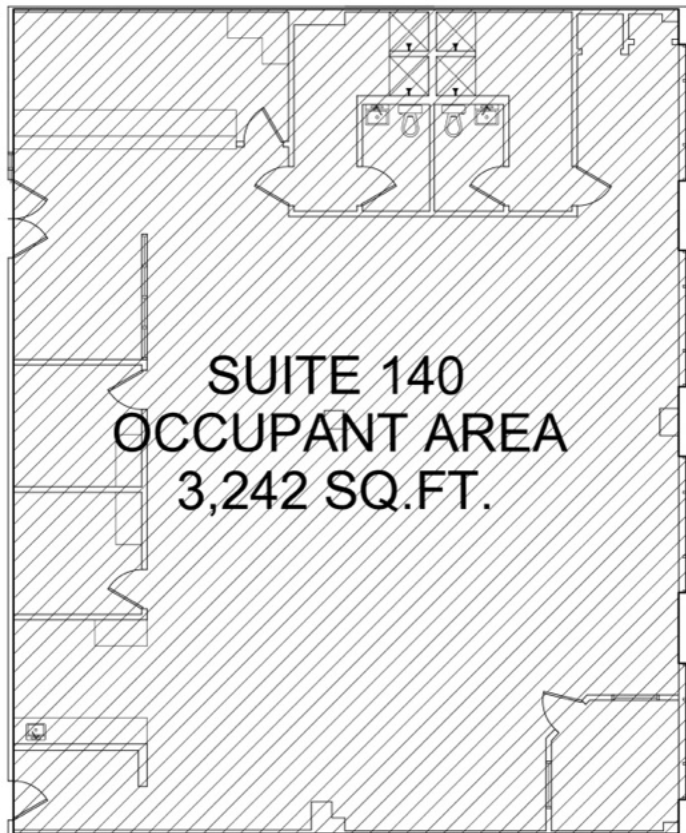
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OCALA REGIONAL MEDICAL CENTER

FLOOR PLANS

4600 SW 46th Ct | Ocala, FL 34474



SUITE 140

ANSI/BOMA Z65.1-2024

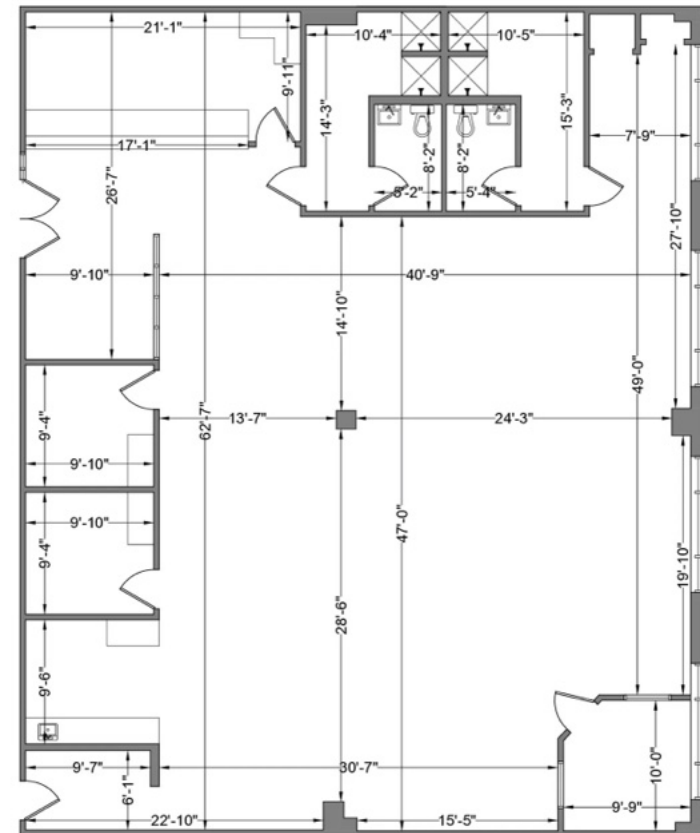
4600 SW 46 COURT
OCALA, FL



JULY 14, 2025

B.Doc
BUILDING
DOCUMENTATION
SPECIALISTS

9900 W. Sample Rd, Suite 300
Coral Springs, FL 33065
561.901.5733
b-doc.net



SUITE 140

ANSI/BOMA Z65.1-2024

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OCALA, FL



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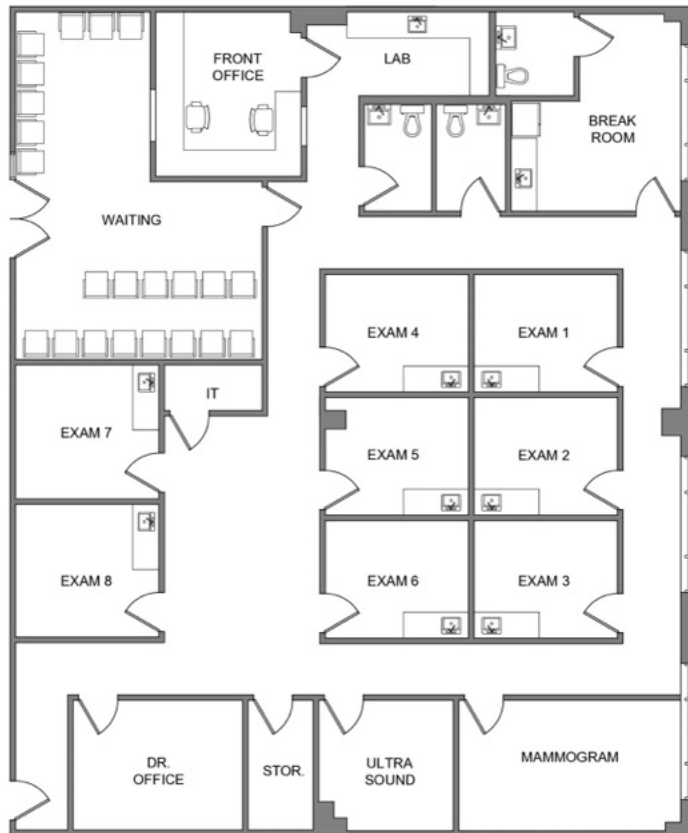
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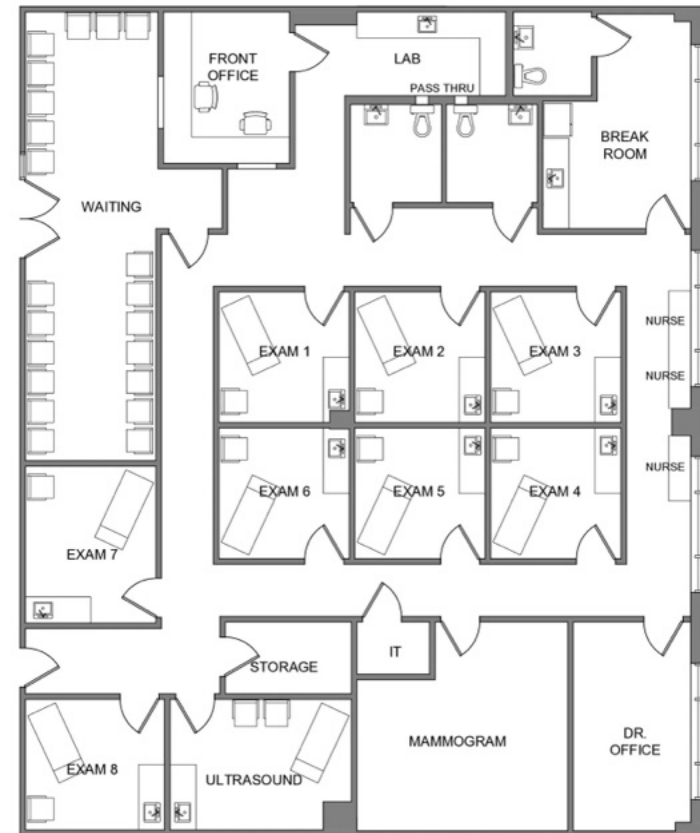
OCALA REGIONAL MEDICAL CENTER

CONCEPTUAL FLOOR PLANS

4600 SW 46th Ct | Ocala, FL 34474



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PHOTOS

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**SUITE
260/280**

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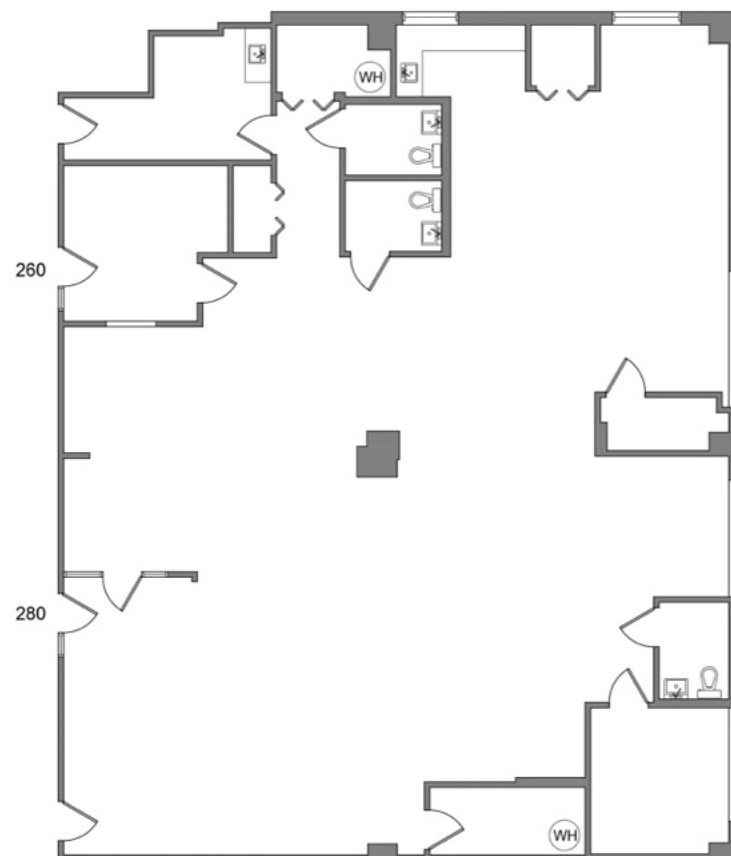
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FLOOR PLANS

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DECEMBER 11, 2025

9900 W. Sample Rd, Suite 300
Coral Springs, FL 33065
561.901.5733
b-doc.net



A scale bar consisting of two segments. The first segment is labeled '0'' at the left end and '2'' at the right end. The second segment is also labeled '0'' at the left end and '2'' at the right end. Below the bar is the word 'SCALE'.

DECEMBER 11, 2025

9900 W. Sample Rd, Suite 30
Coral Springs, FL 3306
561.901.573
b-doc.net

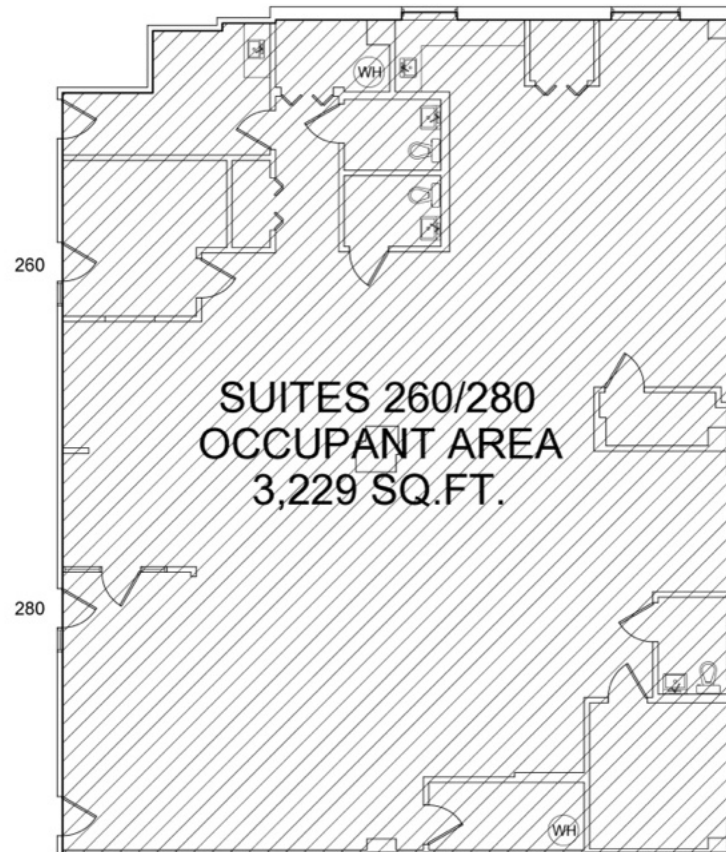


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OCALA REGIONAL MEDICAL CENTER

FLOOR PLANS

4600 SW 46th Ct | Ocala, FL 34474



SUITE 260/280 ANSI/BOMA Z65.1-2024

4600 SW 46 COURT
OCALA, FL



DECEMBER 11, 2025



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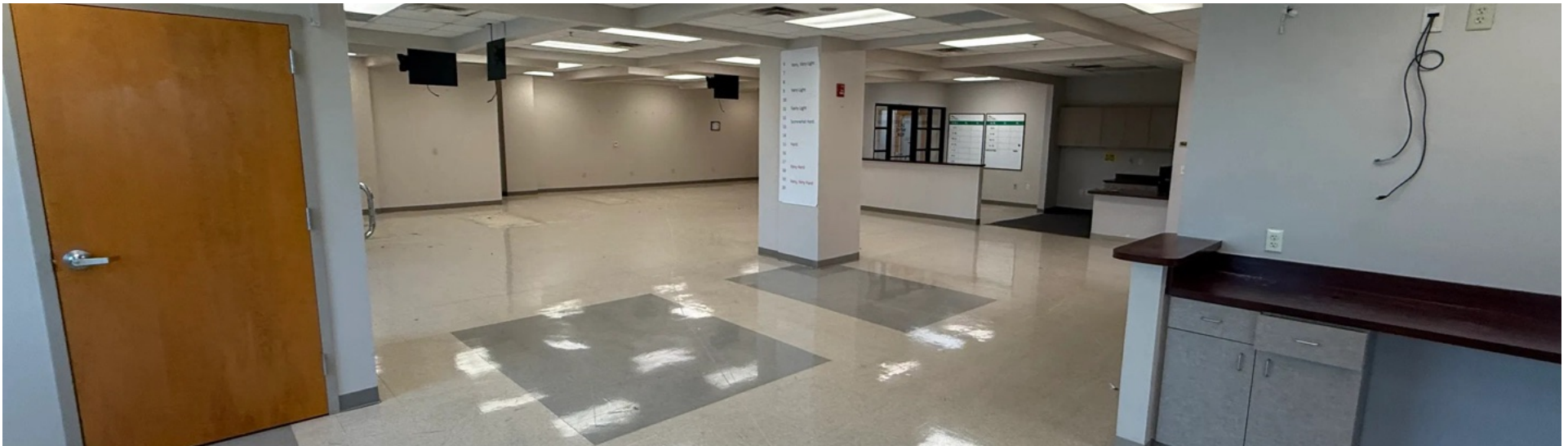


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OCALA REGIONAL MEDICAL CENTER

PHOTOS

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OCALA REGIONAL MEDICAL CENTER

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SUITE 330

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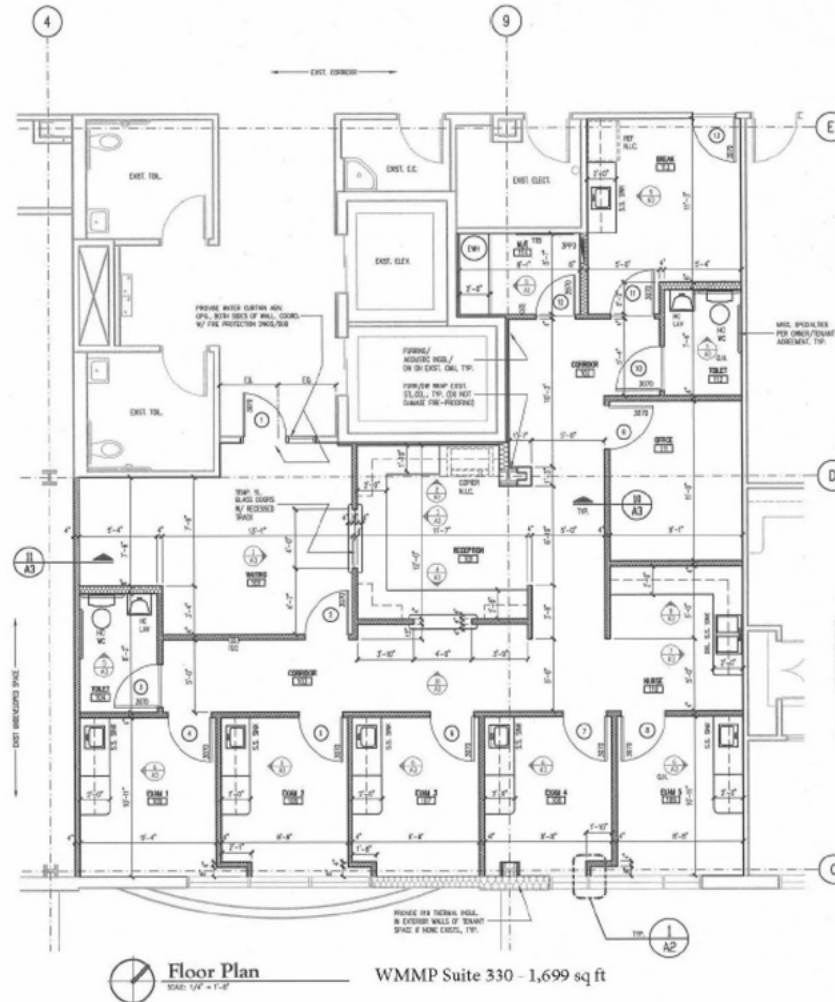
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FLOOR PLANS

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EXHIBIT A-2

Floor Plan or Other Specific Description of Premises



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OCALA REGIONAL MEDICAL CENTER

4600 SW 46th Ct | Ocala, FL 34474

SUITE 350 (VANILLA SHELL)

FOR MORE INFORMATION:



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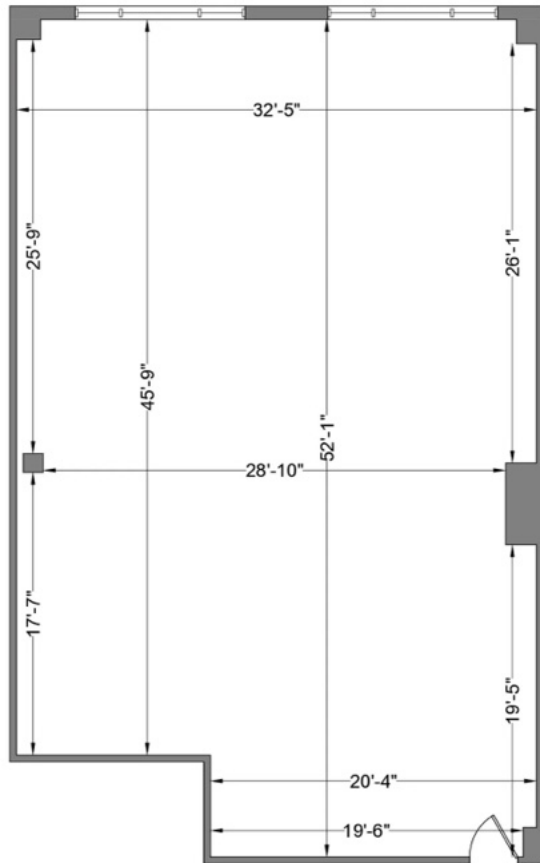


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OCALA REGIONAL MEDICAL CENTER

CONCEPTUAL FLOOR PLANS

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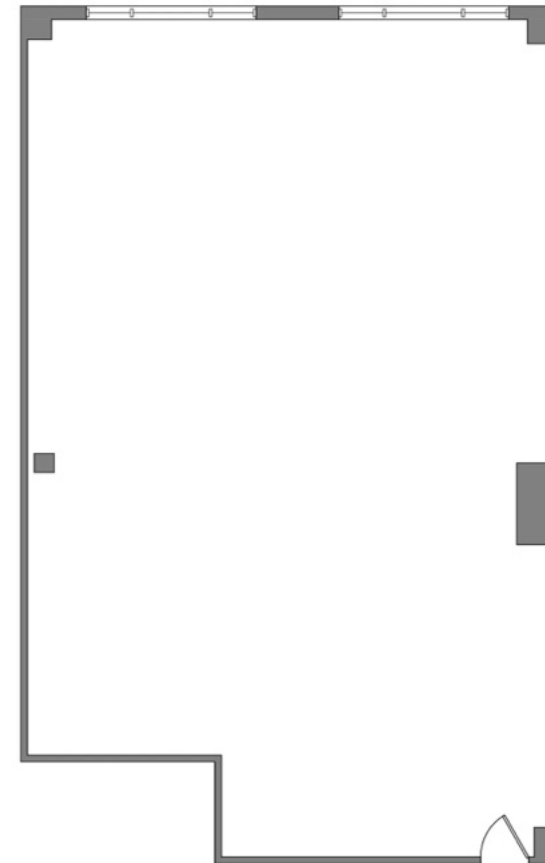


SUITE 350
4600 SW 46 COURT
OCALA, FL

ANSI/BOMA Z65.1-2024



SCALE
DECEMBER 11, 2025



OCCUPANT AREA : 1,645 SF

SUITE 350
4600 SW 46 COURT
OCALA, FL

ANSI/BOMA Z65.1-2024



SCALE
DECEMBER 11, 2025



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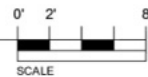
CONCEPTUAL FLOOR PLANS

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SUITE 350
4600 SW 46 COURT
OCALA, FL

ANSI/BOMA Z65.1-2024



SCALE
DECEMBER 11, 2025



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SUITE 380

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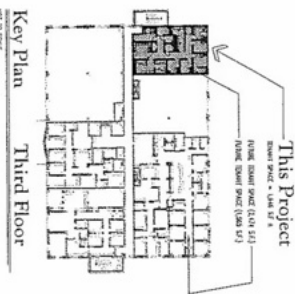
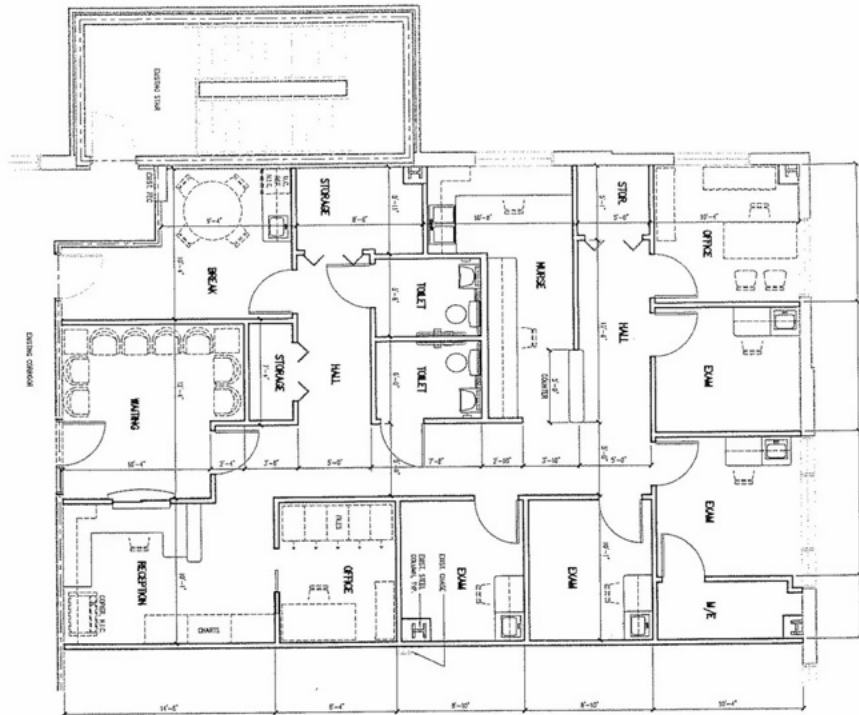
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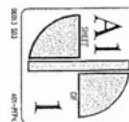
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(Full Service, Base Year)
01/2005

Exhibit A-2 to Medical Office Building Lease Floor Plan of Premises



General Notes:
1) PRELIMINARY AND FOR CONSTRUCTION. ALL DIMENSIONS SHOWN.
Preliminary Floor Plan 3
SCALE: 1/8" = 1'-0"



Tenant Improvement Plans for:
Dr. Narendra Patel
PROJECT LOCATION:
West Marion Medical Plaza (Third Floor - Suite 350), Marion County, Florida

Johnson, Peoples Architects, P.A.
516 S.E. 8th Street, Ocala, Florida 34471
352 - 351 - 1963 352 - 351 - 0552 (fax) 352-351-1963

FOR MORE INFORMATION:



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BOSSHARDT
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PHOTOS

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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

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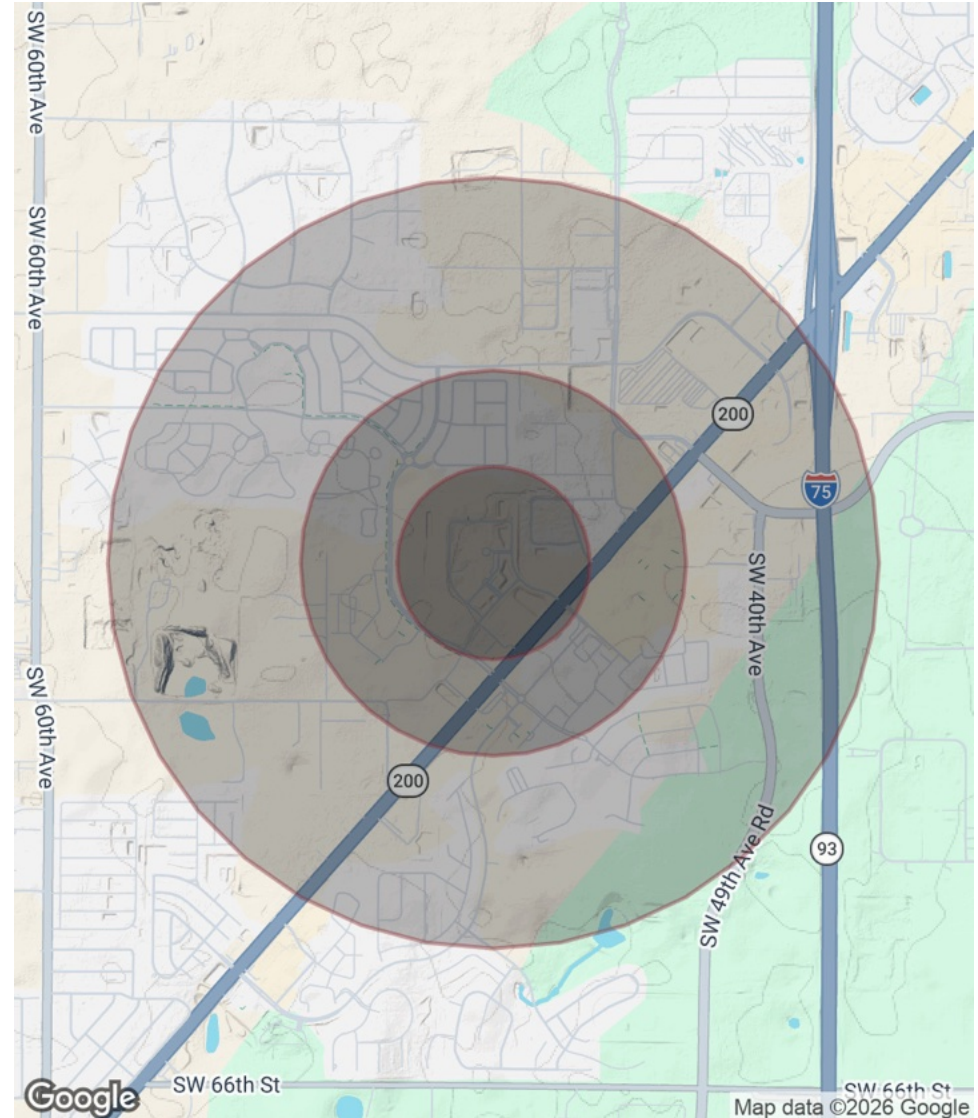
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	424	1,653	4,850
Average Age	30.1	27.5	36.7
Average Age (Male)	29.8	25.5	34.9
Average Age (Female)	33.7	33.1	41.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	154	565	1,877
# of Persons per HH	2.8	2.9	2.6
Average HH Income	\$109,935	\$110,468	\$98,711
Average House Value	\$269,931	\$278,815	\$231,086

2023 American Community Survey (ACS)



FOR MORE INFORMATION:



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OCALA REGIONAL MEDICAL CENTER

ADVISOR

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ERIC LIGMAN

Director

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Direct: **352.256.2112** | Cell: **352.256.2112**

PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

MEMBERSHIPS

ICSC

LoopNet

CoStar

Gainesville Chamber Commerce

GACAR- Gainesville Alachua County Association of Realtors

National Association of Realtors (NAR)

Bosshardt Realty Services

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