



PRIME OFFICE SPACE  
FOR LEASE: 4,200 +/- SF



**OCOEE CORPORATE CENTER**  
**AVAILABLE SPACE: 4,200 +/- SF**  
**3855 N Ocoee St | Cleveland, TN 37312**



SVN | Second Story Real Estate Management

**Bianca Pichardo**

Office: (423) 682-8241

Cell: (423) 710-7638

[bianca.pichardo@svn.com](mailto:bianca.pichardo@svn.com)

**Matthew Bonnet**

Office: (423) 682-8241

Cell: (423) 605-5417

[matthew.bonnet@svn.com](mailto:matthew.bonnet@svn.com)

# OFFICE SPACE FOR LEASE

AVAILABLE SPACE: 4,200 +/- SF

3855 N Ocoee St | Cleveland, TN 37312



## LISTING HIGHLIGHTS

- Utilities and 5-day Janitorial included in CAMs
- Secure 24/7 Keycard Access and Onsite Management
- Cleveland Greenway Connector
- Complimentary Parking with 103 spaces
- FedEx & UPS Dropbox on Property

# OFFICE SPACE FOR LEASE

AVAILABLE SPACE: 4,200 +/- SF

3855 N Ocoee St | Cleveland, TN 37312



## SPACE HIGHLIGHTS

- Suite 210 offers 11 dedicated closed door offices
- Large corner conference room for employee and employer convenience
- Ample storage closet and large copy room
- Option for buildout of kitchenette/breakroom if desired
- Panoramic views that allow natural light into the space

# OFFICE SPACE FOR LEASE

AVAILABLE SPACE: 4,200 +/- SF

3855 N Ocoee St | Cleveland, TN 37312

## SITE PLAN



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



# OFFICE SPACE FOR LEASE

AVAILABLE SPACE: 4,200 +/- SF

3855 N Ocoee St | Cleveland, TN 37312



## DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Population	5,968	44,850	73,778
2028 Projected Population	6,184	46,334	76,068
Median Age	40	38.2	39.1
Households	1 Mile	3 Mile	5 Mile
2023 Households	2,531	17,632	28,693
2028 Projected Households	2,624	18,243	29,617
Average Household Income	\$68,737	\$70,099	\$71,589



SVN | Second Story Real Estate Management

**Bianca Pichardo**

Office: (423) 682-8241

Cell: (423) 710-7638

bianca.pichardo@svn.com

**Matthew Bonnet**

Office: (423) 682-8241

Cell: (423) 605-5417

matthew.bonnet@svn.com



## ABOUT THE BROKERS



### **MATTHEW BONNET**

SVN | Second Story Real Estate Management  
Associate Advisor  
**423.605.5417**  
[matthew.bonnet@svn.com](mailto:matthew.bonnet@svn.com)

Matthew Bonnet offers a background in small business ownership, residential construction, and a multi-million dollar producer in residential real estate prior to CRE. He enjoys the business side of commercial real estate and making the numbers work for my clients as an Associate Advisor for SVN Second Story in Chattanooga Tennessee.



### **BIANCA PICHARDO**

SVN | Second Story Real Estate Management  
Associate Advisor  
**423.710.7638**  
[bianca.pichardo@svn.com](mailto:bianca.pichardo@svn.com)

Bianca Pichardo brings extensive knowledge in office assets and is a dedicated partner to her clients. With a passion for connecting people with spaces that inspire innovation and growth, she have carved a niche as a trusted advisor in the industry. Her approach is rooted in personalized service, where every client's vision is transformed into reality through strategic planning, meticulous market analysis, and expert negotiation. Specializing in commercial sales, leasing, and investment properties, she offers a seamless experience tailored to your unique needs.