

For Lease | Prime Office Space Available in Lake City

1140 SW Bascom Norris Drive, Suite 101

Size: 1,801± SF | Lease Rate: \$27/SF Gross



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Property Details

This beautifully updated office condo, built in 2008, offers 1,801± SF of well-designed space perfect for medical or professional use. Located on Bascom Norris Drive, a high-traffic corridor with 14,500 vehicles passing daily, this office provides excellent visibility, accessibility and ample parking. Situated just 1.8 miles from I-75, it allows for easy access to clients and employees across the region.

Property Highlights:

- 1,801± SF of updated office space with modern finishes
- 8 private offices/patient rooms, including an executive suite with built-ins
- Spacious reception and waiting area for a professional first impression
- Conference room, ample storage and a break room for workplace efficiency
- Private employee entrance for added security and convenience
- Two restrooms, including one with a full shower
- Located on Bascom Norris Drive with 14,500± daily vehicles for high visibility
- 1.8 miles from I-75, providing easy regional access
- Ample parking plus prominent monument and on-building signage to enhance business exposure
- Surrounded by medical and professional tenants in a well-maintained complex

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Your
Business
Name

Address: 1140 SW Bascom Norris Dr
Lake City, FL 32653

Size: 1,801± SF

Lease Rate: \$27/SF Gross

Photo Gallery



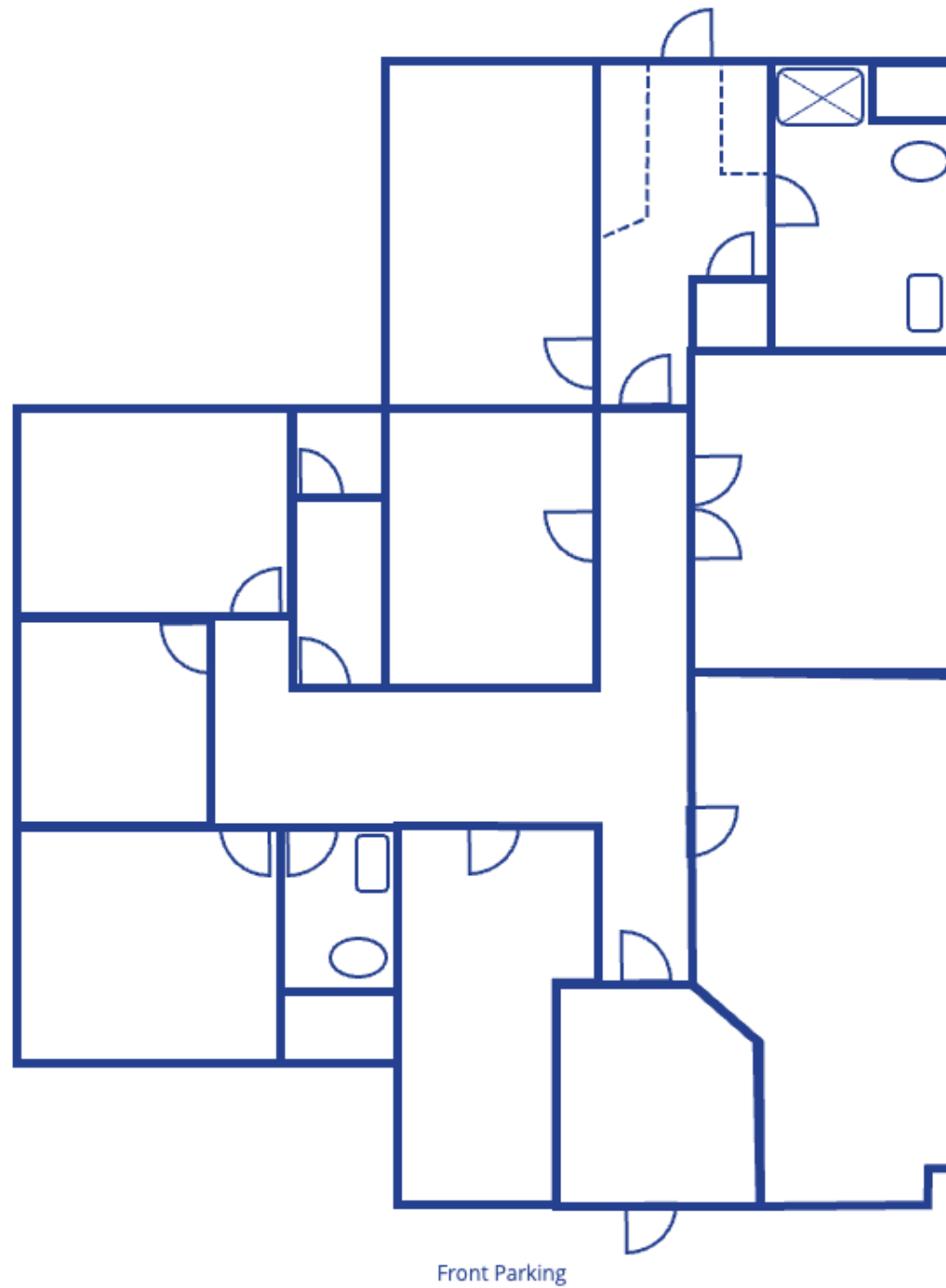
Positioned within a well-maintained office complex, the property is home to Magnolia Pediatrics, Upperline Foot and Ankle, Tax Plus Solutions and other professional office users creating a synergistic business environment. Across the street is O2B Kids, City Church and Lake City Cardiovascular Institute. With on-building and monument signage available, your business will enjoy maximum exposure in this thriving professional hub.

This turnkey office space is ideal for medical, legal, financial or professional service businesses looking for a highly visible, well-appointed location in a growing business corridor.

Photo Gallery



Floor Plan





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Area Demographics

Source: ESRI Business Analyst | 5 mile radius



**Population
(2024)**

1 Mile 3,971
3 Mile 20,452
5 Mile 35,504



**Population
Projection (2029)**

4,018
20,704
35,941



**Average Household
Income (2024)**

\$67,324
\$83,226
\$81,251



**Projected Average
Household Income (2029)**

\$77,781
\$96,022
\$93,635

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