

**FOR LEASE**  
**\$8.00 - \$11.00 SF/YR (NNN)**



## Property Highlights

- MOVE-IN PROMOTION: 1 month free ahead of a 3 year lease, and 3 months free ahead of a 5 year lease!
- New roofs, painted, interior repairs, stormwater, HVAC, landscaping and new parking lot
- 52,836sf Professional Office Complex
- Office space available for lease, parking ratio: 3.35/1000sf
- Zoned O1, 5.95 acres, AADT 29,000 cars per day (FDOT 2022)
- Marion County Parcel Site 2863-100-000, floor diagrams available upon request

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,278	16,884	34,290
<b>Total Population</b>	5,812	41,642	87,507
<b>Average HH Income</b>	\$83,600	\$63,157	\$58,513



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Legend	
<span style="color: yellow;">■</span>	Available
<span style="color: brown;">■</span>	Unavailable

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## Lease Information

<b>Lease Type:</b>	NNN
<b>Total Space:</b>	2,178 - 4,311 SF

<b>Lease Term:</b>	36 months
<b>Lease Rate:</b>	\$8.00 - \$11.00 SF/yr

## Available Spaces

	Suite	Tenant	Size	Type	Rate	Description
■	101	-	2,175 SF	NNN	-	-
■	102	-	2,184 SF	NNN	-	-
■	110	-	2,135 SF	NNN	-	-
■	112	Available	2,329 SF	NNN	\$8.00 SF/yr	Available prior to 5/1/24 with notice. Lower Level rear facing unit with perimeter offices and some cubicle spaces in middle. Below grade on approx 80% of exterior walls but plenty of light at front. This suite already remodeled so its not eligible for Landlord's TI allowance. \$8/sf/yr Base rent + \$5.10sf/yr NNN = \$2,542.49/mo plus sales tax.
■	201	-	1,104 SF	NNN	-	-
■	202	-	2,184 SF	NNN	-	-
■	203	-	1,081 SF	NNN	-	-
■	204	Available	4,311 SF	NNN	\$8.00 SF/yr	Available prior to 5/1/24 with notice. Lower level rear facing unit with 2/3 various office and 1/3 open areas. Below grade on approx 60% of exterior walls. \$8.00/sf Base Rent + \$5.10/sf/yr NNN = \$4,706.18/mo plus sales tax.
■	301	-	4,393 SF	NNN	-	-
■	301LL	-	4,453 SF	NNN	-	-
■	401	-	4,495 SF	NNN	-	-
■	501 & 502	-	4,545 SF	NNN	-	-
■	601	-	4,373 SF	NNN	-	-

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	Suite	Tenant	Size	Type	Rate	Description
■	701	Available	2,178 SF	NNN	\$11.00 SF/yr	A former counseling office with former use as a Medical space. Unit has Lobby, receptionist, 2 bathrooms, several offices and a group room. \$11/sf Base Rent + \$5.10/sf NNN Rent = \$2,922.15/mo plus sales tax.
■	702	702	2,179 SF	NNN	-	-
■	801	801	2,188 SF	NNN	-	-
■	802	-	2,176 SF	NNN	-	-
■	902	-	2,178 SF	NNN	-	-

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