

WIECHENS
REALTY, INC.



35 SE 1ST AVENUE OCALA, FL 34470

\$17/SF + NNN

Prime location

Class A Space

2ND FLOOR SUITE FOR LEASE @ 7411 USF (8754 RSF)



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PROPERTY HIGHLIGHTS



- Location: Situated directly on Ocala's Downtown Square, this is a PRIME highly trafficked location
- 2nd Floor Space is available - Suite is 7,411 USF with 8754 RSF
- Class A Space that was renovated within the last few years to modern finishes
- Current Layout is set up for "Co Work" space with excellent (and easy) reconfiguration options
- Suite is accessible by elevator
- Great views of downtown Ocala
- Excellent Walk-ability to local amenities including food, shopping, and personal services

Situated directly on Ocala's historic Downtown Square, this premier Class A commercial suite offers a prime, highly trafficked location in one of the city's most vibrant and popular destinations. Located on the second floor and fully accessible by a secure elevator, the impressive space features 7,411 Usable Square Feet (USF) and 8,754 Rentable Square Feet (RSF), providing a large and versatile footprint for your business operations. The entire suite was completely renovated within the last few years to incorporate modern, high-end finishes, seamlessly combining a contemporary aesthetic with professional functionality.

The current layout is set up for a "Co-Work" space, making it ideal for collaborative environments. The floor plan allows for excellent and easy reconfiguration options if your business requires a different setup. Large windows throughout the suite provide great views of downtown Ocala and bring in excellent natural light. Onsite parking may be available, with spot allocation to be negotiated as part of lease. Ample public parking on streets as well as a neighboring parking garage is also available.

This location offers exceptional walkability to local amenities, including food, shopping, and personal services. The high walkability factor serves as a major draw for both clients and employee retention. Step right outside the front doors into a lively landmark district packed with premier local dining, exceptional cafes, boutique shopping, and convenient personal services.

EXCELLENT LOCATION ON OCALA'S DOWNTOWN SQUARE



RENTAL DATA



Silver River CAM Adjustments for 2026

Floor	Unit	Tenant	S. F.	Percentage
1	Multi Unit	Multi Unit	12497	38.92%
2	Storage	Cantina Storage	618	1.92%
2	Vacant Space	Available	7411	23.08%
2	Common Area	Common Area	1777	5.53%
3	GSA	GSA	9806	30.54%
			32109	100.00%

Tenant	Expenses/Building	Building	Individual Suites	Totals
		100.00%	23.08% of Bldg (on USF)	
Available Unit:	Property Taxes	\$ 94,300.00	\$ 21,764.44	\$ 21,764.44
Floor 2 @ 7411 {USF}	Property Insurance	\$ 43,700.00	\$ 10,085.96	\$ 10,085.96
	HVAC Contract	\$ 4,125.00	\$ 952.05	\$ 952.05
	Utilities	\$ 110,485.47	\$ 25,500.05	\$ 25,500.05
	Elevator Maint/Monitor	\$ 3,995.09	\$ 922.07	\$ 922.07
	Exterior Cleaning	\$ 3,484.00	\$ 804.11	\$ 804.11
	Landscaping	\$ 3,000.00	\$ 692.40	\$ 692.40
	Tree Trimming	\$ 2,325.00	\$ 536.61	\$ 536.61
	Pest Control	\$ 1,543.45	\$ 356.23	\$ 356.23
		\$ 266,958.01	\$ 61,613.91	\$ 61,613.91

Expenses/Suite Specific	N/A	100% for Suite Specific	Totals
SS Item 100%	\$ -	\$ -	\$ -
SS Item 100%	\$ -	\$ -	\$ -
SS Item 100%	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -

Expenses/Load Factor	5.53%	75.57% of Floor 2	Totals
Load Factor Floor 2	\$ 14,762.78	\$ 11,156.23	\$ 11,156.23
	\$ 14,762.78	\$ 11,156.23	\$ 11,156.23

Total CAM Chgs	\$ 72,770.14	\$ 72,770.14
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\$ 125,987.00	Annual Base Rent x 5% for Management Fees @ 7411 {USF}	\$ 6,299.35
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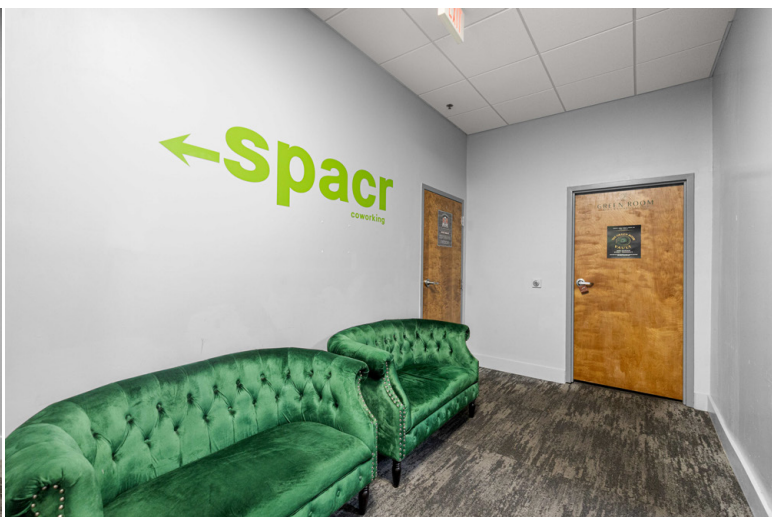
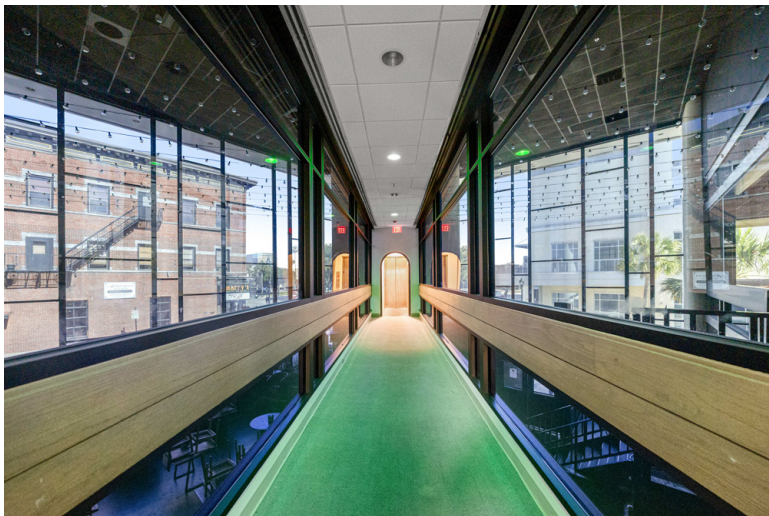
Annual Totals	\$ 79,069.49
Price per SF	\$ 10.67

Expenses/Load Factor Calculated as Follows:

1. Common Area FL 2 @ 1,777 SF = 5.53% of Building (x) Total CAM Charges = Load Factor of Floor 2
2. Available Suite is 75.57% of Floor 2 Load Factor using (7,411SF / 9,806SF = 75.57%)
3. Common Area of 1,777 SF x 75.57% = 1,343 SF of Common Area Applicable to Available Suite
4. 7411SF + 1343SF = 8754 {RSF} / 7411 {USF}
5. Common Area {1343 SF} / 7411 SF {USF} = 18.12% Load Factor with 8754 {RSF} used for calculating totals

Category	Annual	Monthly
Base Rent (\$23/SF)	\$ 125,987.00	\$ 10,498.92
CAM/NNN (\$10.97/SF)	\$ 79,069.49	\$ 6,589.12
Totals	\$ 205,056.49	\$ 17,088.04

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

