



For Lease: \$20.00 SF + NNN



**3101 SW College Rd, Stes 200/204,
Ocala, FL 34474**

Parcel ID #: 2378-000-010

B-2 Zoning

AADT 58,500

For Lease \$20.00 SF + 4.40 Estimated NNN



Josh Markham, Property Manager
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PROPERTY OVERVIEW:

- ◇ Elevate your business presence in this premier **3,542 SF Class A office suite** located along Ocala's highly visible HWY 200 corridor.
- ◇ Benefit from exceptional exposure with an impressive traffic count of approximately **58,500 AADT**.
- ◇ **Functional second-floor layout** designed for productivity, collaboration, and client-facing operations.
- ◇ Features **11 private offices**, providing flexibility for executive offices, medical exam rooms, or team workspaces.
- ◇ **Two expansive open work areas** ideal for collaborative work spaces, or training environments.
- ◇ **Three restrooms** and a dedicated **breakroom** enhance employee comfort and daily convenience.
- ◇ **Zoned B-2**, allowing for a wide range of professional, medical, administrative, and service-oriented uses.
- ◇ **Convenient accessibility** with elevator access plus two separate stairwell entry points.
- ◇ Ample shared **on-site parking** accommodates both employees and clients with ease.
- ◇ Abundant **natural light** throughout the suite creates an inviting and energizing work atmosphere.
- ◇ **Strategic location** offers excellent connectivity to surrounding retail, dining, and business services.
- ◇ **Professional setting** ideal for established businesses seeking a polished, high-visibility office environment.



PROPERTY PHOTOS:



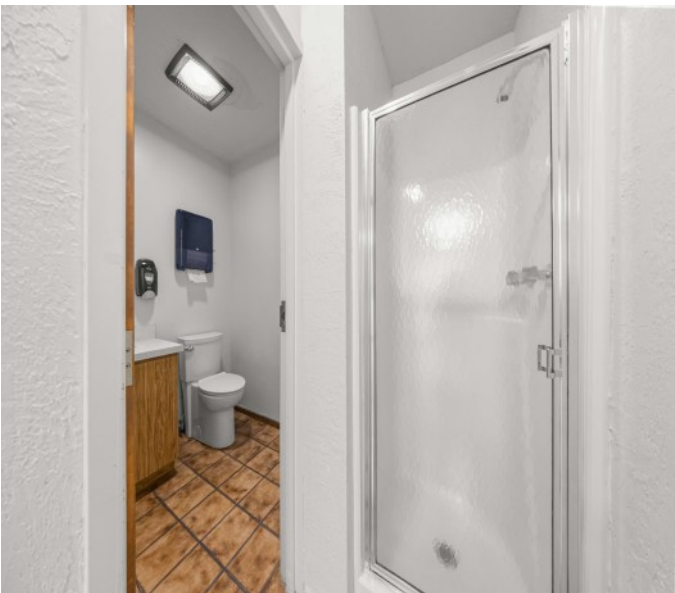
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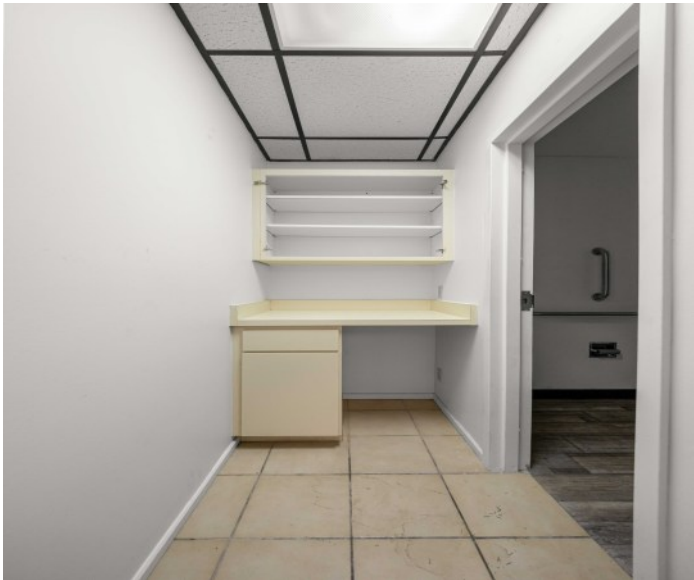
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