

NEW CLASS A MOB COMING SOON

1208 Southeast 3rd Avenue | Ocala, FL 34471



FOR LEASE

FOR MORE INFORMATION:



Eric Ligman
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Marlon Bruce
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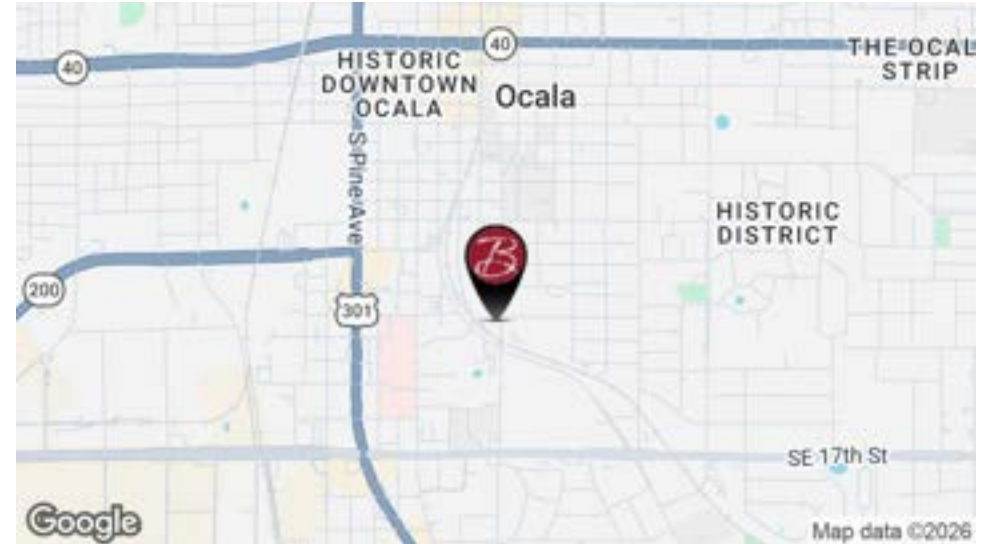


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

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EXECUTIVE SUMMARY

1208 Southeast 3rd Avenue | Ocala, FL 34471



OFFERING SUMMARY

Lease Rate:	\$32.50 SF/yr (NNN)
Tenant Improvement	\$75.00/ SF
Building Size:	40,000 SF
Available SF:	2,500 - 40,000 SF
Year Built:	2028
Building Class:	A

PROPERTY OVERVIEW

Position your practice adjacent to HCA Florida Ocala Hospital in a premier new 40,000-square-foot Class A medical office development designed to meet the needs of today's healthcare providers. The project will offer flexible suite sizes ranging from approximately 2,500 square feet to 40,000 square feet, abundant on-site parking, modern healthcare-focused design, and customizable buildout opportunities tailored to each practice's operational needs. Located in one of Ocala's fastest-growing medical corridors, this development provides physicians and healthcare groups with the opportunity to secure a highly visible, hospital-adjacent location in a rapidly expanding market with strong patient demand, continued population growth, and long-term healthcare momentum.

PROPERTY HIGHLIGHTS

- New Construction Class A Medical Office Space | Coming Fall 2028
- On-Campus Location Adjacent to HCA Florida Ocala Hospital (323 Beds)
- Close Proximity to Hospital Referrals and Ancillary Services

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WELCOME TO OCALA, FL.

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Ocala has become one of Florida's most dynamic growth markets, attracting new residents, businesses, investors, and service providers at a remarkable pace. Once known primarily as an equestrian and retirement community, Ocala has evolved into a high-growth Central Florida market with strong momentum across housing, healthcare, logistics, retail, and professional services.

A major driver behind Ocala's rise is its strategic location. Positioned along I-75 and connected by U.S. 301, U.S. 441, and State Road 200, Ocala offers convenient access to Gainesville, The Villages, Orlando, Tampa, Jacksonville, and the broader Central Florida region. This accessibility continues to attract residents seeking affordability and quality of life, as well as businesses looking for efficient statewide connectivity.

Ocala also benefits from a lifestyle and cost-of-living advantage that larger Florida markets can no longer offer. With lower relative housing costs, less congestion, outdoor recreation, and its nationally recognized equestrian identity, the area appeals to families, retirees, professionals, and seasonal residents. Growth is visible across Marion County, with new rooftops, retail development, employment growth, and infrastructure investment supporting Ocala's next stage of expansion. As the population grows, so does the demand for healthcare, specialty medical services, wellness providers, therapy, imaging, outpatient care, and professional office users.

Looking ahead, Ocala is positioned to continue its transition into a larger regional service hub. Its combination of population growth, accessibility, affordability, and quality of life makes it one of the most attractive markets in North Central Florida. For healthcare and professional users, the opportunity is to establish a presence in a market that is growing quickly and becoming increasingly important to the region.



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HCA EAST CAMPUS

Ocala, Florida, has become one of the most compelling healthcare growth markets in the state, driven by rapid population growth, a large and expanding senior population, continued in-migration, and significant hospital investment across Marion County. The Ocala metropolitan area is now one of the fastest-growing markets in the United States, creating sustained demand for primary care, specialty care, surgical services, imaging, outpatient procedures, post-acute care, women's health, cardiology, orthopedics, neurology, oncology, and other physician-driven medical services.

For physicians, the hospital adjacency is a meaningful strategic advantage. The main campus is verified as a Level I Trauma Center by the American College of Surgeons Committee on Trauma, is designated by the State of Florida as a Level II Trauma Center, and is recognized as a Comprehensive Stroke Center. The system also includes advanced cardiac services, orthopedic and spine care, robotic surgery, bariatric surgery, oncology care, emergency medicine, neurological services, rehabilitation, women's care, imaging, wound care, and hyperbaric services.

The HCA Ocala system reported 197,500 patients treated, 3,171 employees, 656 physicians, and 585 licensed beds, reinforcing its role as one of the dominant healthcare platforms in Marion County. The system also operates a broader regional network that includes five freestanding emergency departments, HCA Florida Foxwood ER, HCA Florida Silver Springs ER, HCA Florida Summerfield ER, HCA Florida Maricamp ER, and HCA Florida Trailwinds Village ER, providing additional patient access points across Ocala, Marion County, and surrounding communities.

In short, the Ocala market offers the combination physicians look for when evaluating expansion: population growth, hospital investment, increasing patient demand, a large regional healthcare anchor, expanding graduate medical education, and a Class A location directly adjacent to the main HCA Florida Ocala Hospital campus.



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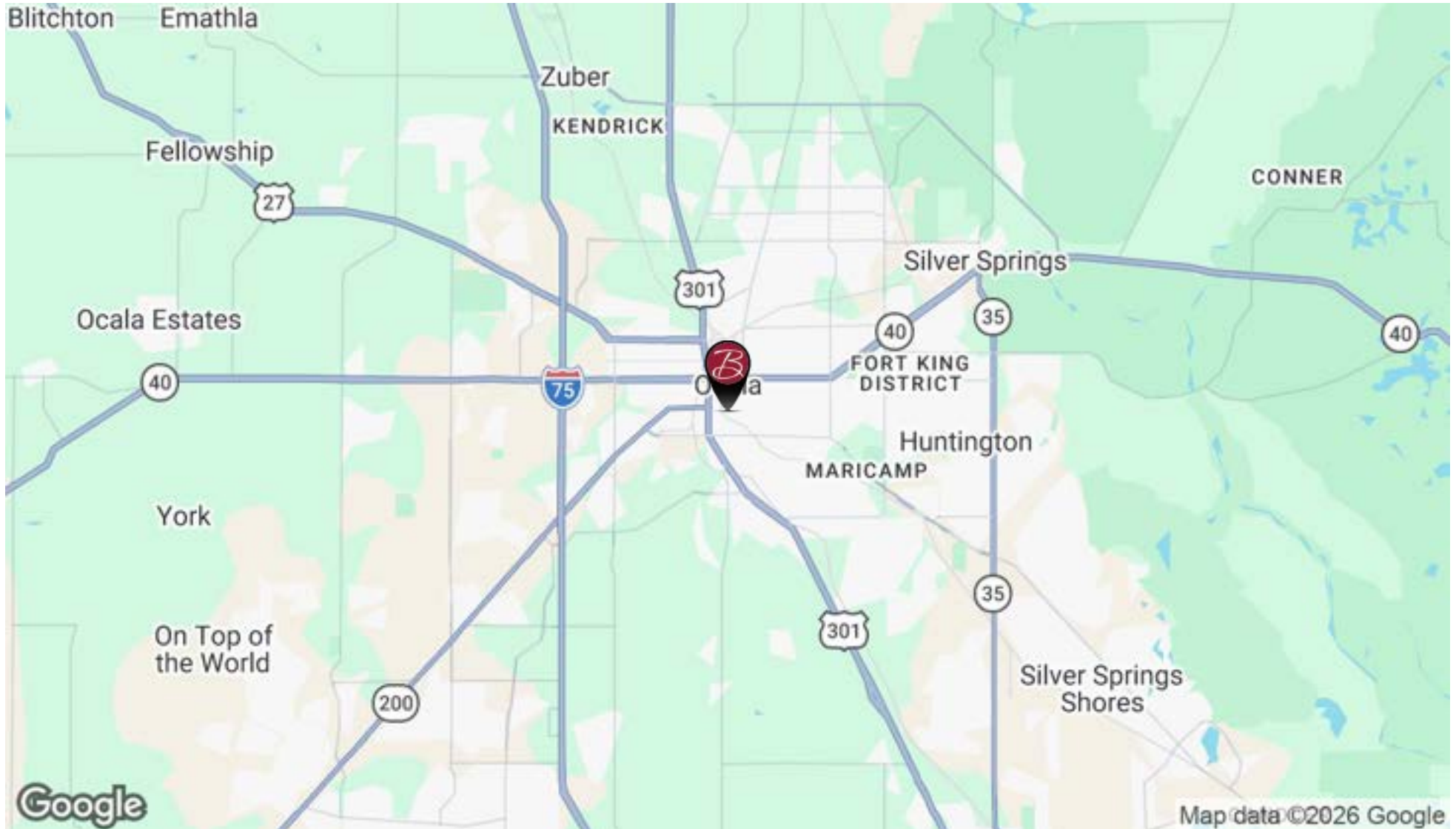


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MAP

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HCA OCALA HOSPITAL ADJACENT OFFICE FOR LEASE

ADDITIONAL PHOTOS

1208 Southeast 3rd Avenue | Ocala, FL 34471



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HCA OCALA HOSPITAL ADJACENT OFFICE FOR LEASE

SITE PLAN

1208 Southeast 3rd Avenue | Ocala, FL 34471



Floor 1 - 20,000 SF
Floor 2 - 20,000 SF
200 Total Parking

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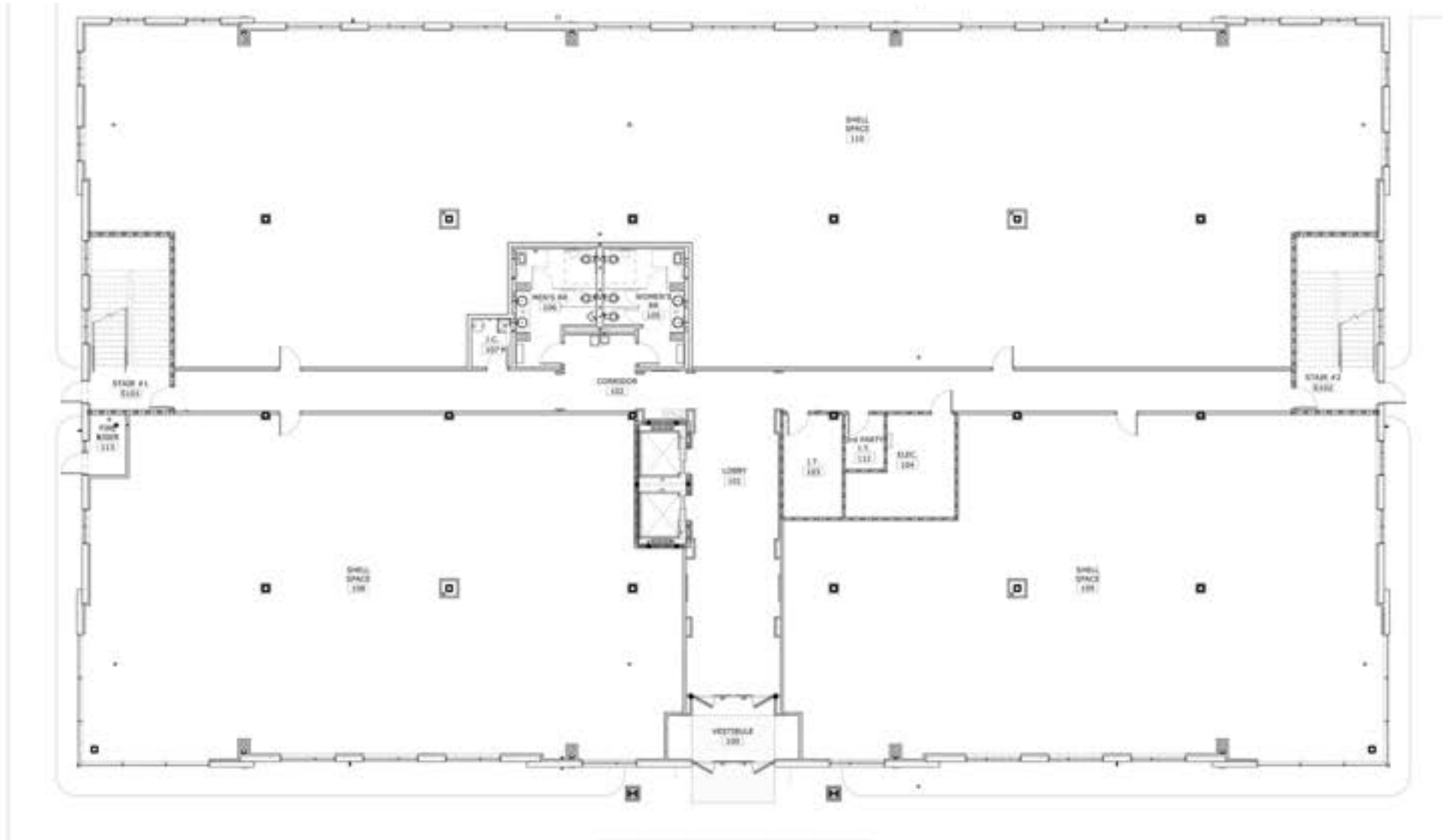


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HCA OCALA HOSPITAL ADJACENT OFFICE FOR LEASE

FLOOR 1

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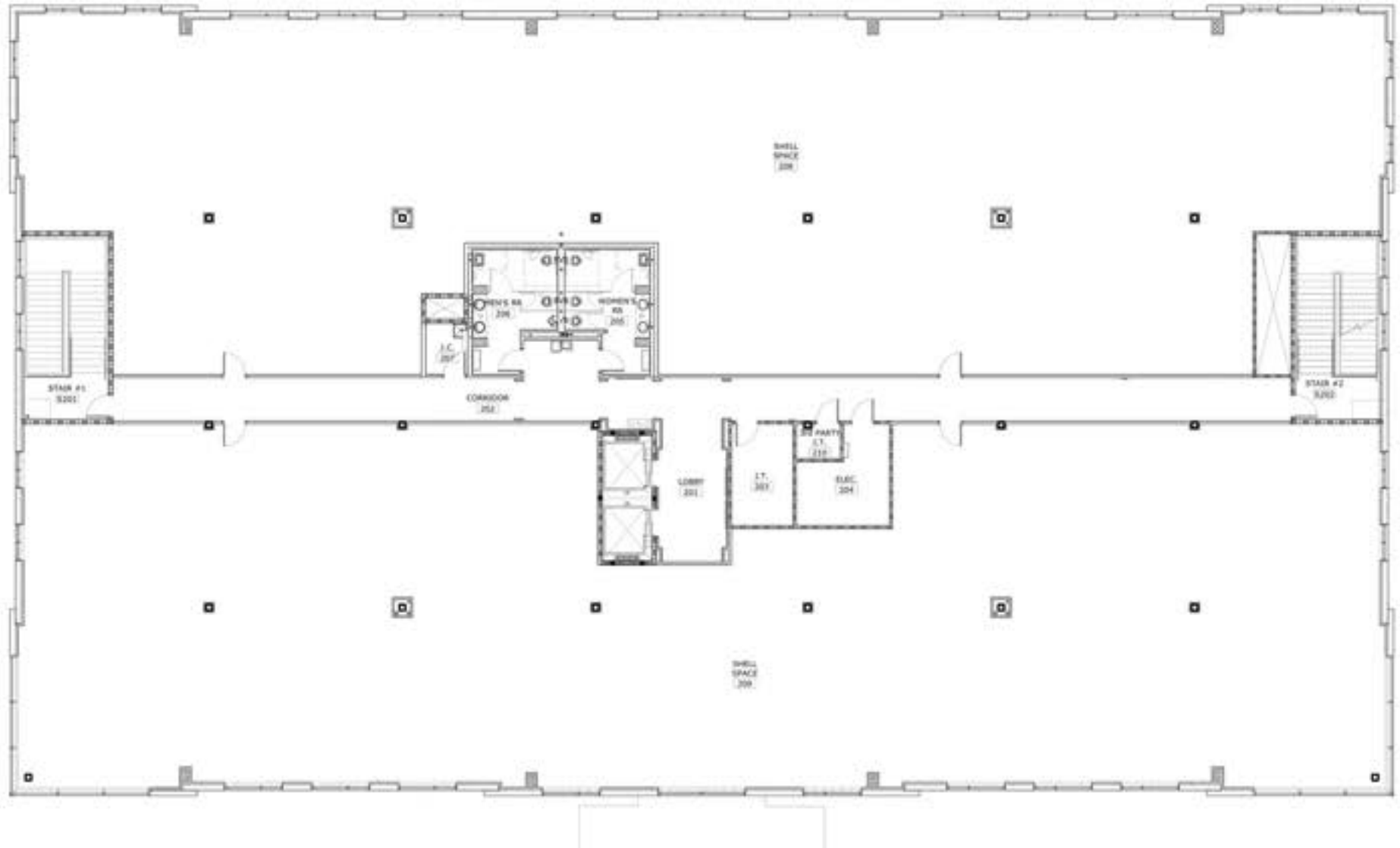


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HCA OCALA HOSPITAL ADJACENT OFFICE FOR LEASE

FLOOR 2

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ABOUT THE DEVELOPER

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CAPITAL GROWTH
MEDVEST

Capital Growth Medvest is a national healthcare real estate development firm with deep experience delivering medical facilities from concept to completion. The company focuses specifically on healthcare real estate, including medical office buildings, ambulatory surgery centers, freestanding emergency departments, rehabilitation hospitals, behavioral health facilities, and specialty hospitals.

Medvest's platform is built around helping healthcare providers expand patient services while reducing the complexity of real estate development. Their team assists with site planning, design coordination, construction management, project financing, and delivery, allowing physicians and healthcare operators to stay focused on patient care while Medvest manages the development process.

The company brings significant experience and financial strength to its projects, with more than \$1 billion in healthcare developments and acquisitions completed by its founders and leadership team. MedVest's portfolio includes healthcare projects across the country, including medical office buildings, post-acute facilities, hybrid healthcare facilities, and specialty medical projects.

A key part of MedVest's reputation is its commitment to transparency, integrity, and execution. The company promotes an open-book approach to costs, detailed project oversight, and a collaborative development model designed to keep projects on budget, on schedule, and aligned with healthcare providers' needs.

For physicians considering space in a new medical office building, Medvest's experience is an important advantage. Their healthcare-specific development background, construction management expertise, and national relationships with architects, engineers, contractors, lenders, and health systems provide confidence that the project will be delivered with the quality, functionality, and long-term value expected in a Class A medical environment.

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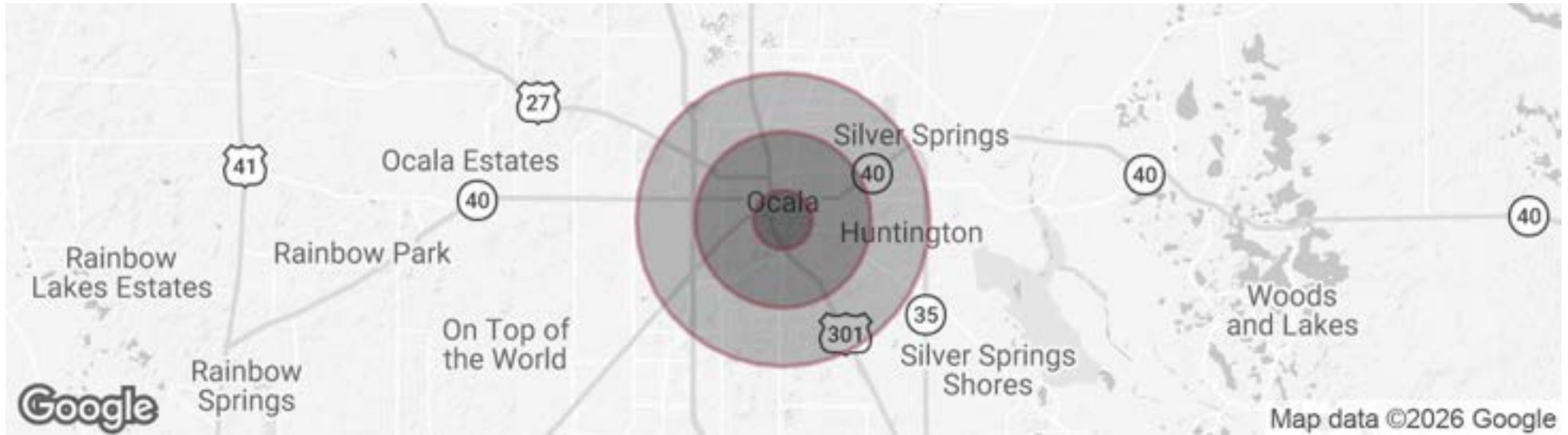


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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,584	44,317	94,293
Average Age	44.4	40.3	41.1
Average Age (Male)	42.3	38.8	39.5
Average Age (Female)	47.7	42.9	43.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,401	17,935	38,093
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$88,502	\$71,475	\$80,282
Average House Value	\$306,648	\$278,289	\$266,453

2023 American Community Survey (ACS)

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ERIC LIGMAN, DIRECTOR

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ERIC LIGMAN

Director

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PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Marion County Chamber of Commerce
National Association of Realtors (NAR)
Builders Association of North Central Florida (NAHR/RANCF)

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MARLON BRUCE, ADVISOR

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MARLON BRUCE

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FL #SL3625253

PROFESSIONAL BACKGROUND

Marlon Bruce - Your Commercial Real Estate Partner

Marlon Bruce has years of experience in real estate management, focusing on investment and growth. His hands-on approach has helped clients maximize returns. A serial entrepreneur, Marlon has built businesses in marketing, business development, and consulting, bringing that mindset to his real estate work.

With nearly a decade in politics, including leading national campaigns, Marlon excels in problem-solving, communication, and navigating complex deals. He recently completed his second term as Chair of the Alachua County Economic Development Advisory Committee, driving local business and development.

Whether buying, selling, or investing, Marlon's experience and business-focused approach make him a trusted partner.

MEMBERSHIPS

National Association of Realtors (NAR/OMCAR)
Builders Association of North Central Florida (NAHB/BANCF)
International Council of Shopping Centers (ICSC)

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