OCALA REGIONAL MEDICAL CENTER

4600 SW 46th Ct | Ocala, FL 34474



FOR LEASE

FOR MORE INFORMATION:



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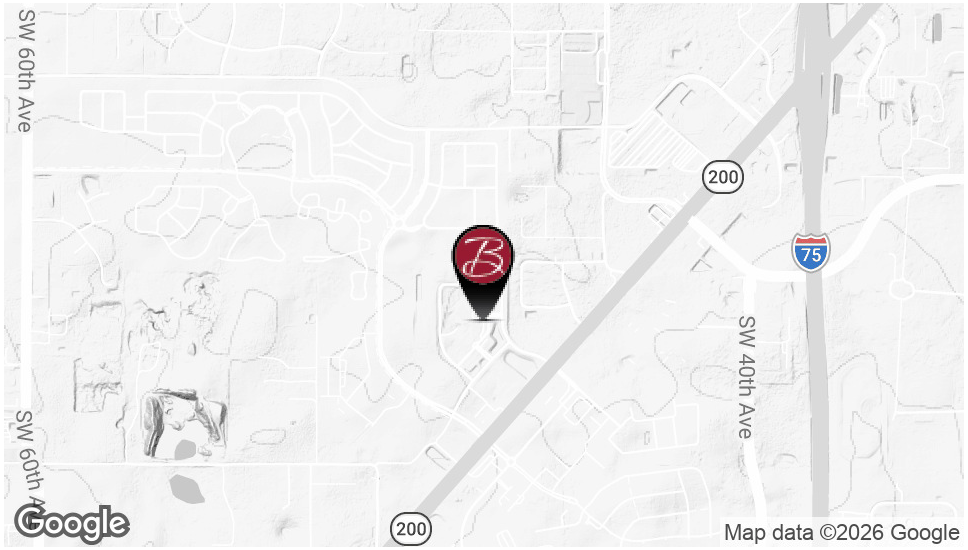
BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

OCALA REGIONAL MEDICAL CENTER

EXECUTIVE SUMMARY

4600 SW 46th Ct | Ocala, FL 34474





OFFERING SUMMARY

Lease Rate:	$33 SF/yr (Full Service)
Building Size:	330,828 SF
Available SF:	1,645 - 3,234 SF
Lot Size:	1,601,320 SF
Number of Units:	2
Year Built:	2002
Zoning:	INST

PROPERTY OVERVIEW

This premier medical office opportunity offers flexible suite configurations ranging from approximately 1,565 SF to 3,234 SF and is located immediately adjacent to the HCA Florida West Marion Hospital campus. Ideal for physicians, specialists, outpatient services, therapy providers, wellness practices, and other healthcare-related users, the property provides a highly desirable location within one of Ocala's most established medical corridors. Four suites are available in varying sizes, allowing tenants the flexibility to accommodate a wide range of operational needs. The property offers excellent accessibility, strong visibility, and convenient access for both patients and staff. Medical office space in direct proximity to HCA Florida West Marion Hospital is rarely available, making this an exceptional opportunity for healthcare and professional office users seeking to establish or expand their presence in the growing Ocala market.

PROPERTY HIGHLIGHTS

- Marion County's only inpatient Orthopedic Joint Care Center
- Accredited Chest Pain Center and inpatient/outpatient cardiac rehab programs
- The only accredited oncology services in Marion County (Commission on Cancer accredited)

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ADDITIONAL PHOTOS

4600 SW 46th Ct | Ocala, FL 34474



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OCALA REGIONAL MEDICAL CENTER

RENTS

4600 SW 46th Ct | Ocala, FL 34474

Available Suites — Lease Listing Summary				
Suite	**SF**	**Rate ($/SF/Yr)**	**Opex**	**Monthly Rent**
140	3,234	$33	$40,231	$ 8,894
260/280	3,229	$33	$40,169	$ 8,880
330	1,699	$33	$21,136	$ 4,672
350	1,645	$33	$20,464	$ 4,524

Pricing & Passthrough Basis

- Asking rate: $33.00 SF (All Inclusive)
- Landlord covers other opex (est. $12.44 SF): taxes, insurance, grounds, R&M, G&A, utilities, common-area janitorial.

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BOSSHARDT REALTY SERVICES
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OCALA REGIONAL MEDICAL CENTER

OCALA MAP

4600 SW 46th Ct | Ocala, FL 34474



Map is relative to the actual location of roadways, towns and landmarks.

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OCALA REGIONAL MEDICAL CENTER

RETAILER MAP

4600 SW 46th Ct | Ocala, FL 34474



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BOSSHARDT REALTY SERVICES
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OCALA REGIONAL MEDICAL CENTER

4600 SW 46th Ct | Ocala, FL 34474



SUITE 140

FOR MORE INFORMATION:



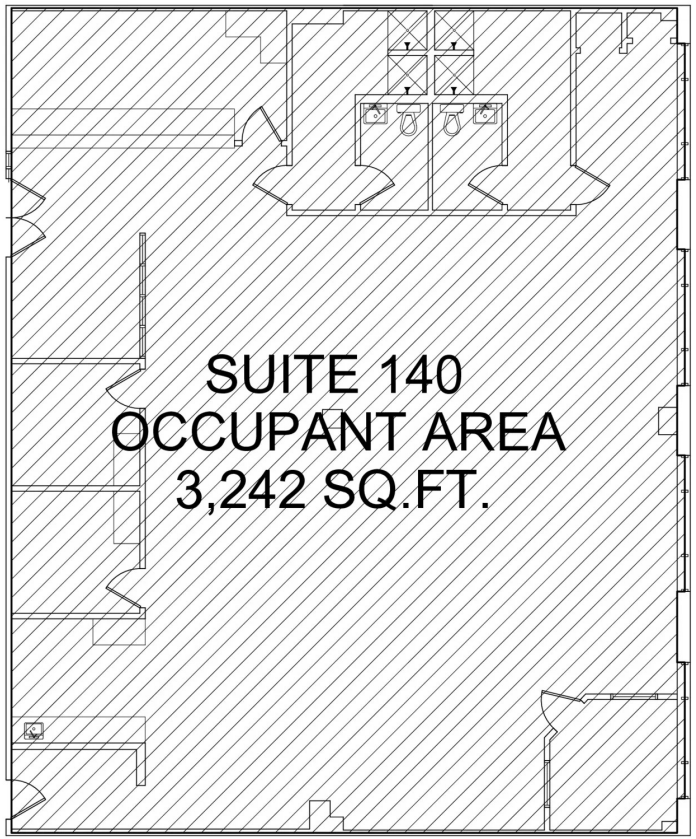
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OCALA REGIONAL MEDICAL CENTER

FLOOR PLANS

4600 SW 46th Ct | Ocala, FL 34474



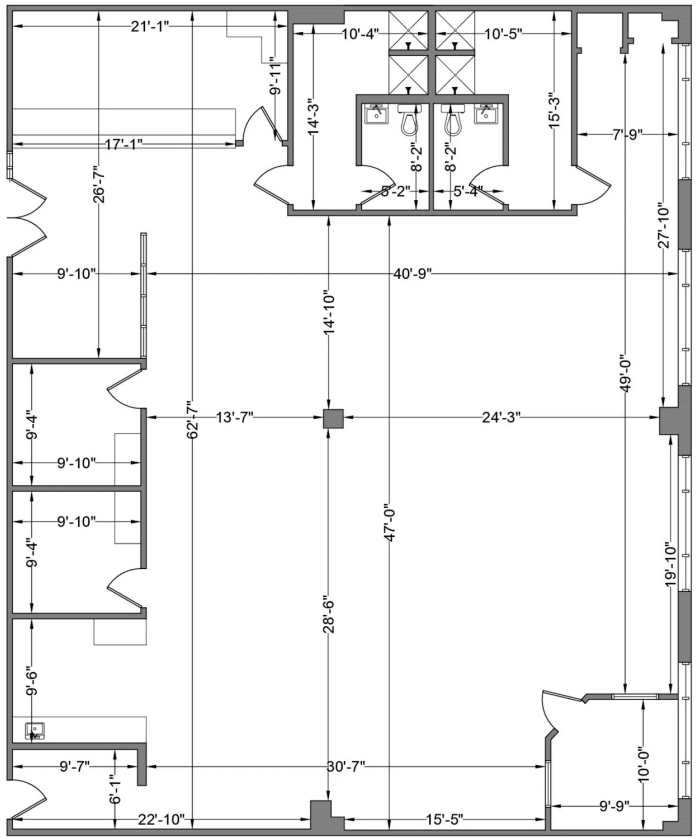
SUITE 140 ANSI/BOMA Z65.1-2024

4600 SW 46 COURT
OCALA, FL

0' 2' 8'
SCALE

JULY 14, 2025

BDoc
BUILDING DOCUMENTATION SPECIALISTS
9900 W. Sample Rd, Suite 300
Coral Springs, FL 33065
561.901.5733
b-doc.net



SUITE 140 ANSI/BOMA Z65.1-2024

4600 SW 46 COURT
OCALA, FL

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SCALE

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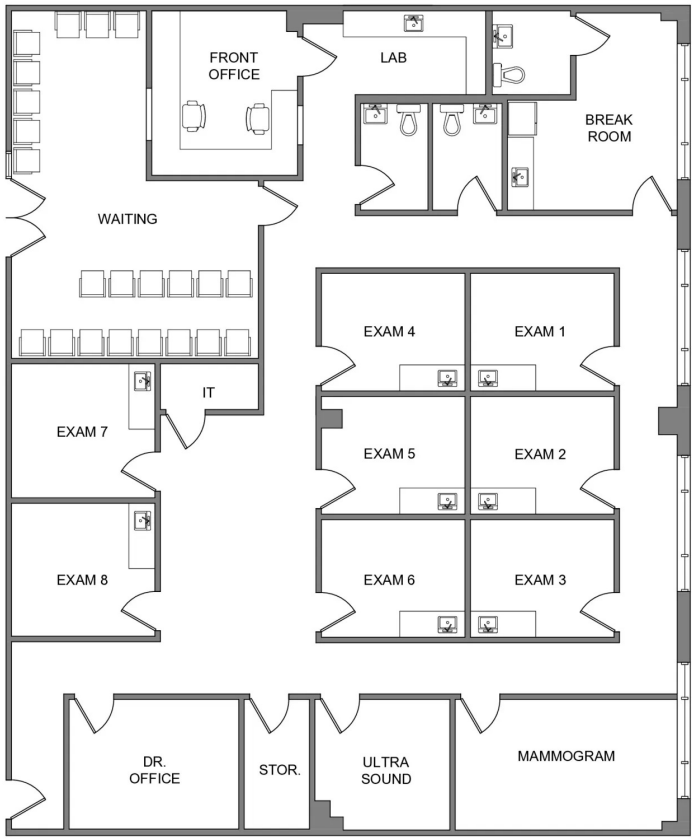
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COMMERCIAL & LAND DIVISION

OCALA REGIONAL MEDICAL CENTER

CONCEPTUAL FLOOR PLANS

4600 SW 46th Ct | Ocala, FL 34474



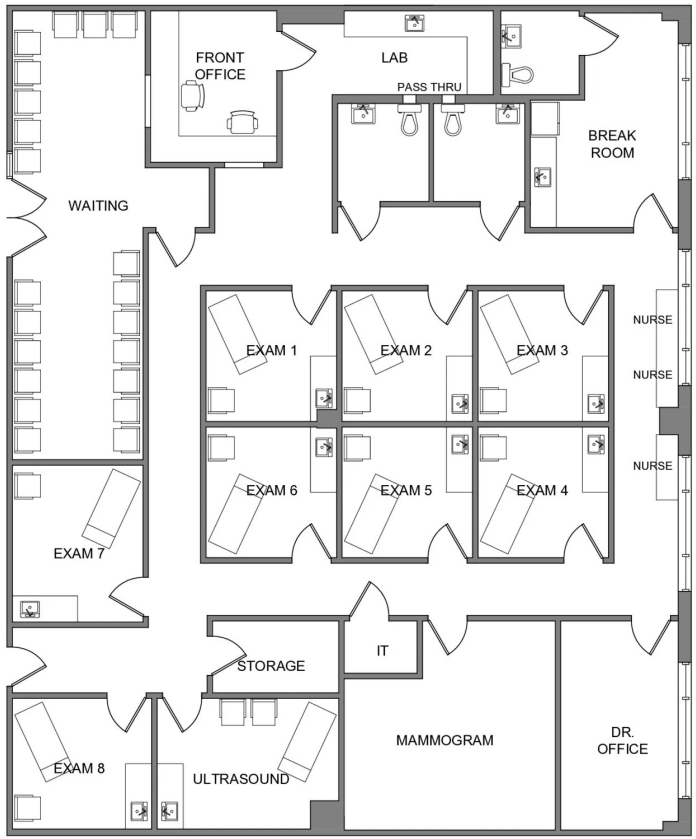
OPTION 1
SUITE 140
4600 SW 46 COURT
OCALA, FL

ANSI/BOMA Z65.1-2024

0' 2' 8'
SCALE

AUGUST 7, 2025

BDoc
BUILDING DOCUMENTATION SPECIALISTS
9900 W. Sample Rd, Suite 300
Coral Springs, FL 33065
561.901.5733
b-doc.net



OPTION 2
SUITE 140
4600 SW 46 COURT
OCALA, FL

ANSI/BOMA Z65.1-2024

0' 2' 8'
SCALE

AUGUST 7, 2025

BDoc
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9900 W. Sample Rd, Suite 300
Coral Springs, FL 33065
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PHOTOS

4600 SW 46th Ct | Ocala, FL 34474









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BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

OCALA REGIONAL MEDICAL CENTER

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SUITE 260/280

FOR MORE INFORMATION:



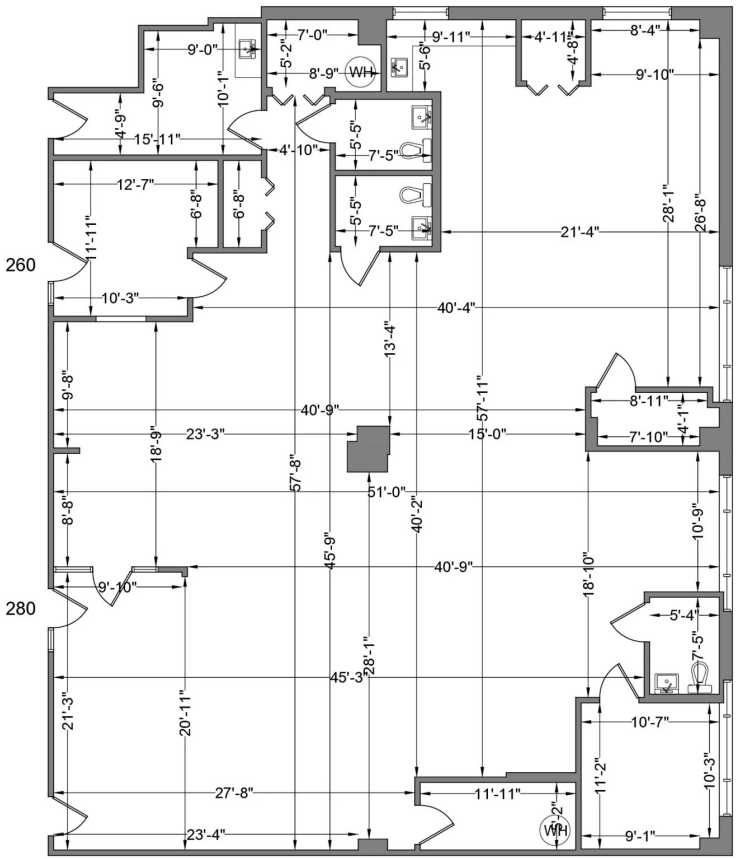
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REALTY SERVICES
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OCALA REGIONAL MEDICAL CENTER

FLOOR PLANS

4600 SW 46th Ct | Ocala, FL 34474



SUITE 260/280 ANSI/BOMA Z65.1-2024

4600 SW 46 COURT
OCALA, FL

0' 2' 8'
SCALE

DECEMBER 11, 2025

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Coral Springs, FL 33065
561.901.5733
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FOR MORE INFORMATION:



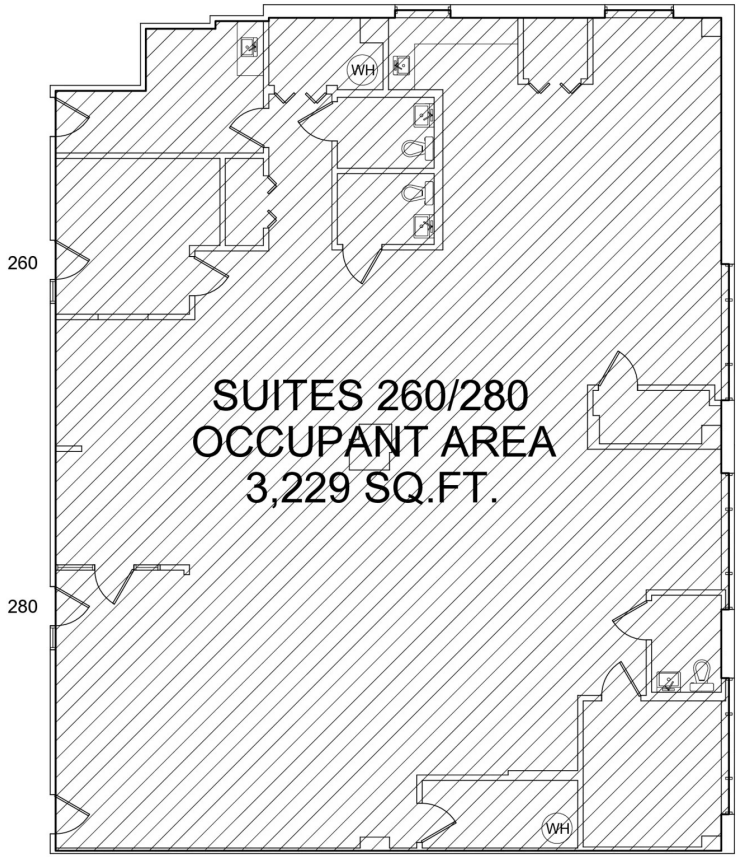
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REALTY SERVICES
COMMERCIAL & LAND DIVISION

OCALA REGIONAL MEDICAL CENTER

FLOOR PLANS

4600 SW 46th Ct | Ocala, FL 34474



SUITE 260/280 ANSI/BOMA Z65.1-2024

4600 SW 46 COURT
OCALA, FL

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SCALE

DECEMBER 11, 2025

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OCALA REGIONAL MEDICAL CENTER

PHOTOS

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REALTY SERVICES
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OCALA REGIONAL MEDICAL CENTER

4600 SW 46th Ct | Ocala, FL 34474



SUITE 330

FOR MORE INFORMATION:



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REALTY SERVICES
COMMERCIAL & LAND DIVISION

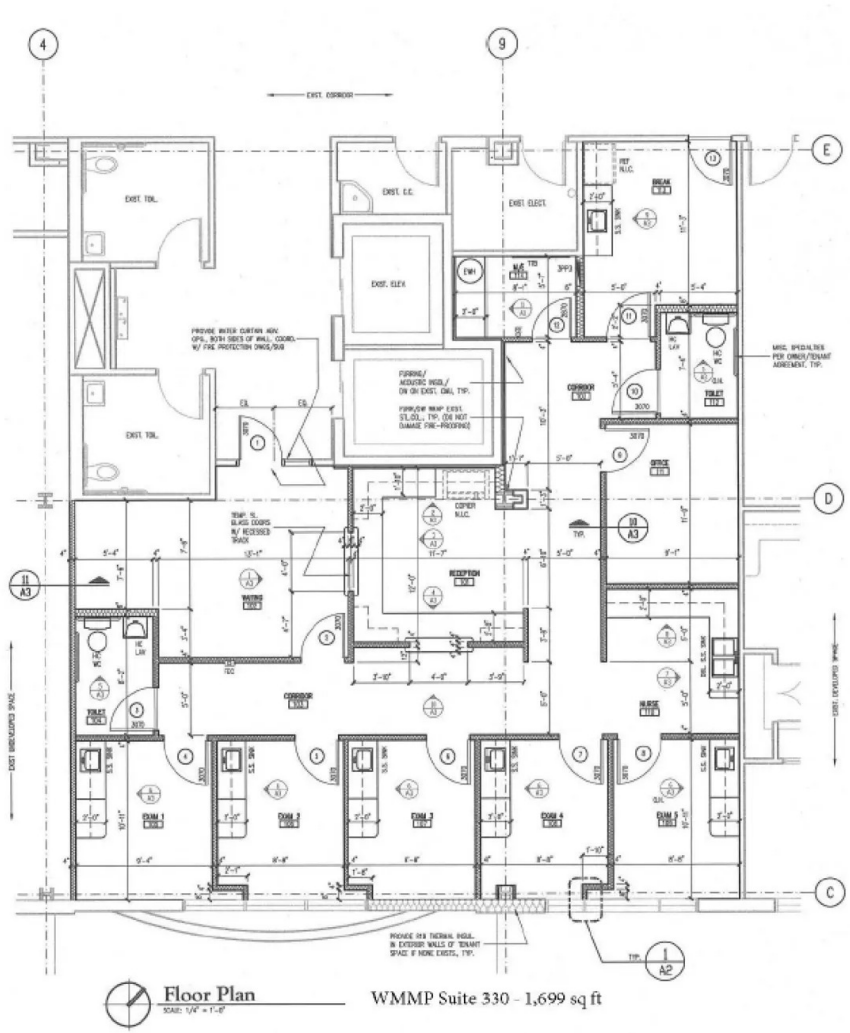
OCALA REGIONAL MEDICAL CENTER

FLOOR PLANS

4600 SW 46th Ct | Ocala, FL 34474

EXHIBIT A-2

Floor Plan or Other Specific Description of Premises



Floor Plan — WMMP Suite 330 - 1,699 sq ft

FOR MORE INFORMATION:

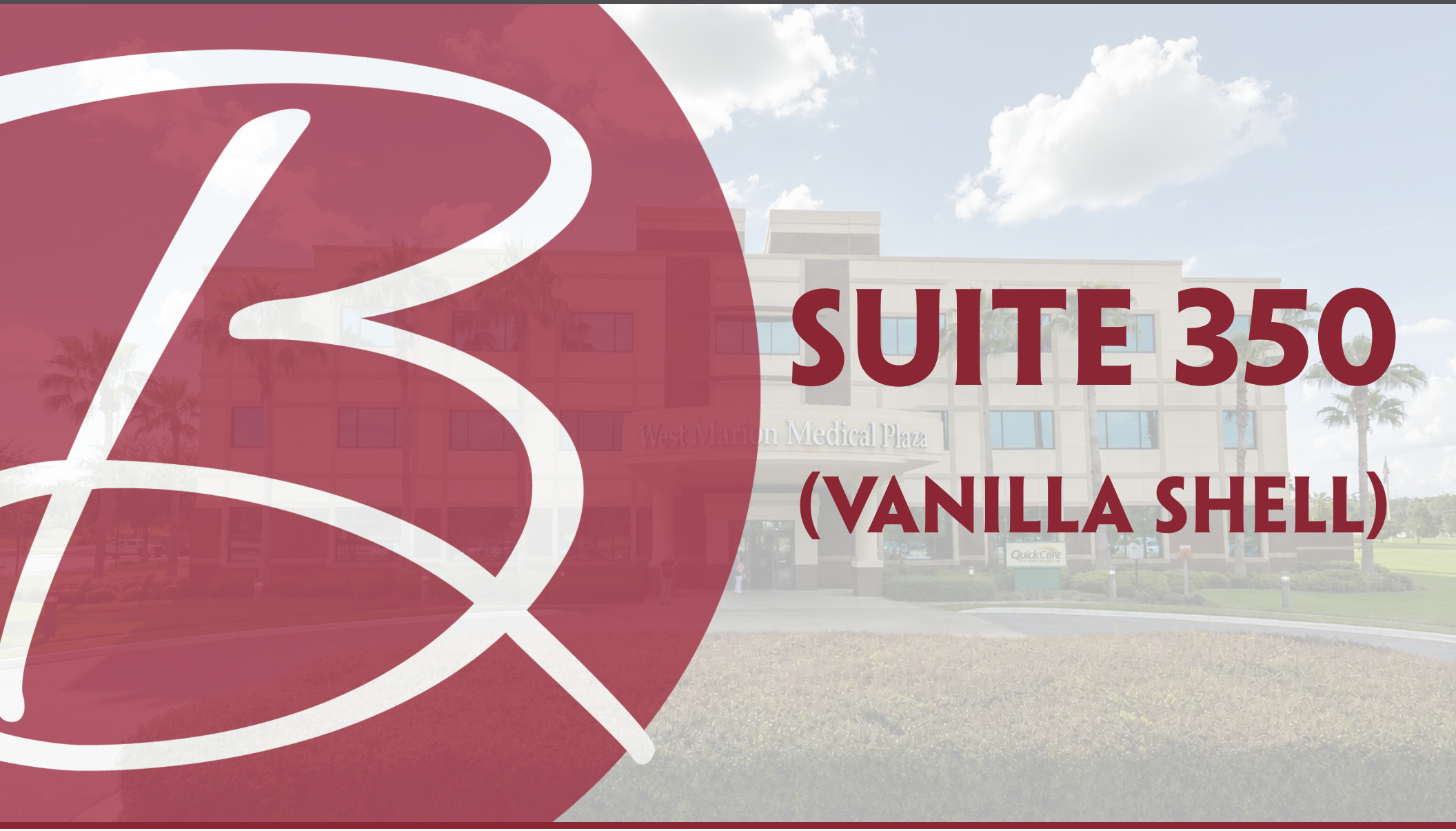


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4600 SW 46th Ct | Ocala, FL 34474



SUITE 350

(VANILLA SHELL)

FOR MORE INFORMATION:



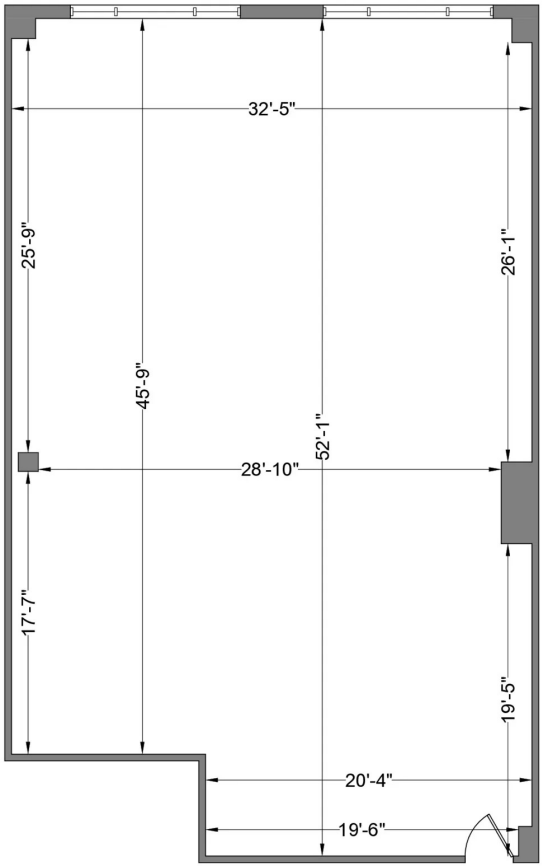
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CONCEPTUAL FLOOR PLANS

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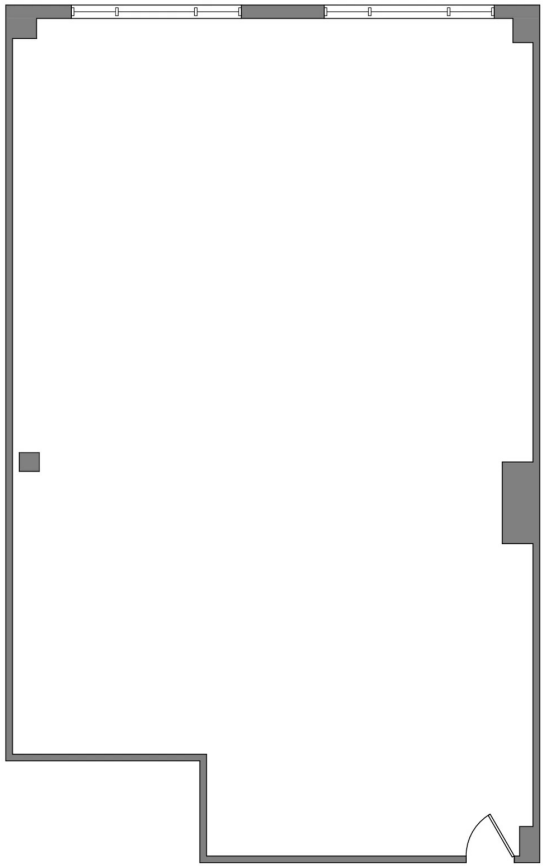
SUITE 350 ANSI/BOMA Z65.1-2024

4600 SW 46 COURT
OCALA, FL

0' 2' 8'
SCALE

DECEMBER 11, 2025

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OCCUPANT AREA : 1,645 SF

SUITE 350 ANSI/BOMA Z65.1-2024

4600 SW 46 COURT
OCALA, FL

0' 2' 8'
SCALE

DECEMBER 11, 2025

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OCALA REGIONAL MEDICAL CENTER

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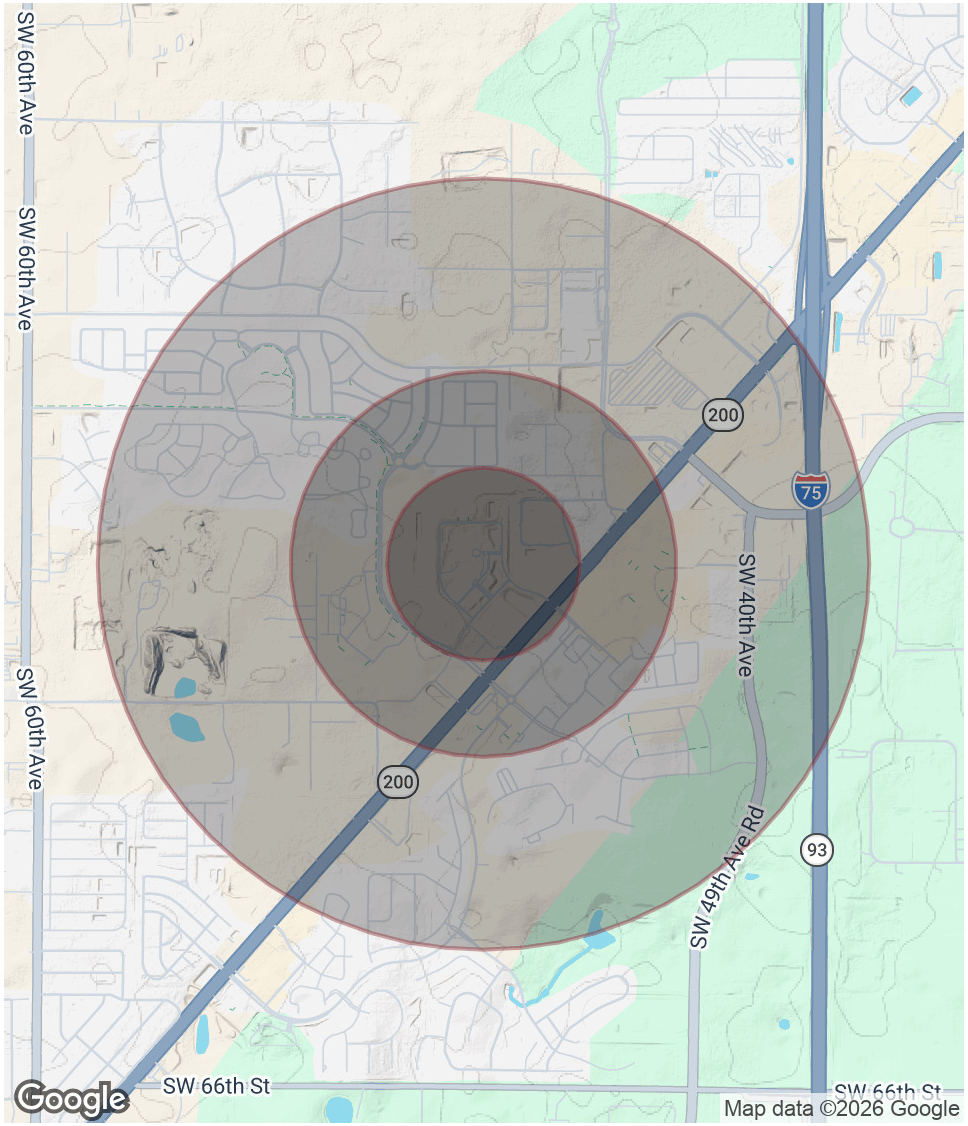
DEMOGRAPHICS MAP & REPORT

4600 SW 46th Ct | Ocala, FL 34474

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	424	1,653	4,850
Average Age	30.1	27.5	36.7
Average Age (Male)	29.8	25.5	34.9
Average Age (Female)	33.7	33.1	41.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	154	565	1,877
# of Persons per HH	2.8	2.9	2.6
Average HH Income	$109,935	$110,468	$98,711
Average House Value	$269,931	$278,815	$231,086

2023 American Community Survey (ACS)



FOR MORE INFORMATION:



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BOSSHARDT
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OCALA REGIONAL MEDICAL CENTER

ADVISOR

4600 SW 46th Ct | Ocala, FL 34474



ERIC LIGMAN

Director

Ericligman@bosshardtrealty.com

Direct: **352.256.2112** | Cell: **352.256.2112**

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
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
National Association of Realtors (NAR)

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