



## Professional Office Space / Full Service Lease

1300 Citizens Blvd, Leesburg, Lake County, FL 34748

### *Your New Professional Address*

1300 Citizens Blvd, Leesburg, FL 34748



#### Central Florida Professional Class "A" Office Space

##### ***"Full Service" Lease***

- Financial Hub for Lake County
- 377' FT on US 441 & Signalized Corner
  - Superior Visibility & Access
  - Beautiful Architecture & Design
    - Well Maintained Facilities & Landscaping
      - 43,000 SF Bldg
  - Small & Large Suites Available & Priced Right
    - 160 + Parking Spaces

**Call Tom Grizzard  
to see your new office today!**

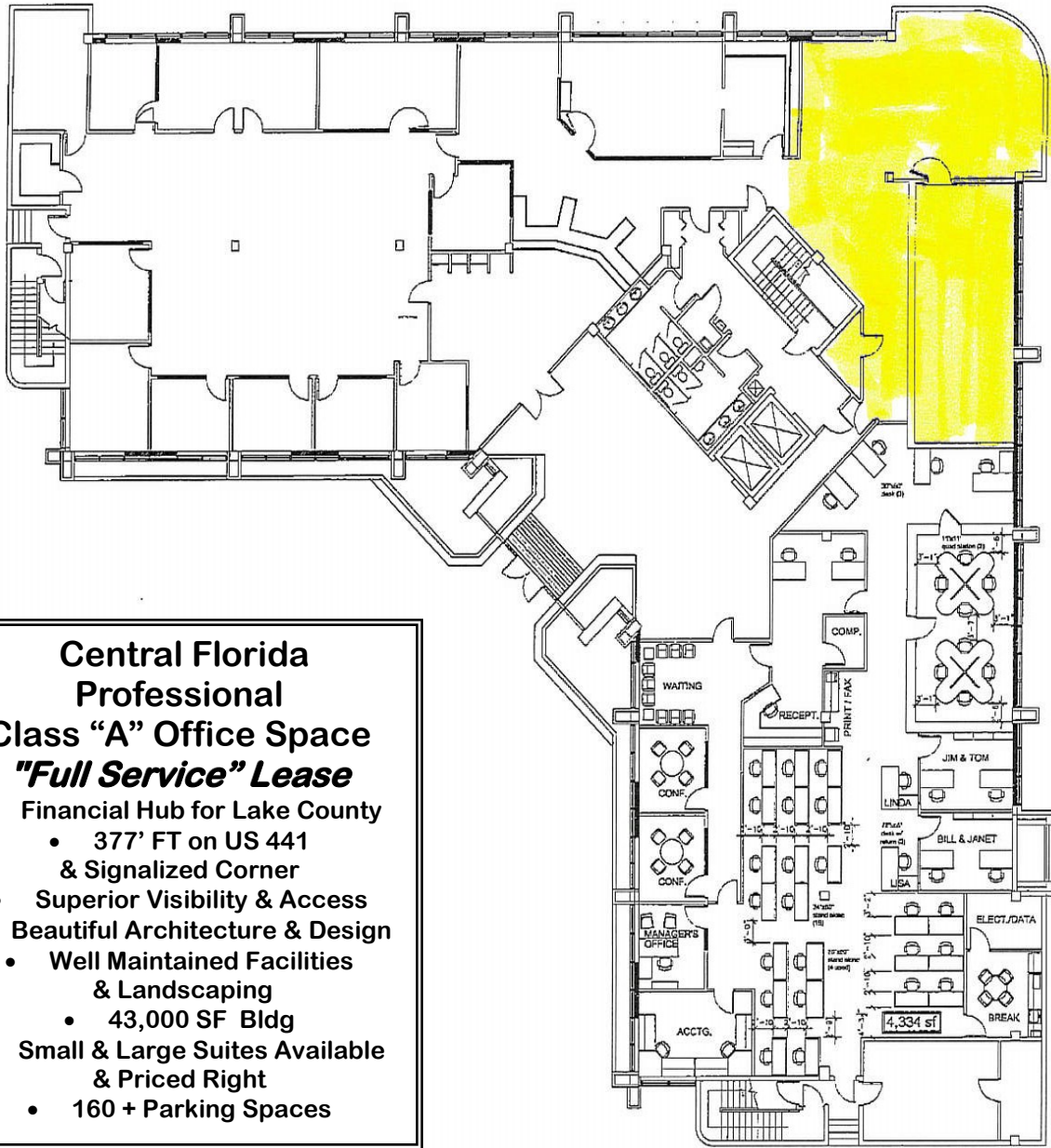


**GRIZZARD**  
COMMERCIAL REAL ESTATE GROUP

1300 W. North Blvd,  
Leesburg FL 34748  
**Office: 352-504-0040**  
Fax: 352-787-0870



**Tom Grizzard, Cell # 352-267-0669, [www.TGrizzard.com](http://www.TGrizzard.com)**



**Central Florida  
Professional  
Class "A" Office Space  
"Full Service" Lease**

- Financial Hub for Lake County
  - 377' FT on US 441 & Signalized Corner
- Superior Visibility & Access
- Beautiful Architecture & Design
- Well Maintained Facilities & Landscaping
  - 43,000 SF Bldg
- Small & Large Suites Available & Priced Right
  - 160 + Parking Spaces

**1st Floor Space**

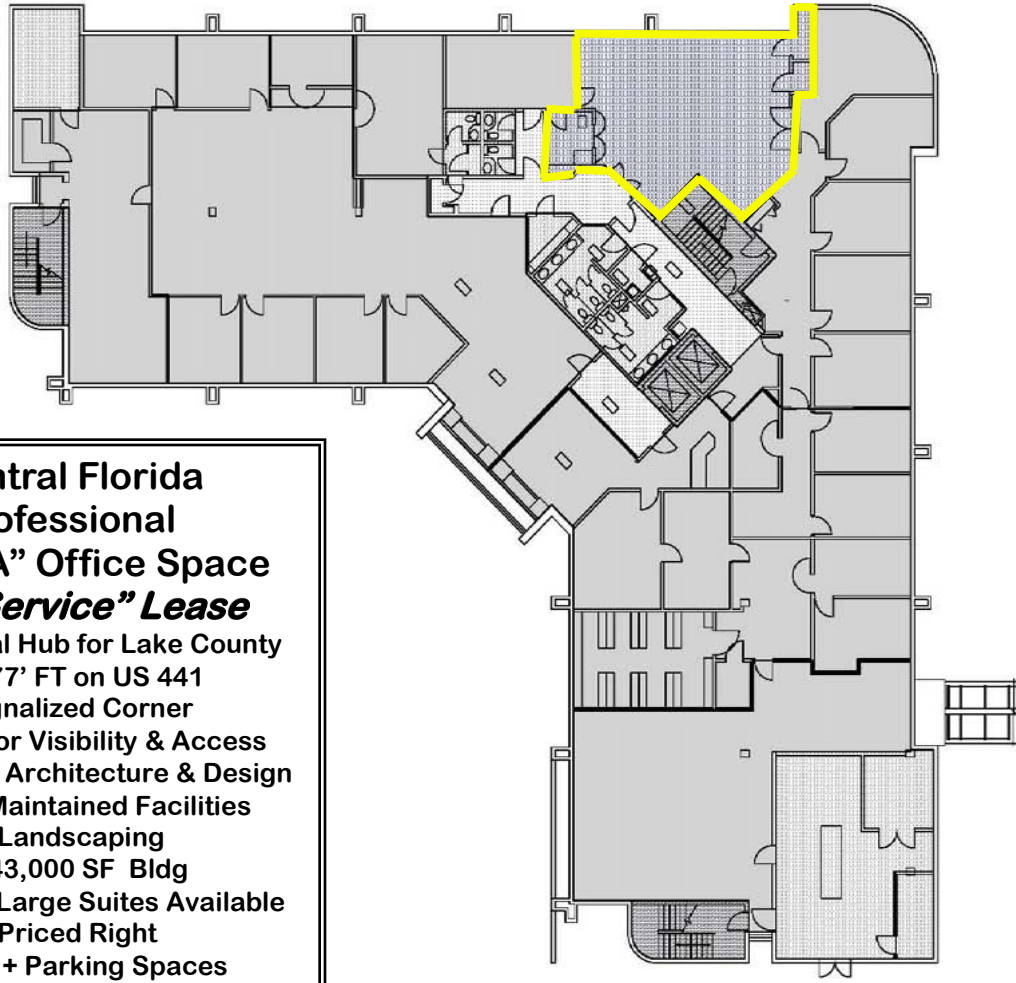


**Vacant - 2,085 SF**





EXHIBIT A-3




**Central Florida  
Professional  
Class "A" Office Space  
"Full Service" Lease**

- Financial Hub for Lake County
  - 377' FT on US 441 & Signalized Corner
- Superior Visibility & Access
- Beautiful Architecture & Design
  - Well Maintained Facilities & Landscaping
    - 43,000 SF Bldg
- Small & Large Suites Available & Priced Right
  - 160 + Parking Spaces

 1,392 RSF

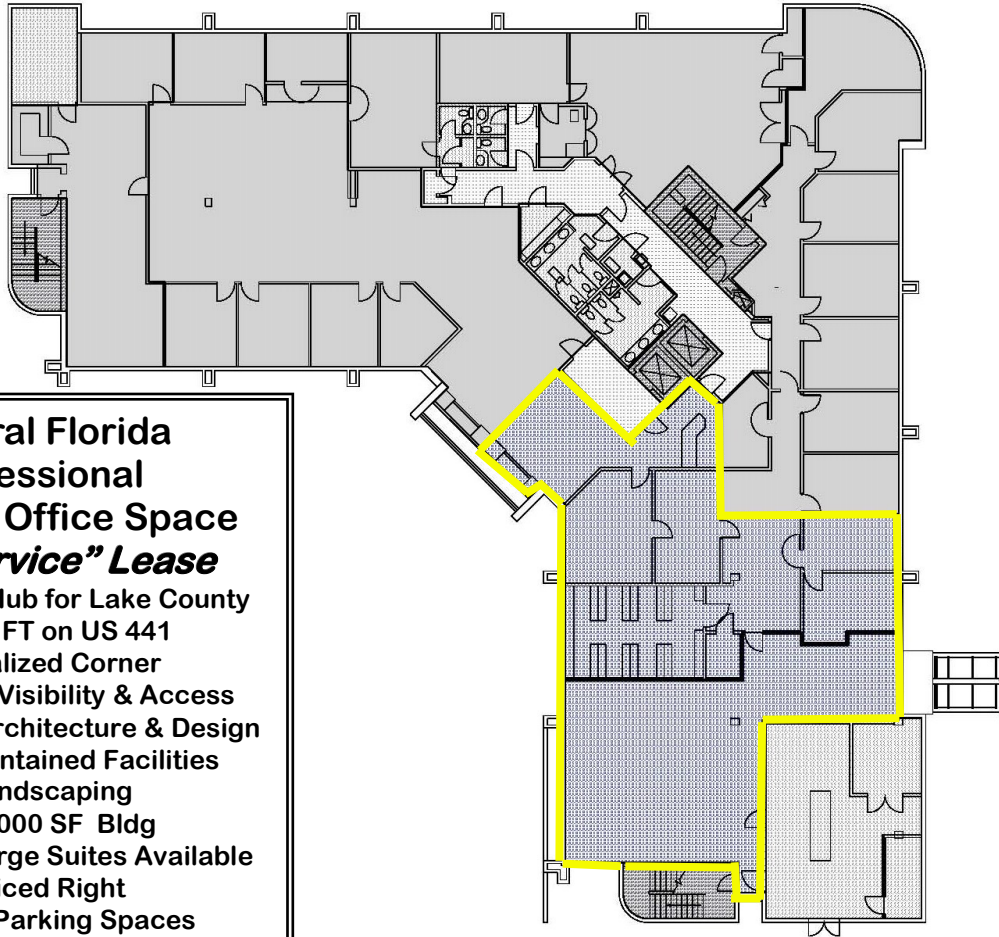
**Leesburg Main #1  
3rd Floor  
FL01209**

**3rd Floor Space**

 Vacant - 1,392 SF



**EXHIBIT A-3**




**Central Florida  
Professional  
Class "A" Office Space  
"Full Service" Lease**

- Financial Hub for Lake County
  - 377' FT on US 441 & Signalized Corner
- Superior Visibility & Access
- Beautiful Architecture & Design
  - Well Maintained Facilities & Landscaping
    - 43,000 SF Bldg
- Small & Large Suites Available & Priced Right
  - 160 + Parking Spaces

 **4,720 RSF**

**Leesburg Main #1  
3rd Floor  
FL01209**

**3rd Floor Space**

 **Vacant - 4,720 SF**



Q NORTH BOULEVARD  
U.S. HIGHWAY NO. 441

