

CONFIDENTIAL OFFERING MEMORANDUM

Worknest Business Center

201 Ohio Avenue South
Live Oak, Florida 32060

ASK \$2,250,000



Exclusive listing · Multi-tenant professional office
Anchor: Ameris Bank (NN) · Also DOE, FDACS, NEFEC
Building SF 14,236 · Rent-roll SF approx: 14,903
Seller represented by Jonathan A. Chames, P.A.



Confidentiality

This Confidential Offering Memorandum (the “Memorandum”) is furnished solely to qualified prospective purchasers and their advisors in connection with the exclusive listing of Worknest Business Center, 201 Ohio Avenue South, Live Oak, Florida (the “Property”). It is not an offer to sell, a solicitation of an offer to buy, or a commitment to sell on any particular terms.

The Property is offered by the owner through Jonathan A. Chames, P.A., Broker Associate with Epique Realty (the “Listing Agent”). All inquiries, tours, offers, and correspondence must be directed to the Listing Agent. Do not contact tenants, on-site staff, or any party other than the Listing Agent.

Information in this Memorandum was assembled from owner-provided rent rolls and cash P&L recaps dated September 2026, from statements of the Listing Agent, and from public records where noted. Figures are presented as provided. They have not been independently audited by the Listing Agent. Square footage is shown two ways because the building listing figure and the rent-roll figure differ. Neither figure should be treated as a survey.

Buyer shall independently verify title, survey, zoning, occupancy, lease abstracts, operating statements, physical condition, environmental status, and all other matters Buyer deems material. The Listing Agent makes no representation or warranty, express or implied, as to accuracy or completeness.

By accepting this Memorandum the recipient agrees to hold it in confidence, not to copy or circulate it except to professional advisors bound to the same standard, and to return or destroy it on request if the recipient does not pursue the Property.

Gaps that remain are labeled “to be confirmed.” No tenant, rent, unit size, or contact has been invented.

PUBLIC CONTACT

Jonathan A. Chames, P.A. · 305-215-4515 · jac@genuinejonny.com

Seller is represented by the Listing Agent. Owner principals are not the public contact.

Investment Highlights

Worknest is a multi-tenant professional office on Ohio Avenue South in Live Oak. The listing is offered as an in-place cash-flowing building with a bank-branch anchor and a roster of government and institutional users. The ask is \$2,250,000. This is a listing memorandum. It does not argue price.

- **Bank-anchored office**

Ameris Bank occupies as a NN tenant and is the credit-quality anchor of the stack.

- **Institutional users**

Named tenants on the roll include the Florida Department of Education, FDACS, and NEFEC, together with professional users.

- **Limited vacancy**

Owner guidance: two units marketed vacant. Unit 111 is open space and needs build-out. Units 224 and 226 were pulled off the roll for a new conference room; Unit 251 (conference) was added. The 9/3/2026 roll still shows additional vacant lines — see Rent Roll.

- **In-place income**

2025 cash income is about \$329,800. Printed NOI is \$162,472.57 after operating expense of \$167,327.49. Angel Touch and Cultivate Health are in place; their current bases were \$0 on the 9/3 roll.

- **Listed cap**

8.25% at \$2,250,000. 2025 printed NOI \$162,472.57 plus \$23,100 for Angel Touch and Cultivate Health in place. Adjusted NOI \$185,572.57.

- **Recent work**

Owner-reported improvements include new AC, renovated bathrooms, new lighting, plumbing, some new flooring, remodeled offices, and a new conference room.

- **Lease pattern**

Typical remaining term is about five years. Private tenants generally escalate 5% on the move-in anniversary. Ameris is NN with 3% base / 4% OPEX; electric fixed; tax and insurance pro-rata. DOE is fixed until renewal. NEFEC is held at \$2,300 for the next two years; current term through 8/31/2026.

Property Snapshot

Property name	Worknest Business Center
Address	201 Ohio Avenue South, Live Oak, FL 32060
Asset type	Multi-tenant professional office
Listing status	Exclusive listing
Asking price	\$2,250,000
Building SF (listed)	14,236 SF
Rent-roll SF	Approximately 14,903 SF
Lot size	Not stated in source files — to be confirmed
Stories / year built	To be confirmed from survey / PA card
Zoning	To be confirmed
Anchor	Ameris Bank — NN
Other named tenants	DOE, FDACS, NEFEC, and professional users
Vacant units (owner)	Two marketed vacant; Unit 111 needs build-out
Conference rooms	224 / 226 removed from roll for new conference; 251 added
In-place base rent	\$25,865.31 / month (revised 9/17/26)
In-place total charges	\$31,499.12 / month (base + Ameris misc \$5,633.81)
9/3 printed base rent	\$23,940.31 / month (Angel Touch and Cultivate printed \$0)
2025 cash income	\$329,800.06
2025 operating expense	\$167,327.49
2025 printed NOI	\$162,472.57
Adjusted NOI	\$185,572.57 · printed NOI + Angel Touch and Cultivate annualized
Listed cap	8.25% at \$2,250,000
Parcel / legal	23-02S-13E-06736-010010 · PA legal abbreviated; deed legal OR 2477/485
Listing agent	Jonathan A. Chames, P.A. · Epique Realty

Two SF figures are shown because they do not match. The building is listed at 14,236 SF. The 9/3/2026 rent roll totals 14,903 SF. Buyer to reconcile against a current survey. Lot size is intentionally omitted.

Location

County seat on US-129 (Ohio Avenue South), across from the Suwannee County Courthouse. Map is Esri imagery with approximate labels. Distances below are published addresses, not a survey or traffic study.



Why the address works

PLACE	ADDRESS	RELATION TO SUBJECT
Suwannee County Courthouse	200 S Ohio Ave	Across Ohio Avenue
Ameris Bank (on site)	201 Ohio Ave S	Ground-floor NN branch
Downtown / US-90	Howard Street	A few blocks north
TD Bank	535 Ohio Ave S	South on the same corridor
First Federal Bank	804 Ohio Ave S	South on Ohio / US-129
CVS Pharmacy	1005 S Ohio Ave	South on Ohio / US-129
South Oaks Shopping Center	1546 S Ohio Ave	Bealls, Big Lots, other retail
Publix	2215 Ohio Ave N	North on Ohio / US-129
Shands Live Oak Regional Medical	1100 SW 11th St	About 2 miles (published)
I-10	Regional interstate	Serves Suwannee County

Zoning, flood, and exact drive times remain Buyer diligence. Do not contact the Ameris branch or other tenants.

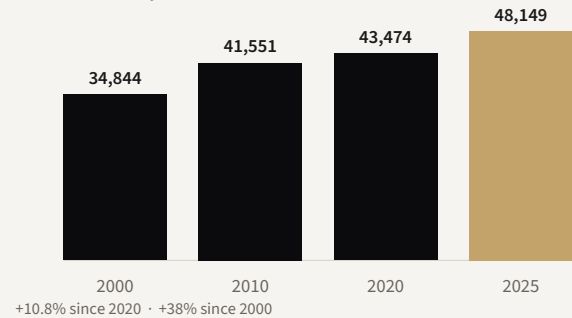
Market Snapshot

Live Oak is the county seat of Suwannee County, on the US-129 spine just south of the courthouse. It is not a coastal metro. What it is: a growing North Florida county seat with government and institutional users already in this building, lower occupancy cost than the coasts, and people moving in.

FIGURE	VALUE
County pop. July 2025	48,149
Change since 2020	+10.8%
EDR 2020–2025	+8.7% / +3,800
Growth driver	Net in-migration
Live Oak city	7,051–7,200
Owner occupancy	74.9%
Median home value	\$171,600
Median gross rent	\$884

Suwannee County population

Census count / July 2025 QuickFacts estimate



Why this address matters for an office buyer

- County seat. The building sits on Ohio Avenue South across from the courthouse district. Local government, the courts, and the agencies that serve them are the demand story, not tourism.
- Tenants already prove the use. Ameris Bank, Florida Department of Education, FDACS, and NEFEC are on the roll. That is credit and mission occupancy in a town most coastal buyers have not toured.
- People are moving here. Census puts Suwannee up 10.8% from 2020 to 2025. Florida EDR attributes the 2020–2025 gain to net in-migration, not natural increase.
- Cost basis. Median rent of \$884 and a median owner value of \$171,600 are a different stack than Jacksonville, Gainesville, or the coasts.
- Corridor. Live Oak sits on US-129 with regional access to I-10. I-75 via Lake City is the next interstate east. Exact drive times are Buyer diligence.

Chart: 2000 / 2010 / 2020 Census counts and July 2025 Census QuickFacts estimate (48,149). EDR April 2025 estimate is 47,274. Published figures only. Not a projection.

Rent Roll

Source: 9/3/2026 RentManager roll · Angel Touch and Cultivate Health base rents updated 9/17/2026 per Listing Agent

Figures below are taken from the 9/3 RentManager roll. Owner notes that Units 224 and 226 were pulled off the roll for a new conference room and Unit 251 (conference) was added. Unit 111 is vacant open space and still needs build-out. The 9/3 system roll still lists additional vacant lines. Buyer to confirm occupancy against the current stack.

REVISED BASE RENT

\$25,865.31 / mo

9/3 print + Angel Touch \$825 + Cultivate \$1,100

REVISED TOTAL CHARGES

\$31,499.12 / mo

Base + Ameris misc \$5,633.81

RENT-ROLL SF

14,903 SF

45 unit lines · building listed 14,236

Named credit / institutional tenants

Tenant	Units	SF (roll)	Base rent / mo	Lease end
Ameris Bank (NN)	100A	5,993	\$7,433.06	12/31/2029
Dept. of Education	105A, 106-108	2,500	\$3,076.00	1/31/2028
FDACS	225, 228, 229	515	\$1,820.00	5/31/2031
NEFEC	218, 219, 221, 250	843	\$2,300.00	8/31/2026*

*NEFEC 218/219/221 current term through 8/31/2026; Unit 250 on the 9/3 roll shows lease end 5/31/2028. Owner states NEFEC is held at \$2,300 for the next two years. Confirm against the lease.

Vacancy as printed on the 9/3 roll vs. owner notes

- 9/3 vacant lines: 111 (156 SF), 203 (300 SF), 216 (147 SF), 224 (198 SF), 226 (108 SF), 227 (108 SF), vending machine.
- Owner: only two units are being marketed vacant. Unit 111 needs build-out. 224 and 226 off-roll for the new conference room. 251 added as conference (shown on Level 2 plan; not a rent line on 9/3).
- System occupancy on 9/3 prints 84.44% on 45 unit lines. That print treats \$0-rent occupied suites as occupied. Do not use it as economic occupancy.
- Ameris misc charges of \$5,633.81/mo sit in Total Charges, not in base rent. Revised base adds Angel Touch \$825 and Cultivate Health \$1,100.

Tenant Roster

Grouped from the 9/3/2026 roll · Angel Touch and Cultivate Health base rents updated 9/17/2026

Tenant	Units	SF	Base \$/mo	Move-in	Lease end
Ameris Bank	100A	5,993	7,433.06	12/1/19	12/31/29
Dept. of Education	105A, 106-108	2,500	3,076.00	2/1/23	1/31/28
Soul Counseling	102-105, 110	900	2,541.75	var.	4/30/30†
NEFEC	218, 219, 221, 250	843	2,300.00	9/1/24	8/31/26‡
FDACS	225, 228, 229	515	1,820.00	6/1/26	5/31/31
Williams, Courtney	204-206	542	1,350.00	5/1/24	3/31/30
Heritage Title Services	101, 207, 208, 254A	459	1,250.00	var.	3/31/31§
B Simple Investment Prop.	214, 215	246	735.00	4/15/24	3/31/30
Sylvia Lovett Netter	201	264	612.00	3/28/23	3/31/30
Patriot Insurance LLC	109	168	577.50	4/1/25	3/31/30
Linkbullz LLC	223	195	565.00	6/1/25	5/31/30
Loyal Passion Inc	222	180	525.00	9/1/26	8/31/31
Another Way	202	144	525.00	1/13/26	1/12/31
Hayes Ventures	217	117	393.75	4/1/19	4/30/30
Janay's Credit Solutions	213	80	236.25	3/21/25	3/31/30
Angel Touch	210, 212	330	825.00	6/20/18	5/31/30
Cultivate Health Corp	209, 211, 254B	400	1,100.00	9/22/25	9/30/30
<VACANT> 111 — build-out	111	156	—	—	—
<VACANT> 9/3 other lines	203, 216, 224, 226, 227	861	—	—	see notes

† Unit 110 Soul Counseling ends 3/31/2031. § Heritage 101 ends 5/31/2031; 207/208/254A end 3/31/2031. ‡ NEFEC 250 ends 5/31/2028 on the 9/3 roll. Angel Touch (210, 212) base \$825/mo and Cultivate Health Corp (209, 211, 254B) base \$1,100/mo per Listing Agent 9/17/2026; those two lines printed \$0 on the 9/3 roll. Revised base \$25,865.31 · revised total charges \$31,499.12 · Ameris misc \$5,633.81 · 9/3 printed base \$23,940.31 · 9/3 printed charges \$29,574.12 · deposits \$6,825.00 · AR \$8,191.75.

Lease Structure

Structure from the listing brief, read against the 9/3 roll. Abstracts, options, and commencement dates remain Buyer diligence. FDACS line-item breakdown image was not in this package — only the roll totals are shown.

Tenant/dbs	Lease form	Escalator/recoveries	Term on 9/3 roll
Ameris Bank	NN	3% base / 4% OPEX; electric fixed; tax & insurance pro-rata	Ends 12/31/2029 · in place since 12/1/2019
Private tenants	Rent-only (typical)	Generally 5% on move-in anniversary	Most private ends cluster 2030–2031
DOE	Rent-only	Fixed until renewal	Ends 1/31/2028
FDACS	Per lease / exhibit	Use attached FDACS image when in file	Ends 5/31/2031 · in place 6/1/2026
NEFEC	Rent-only	Held at \$2,300 for next two years (owner)	218/219/221 through 8/31/2026

Ameris is the only tenant described as NN. Most other tenants are rent-only, which is why 2025 operating expense of \$167,327.49 is a real landlord cost stack, not a pass-through residual. Ameris misc charges of \$5,633.81/mo on the 9/3 roll are consistent with NN recoveries (tax, insurance, OPEX, electric) sitting beside base rent.

Buyer to confirm options, kick-outs, assignment, after-hours HVAC, and whether any government occupancy is a lease versus a license. NEFEC's two-year \$2,300 hold is an owner statement; document it against the lease before underwriting a rollover.

Financials

Primary source: Profit & Loss 12 Month Recap_2607311700.pdf · cash 01/01/25–12/31/25

Line items below are totals printed on the 2025 recap. CapEx / debt below NOI is not operating expense. A separate 2026 YTD recap (01/01/26–07/31/26) is shown as a check only — not annualized.

2025 CASH INCOME

\$329,800.06

Printed total income

OPERATING EXPENSE

\$167,327.49

Printed total expense

PRINTED NOI

\$162,472.57

As printed on the recap

Ask and listed cap

Ask	NOI used	Implied cap	Note
\$2,250,000	\$185,572.57	8.25%	Listed ask

BELOW THE LINE — NOT OPERATING EXPENSE

N/O expense 2025: \$112,652.80 · Interest \$104,492.80 · Refinance 2025 \$8,160.00

Printed net income after N/O: \$49,819.77. Do not load N/O into opex or recompute NOI.

2026 YTD cash (not in-place annual)

Recap_2607311659.pdf, 01/01/26–07/31/26 cash: income \$196,942.15 · expense \$93,785.63 · NOI \$103,156.52 · interest \$65,308.00 · net \$37,848.52. Seven months only. Do not annualize on this page.

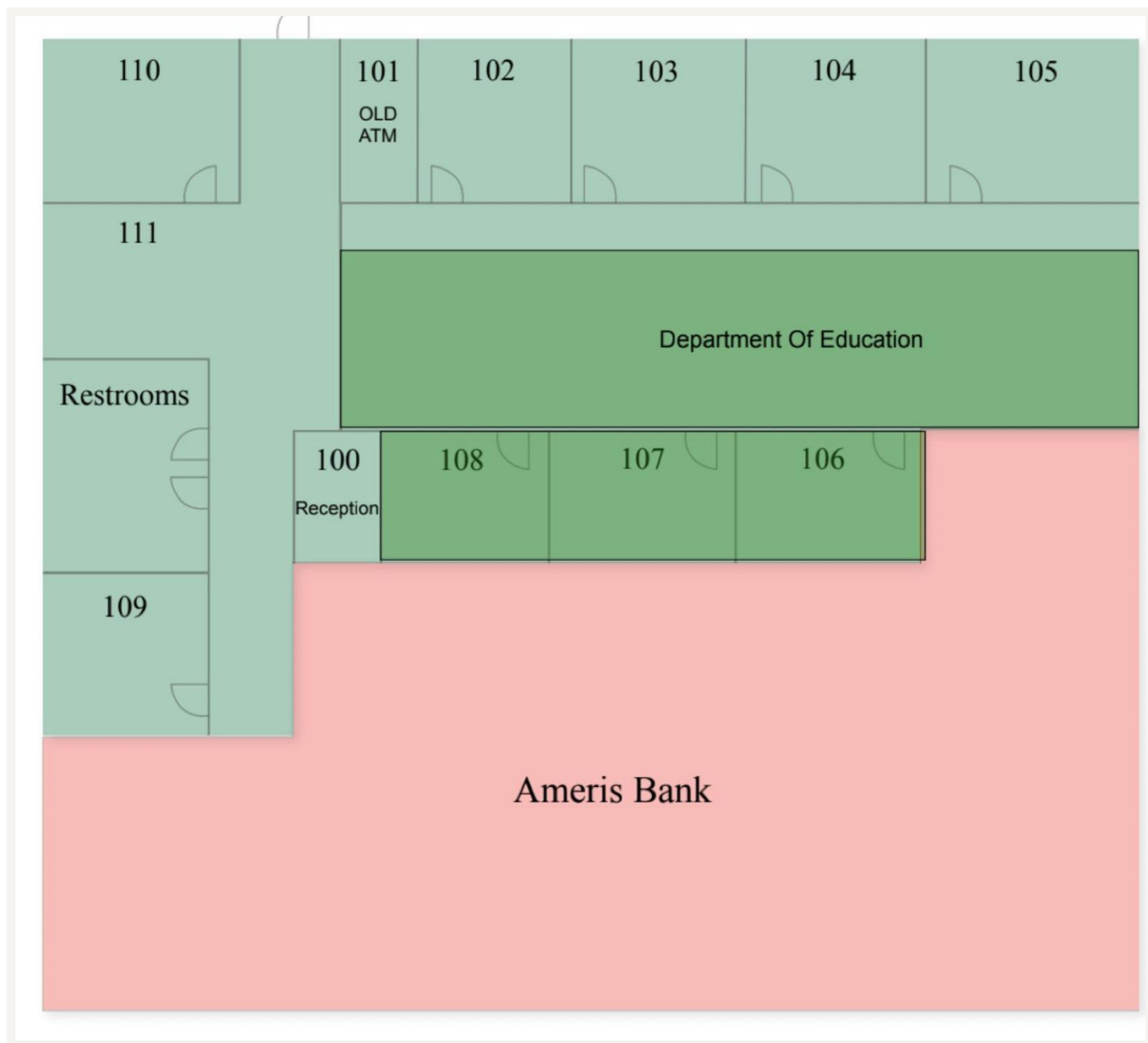
In-place bases used for listed cap

Listed cap of 8.25% uses 2025 printed NOI plus Angel Touch \$825 and Cultivate Health \$1,100 treated as in place for a full year. Filling remaining vacancy is extra and is not in the \$185,572.57 figure. Unit 111 still needs build-out.

Floor Plan

Level 1 — Ground

WhatsApp Image 2026-09-06 at 1.16.53 PM.jpeg

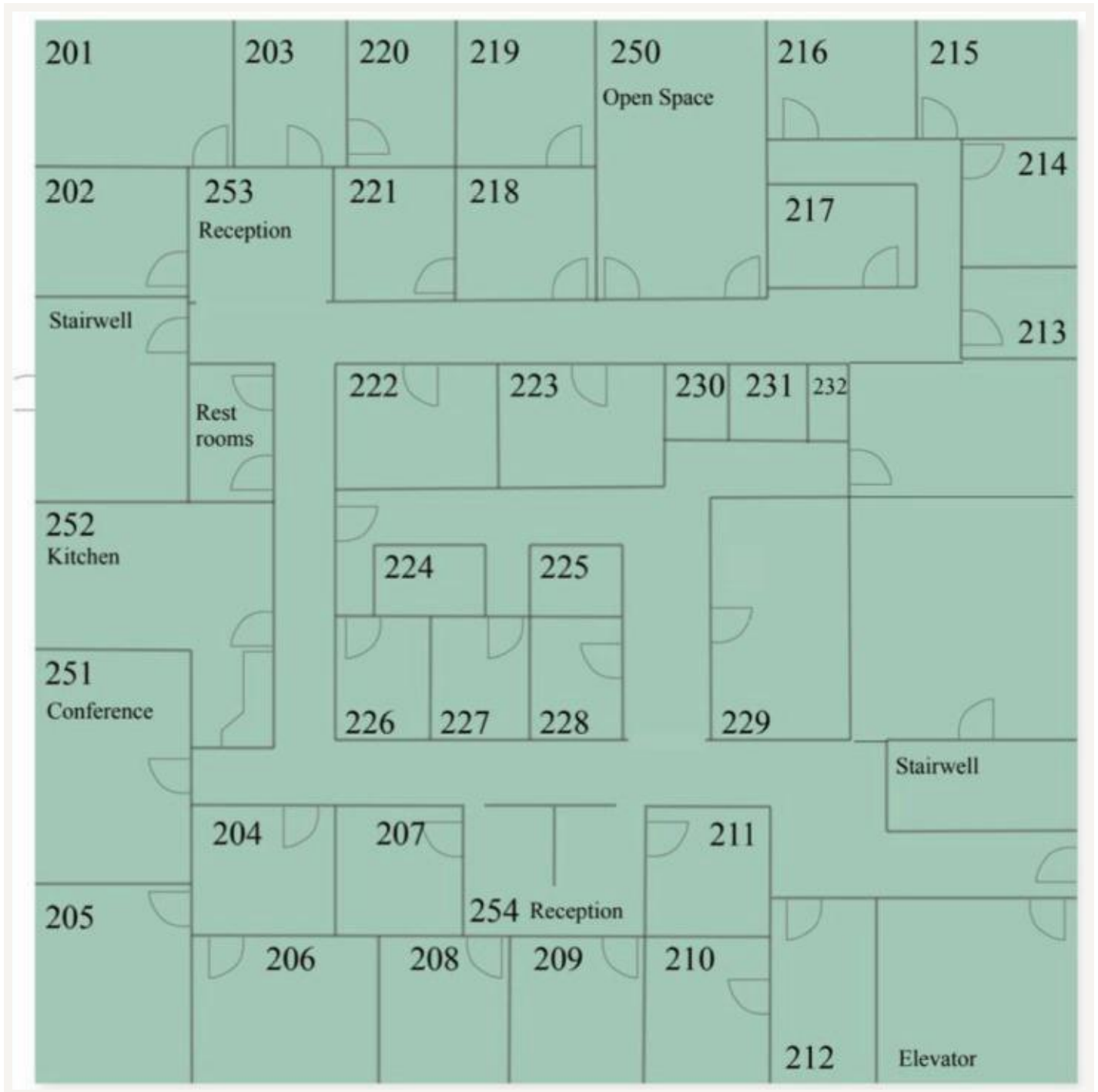


Owner floor plan · not a survey · unit numbers as drawn

Floor Plan

Level 2

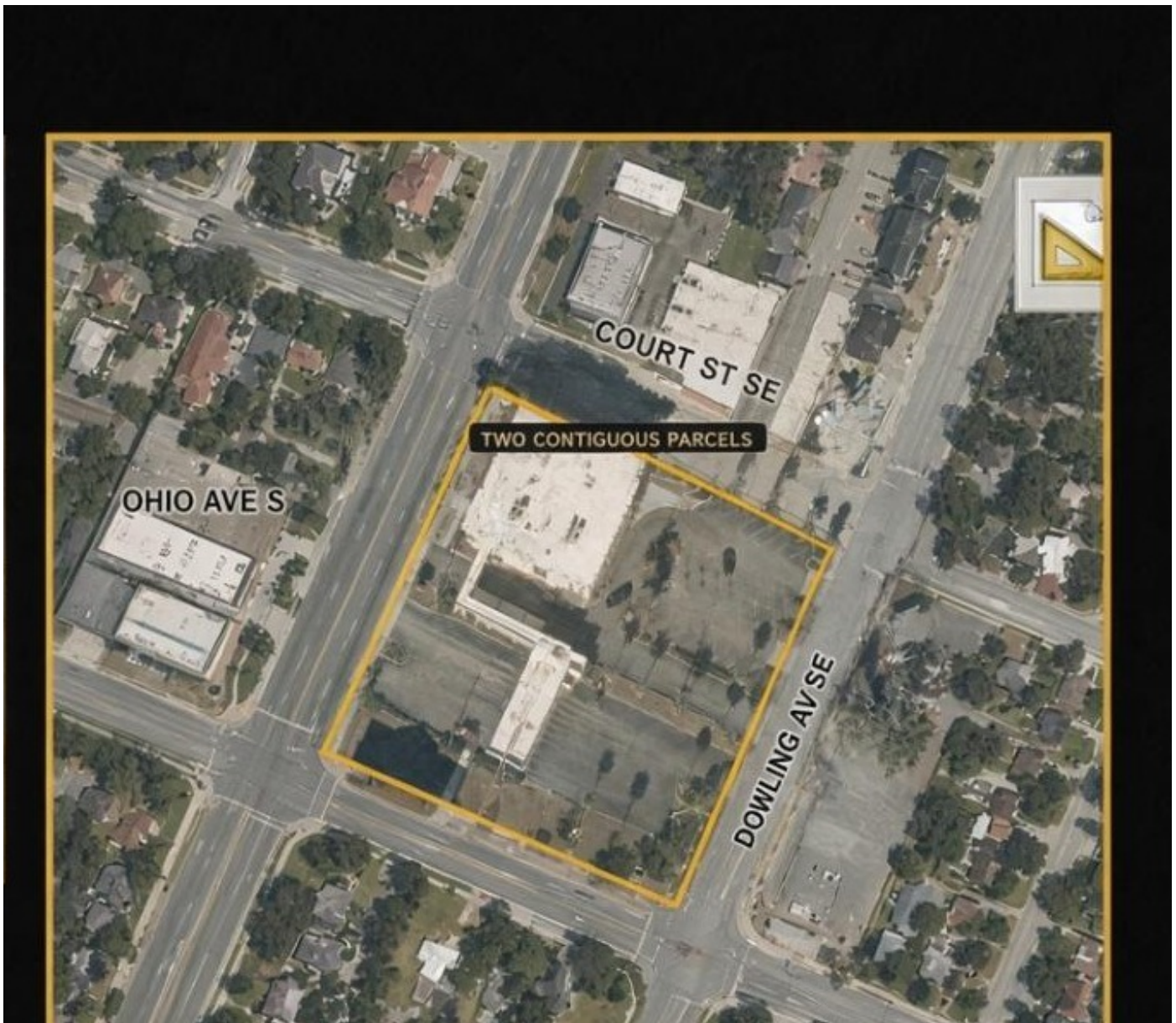
WhatsApp Image 2026-09-06 at 1.16.53 PM (1).jpeg



Owner floor plan · not a survey · unit numbers as drawn

Photographs

County GIS from Suwannee County Property Appraiser. Gold line combines the two adjoining parcels: the building and east lot on Court St SE, plus the parking field to the south, Ohio Ave S to Dowling Ave SE. Not a survey. Suite interiors still to be inserted.



Building Exterior

Owner photography of Worknest Business Center at 201 Ohio Avenue South. Courthouse visible to the east on Ohio. No generated building.



Main entry · Ohio Avenue South



West elevation



Looking south on Ohio · courthouse at right

Offering Process

01

Direct all communication to the Listing Agent.

Jonathan A. Chames, P.A. · 305-215-4515 · jac@genuinejonny.com. Do not contact tenants or the branch.

02

Tours by appointment only.

Access is coordinated through the Listing Agent so as not to disrupt Ameris Bank or the office tenants.

03

Offers to Jonathan.

Written offers are delivered to the Listing Agent. Format may be a letter of intent or a contract. Seller will respond through the Listing Agent.

04

Proof of funds with the offer.

Each offer must include current proof of funds or a lender pre-qualification sufficient for the stated price. Offers without POF will not be presented.

05

Buyer verifies everything.

Leases, rent roll, P&L, survey, zoning, condition, and title are Buyer's to confirm. This Memorandum is not a representation of any of those items.

06

Closing.

All brokerage commissions under the listing agreement are due and payable in full at Closing from the sale proceeds.

AS-IS / VERIFY

The Property is offered as-is, where-is. Seller and Listing Agent have no obligation to update this Memorandum. Zoning, lot size, unit SF, and any figure not printed from the attached P&L or rent rolls remain to be confirmed.

EXCLUSIVE LISTING

Worknest Business Center

201 Ohio Avenue South, Live Oak, FL 32060

Ask \$2,250,000



Jonathan A. Chames, P.A.

Broker Associate
Epique Realty

305-215-4515
jac@genuinejonny.com
genuine-jonny.com

SUBMIT OFFERS AND POF TO THE LISTING AGENT ONLY

Seller is represented by Jonathan A. Chames, P.A. Owner names are not the public contact.

Proof of funds must accompany every offer.

Buyer verifies leases, numbers, survey, zoning, and condition.

9/6 rent roll, FDACS exhibit, and suite interiors remain to be inserted when those files are provided.