

LEASE

SUBURBAN OFFICE PARK

4509 NW 23rd Avenue, #12 Gainesville, FL 32606



PROPERTY DESCRIPTION

Office spaces in Gainesville's PRIME office corridor near the intersection of NW 16th Avenue and NW 43rd Street. Spaces are in a very popular and in a fully-leased office complex.

Suite 12 is a two-room suite, ready for occupancy.

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Well-maintained building
- Ample parking
- Common Area Restrooms

OFFERING SUMMARY

Lease Rate:	\$795/month NN
Pass Thru Rate:	\$2.02/SF
Available SF:	365 SF
Building Size:	17,824 SF
Zoning:	OF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,554	31,839	69,268
Total Population	7,829	75,408	164,546
Average HH Income	\$93,439	\$76,099	\$70,968
Traffic Count:	20500	AADT	

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**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

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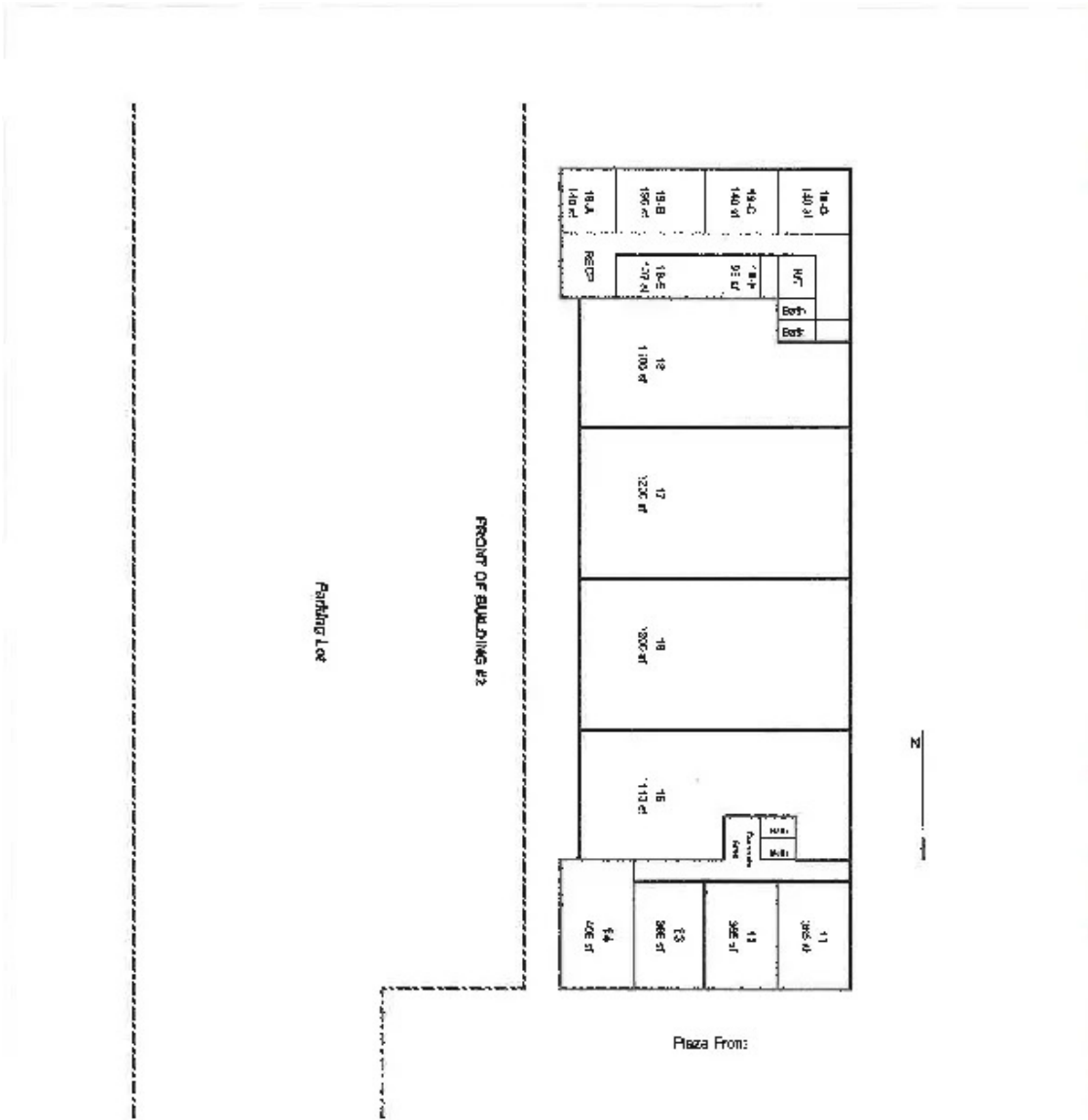


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SUBURBAN OFFICE PARK

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The CRE Pro Team has been the dominant commercial presence in North Central Florida for many years. Working with private owners as well as multiple government entities, we have worked on both sides of hundreds of transactions with selling and leasing in all asset classes. Dean grew up in the world of real estate, construction and development. He graduated cum laude from the University of Florida and subsequently earned the distinction of an MBA from the Hough Graduate School of Business at the University of Florida. Craig has been a business owner, a private real estate investor and a City Commissioner. His out-of-the-box thinking and determination have delivered strong successes for his many clients in the commercial real estate industry. Michelle offers many years of business marketing experience and organizational precision in the development of innovative ways to market properties. The CRE Pro Team has drawn from their vast experience and education and have been multi-million-dollar producers for many years.

Learn more about the CRE Pro Team or see their listings at www.CREProTeam.com.

