

LEASE

SUBURBAN OFFICE PARK

4509 NW 23rd Avenue Gainesville, FL 32606



PROPERTY DESCRIPTION

Suburban Office Park is centrally located in the heart of Gainesville's professional services corridor, convenient to many of the city's professional services, plenty of eateries and shopping. Rates are based on 5-year leases. The landlord will offer shorter-term lease at a negotiable rate. Tenant is responsible for a proportionate share of the property taxes and insurance.

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Well-maintained building
- Ample parking
- Common Area Restrooms
- Multiple private offices and open space
- Private restrooms

OFFERING SUMMARY

Lease Type:	NN (\$2.02/SF)
Zoning:	OF
Building Size:	17,824 SF
Traffic Count:	18700 AADT

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

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LEASE INFORMATION

Lease Type:	NN	Lease Term:	Negotiable
Total Space:	140 - 1,200 SF	Pass Thru Rate:	\$2.02/SF

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 17	1,200 SF	\$1,695 per month	5 offices, open work area, 2 private bathrooms
Suite 19A	140 SF	\$725 per month	Single room office; newly remodeled.

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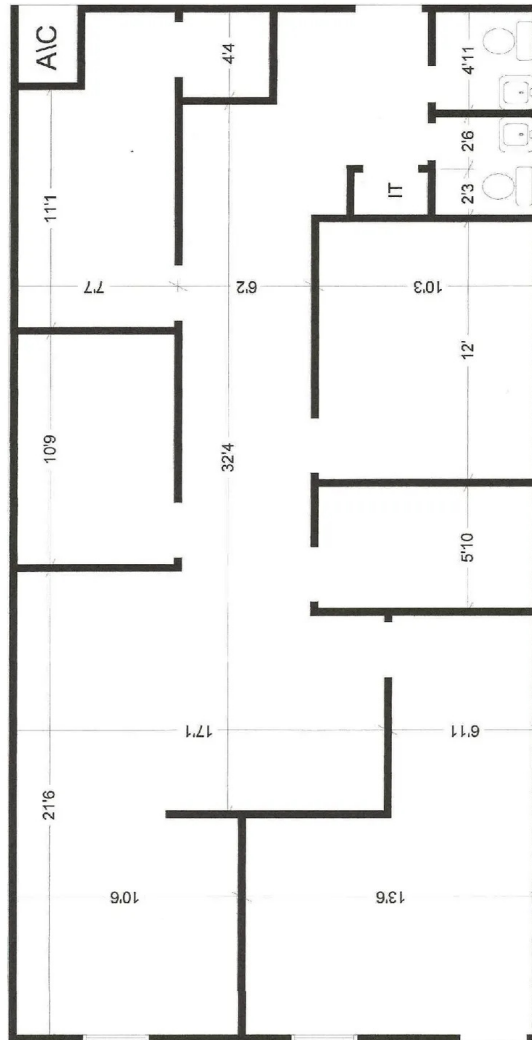
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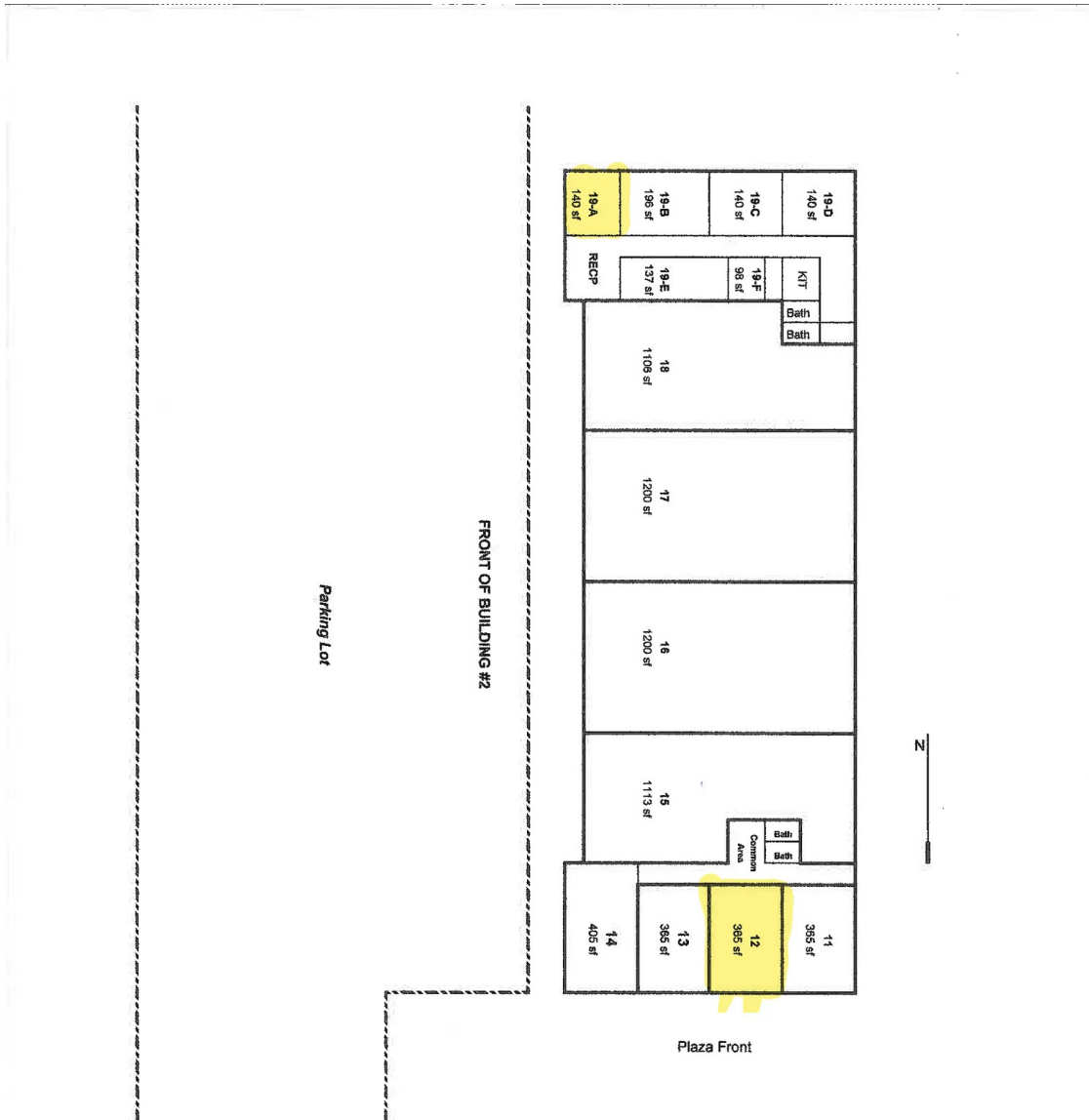
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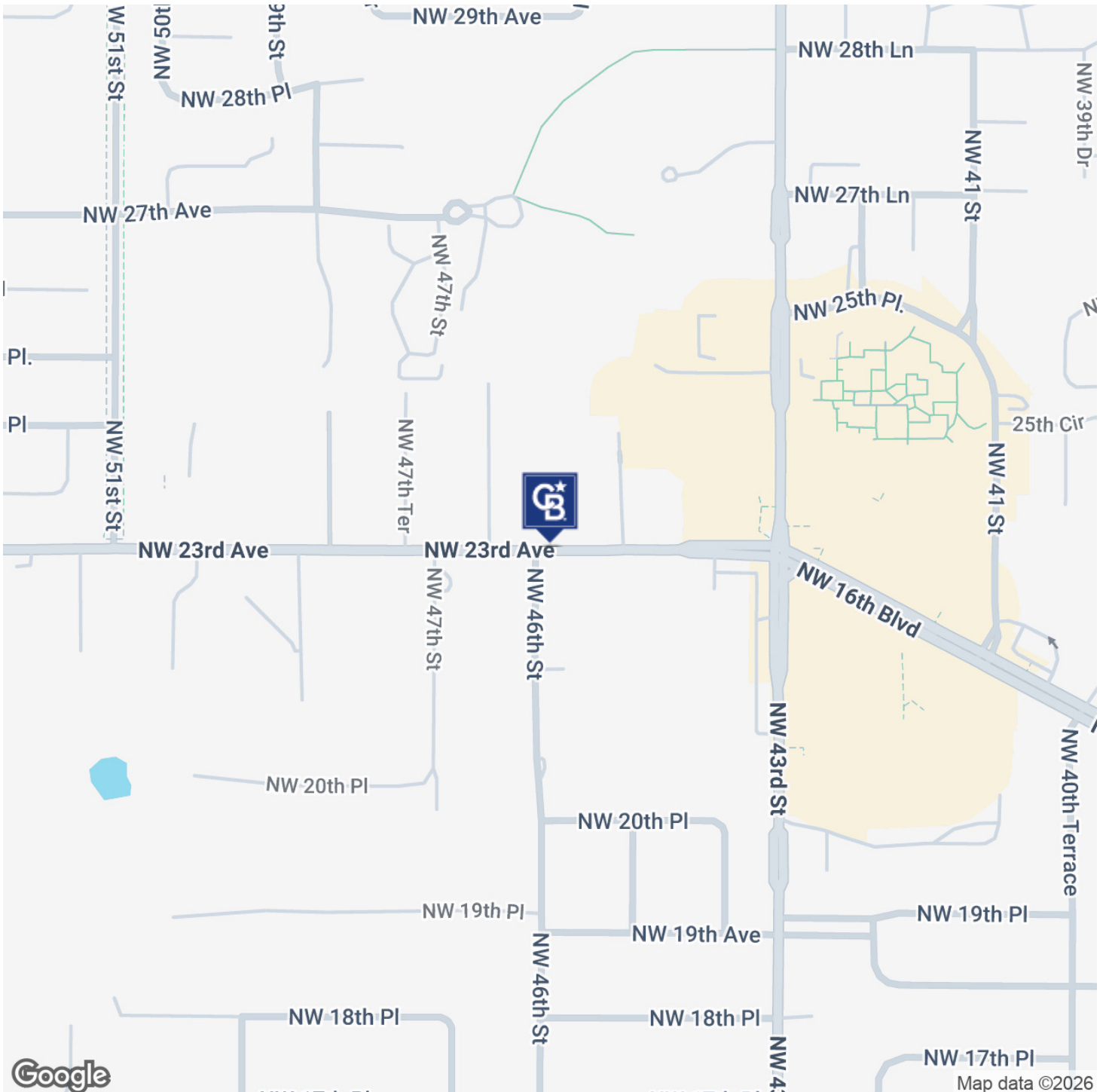


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	DEAN R. CHESHIRE, MBA Licensed Real Estate Broker	MICHELLE CARTER Commercial Realtor*	CRAIG CARTER Commercial Realtor*	
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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

Call to see what the CRE Pro Team can do for you!

