

END CAP OFFICE FOR SALE

3720 NW 43rd St, Suite 103, Gainesville, FL 32606

1,680± SF | \$278,999



CARSON BEERY

Associate
352.260.5988
cbeery@lee-associates.com

DAN DROTOS, MSRE, SIOR, CCIM

President & Managing Principal
352.420.9889
ddrotos@lee-associates.com

PROPERTY DETAILS

3720 NW 43rd St, Suite 103, Gainesville, FL 32606

This 1,680± SF professional office condominium offers a highly functional layout ideal for a wide range of office and service-based users. The interior features a welcoming reception office, a dedicated common-area room, seven private offices, a conference room, and two bathrooms, including one with a shower—an uncommon convenience in this asset class. There is also ample parking along the front of the office. Recent capital improvements include a new HVAC system (2019) and a new roof (2023), providing long-term reliability and reduced future maintenance costs. The property is part of a professionally managed association through Golden Rule Real Estate with a monthly HOA fee of \$498 that covers landscaping, pest control, garbage service, and insurance for common areas, ensuring a clean and consistent professional environment.

Positioned near the signalized intersection of NW 43rd Street and NW 39th Avenue, this end-cap office condo benefits from strong visibility and steady traffic along one of Gainesville's most established professional corridors. The property enjoys excellent frontage on NW 43rd Street, offering prominent exposure for signage and easy access for clients and staff. The surrounding area is home to a dense concentration of medical, financial, and professional service providers, supported by nearby residential neighborhoods and retail centers. This location provides convenient connectivity to major Gainesville destinations, making it a highly desirable setting for businesses seeking accessibility and professional synergy.

*This property is interchangeably addressed as Suite A or Suite 103.



HIGHLIGHTS

3720 NW 43rd St, Suite 103, Gainesville, FL 32606



- 1,680± SF professional end-cap office condo with a highly efficient layout
- Reception office, common area room, 7 private offices, and 1 conference room
- 2 bathrooms, including one with a shower
- Strong frontage and visibility along NW 43rd Street
- Near the major NW 43rd St & NW 39th Ave intersection
- New HVAC (2019) and new roof (2023)
- Monthly HOA: \$498, covering landscaping, pest control, garbage, and insurance
- Ideal for a wide range of professional and service-based users

PHOTO GALLERY

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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES

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