

# LEASE

## BEAUTIFUL PROFESSIONAL OFFICE

2750 NW 43rd St Gainesville, FL 32606



### PROPERTY DESCRIPTION

Price Reduction! Prestigious professional office that has been beautifully decorated and is move in ready. Office is located in a stunning park-like setting with amazing landscaping and ample parking. This office complex is located on NW 43rd Street, the most popular location for professional offices in Gainesville with easy access to up-scale retail and housing. All furnishings in office are available for lease or purchase directly from the property owner.

### PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Spacious and flexible floor plan
- Modern and attractive building design
- Ample parking for employees and clients
- High-quality interior finishes
- Easy access to major roadways
- Proximity to amenities and services

### OFFERING SUMMARY

Lease Rate:	\$17.50SF/yr (N)
Available SF:	1,536 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,436	31,676	74,149
Total Population	7,923	74,044	179,824
Average HH Income	\$129,626	\$99,647	\$83,398

**Shasta Schoellhorn**  
(352) 922-0048



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

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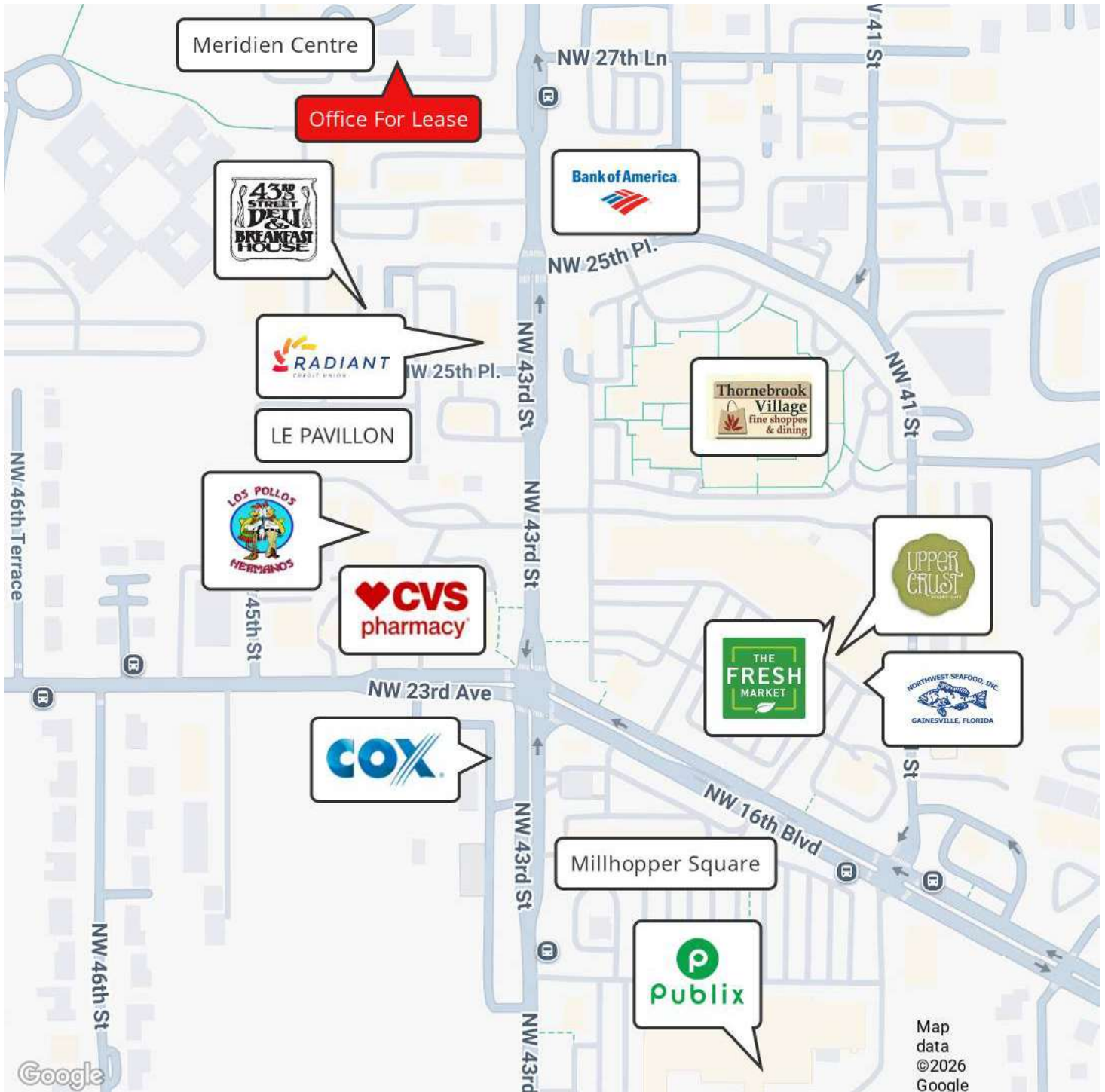


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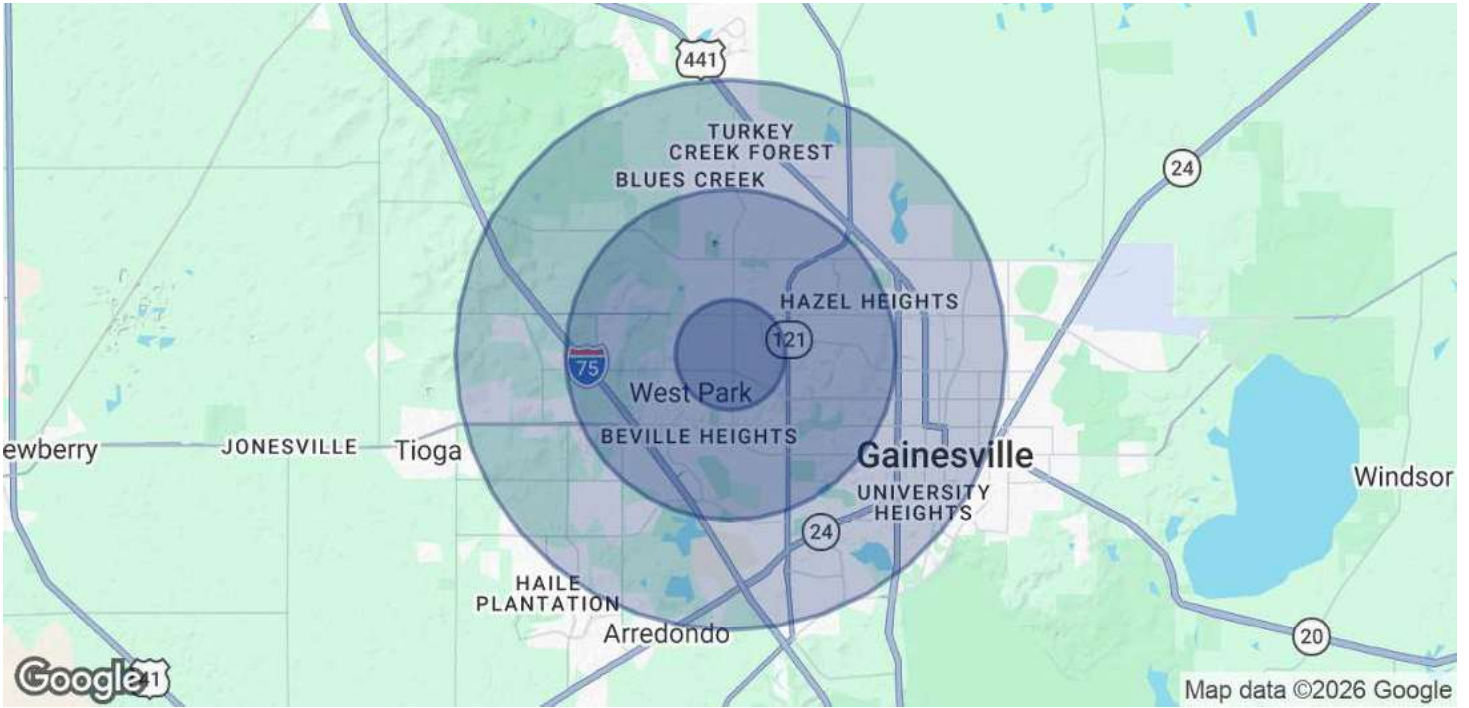


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,923	74,044	179,824
Average Age	47	39	35
Average Age (Male)	44	38	35
Average Age (Female)	48	40	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,436	31,676	74,149
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$129,626	\$99,647	\$83,398
Average House Value	\$361,812	\$297,666	\$291,931

2020 American Community Survey (ACS)

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**SHASTA SCHOELLHORN**

Commercial Sales Associate

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