



Office or Medical Space For Lease

3,000 SF - 8,500 SF available

- Professional office space in highly desirable Magnolia Parke. Space can potentially be demised into two smaller suites with shared amenities.
- Located in the heart of Northwest Gainesville on NW 39th Avenue, Magnolia Parke is a premier mixed-use destination with easy access from all areas of the city. The community features a UF Health medical campus spanning more than 50,000 square feet.
- Popular restaurants and dining options in Magnolia Parke include Starbucks with a new drive-thru; Arashi Yama Sushi, Crafty Bastards Pub, Paper Bag Deli, Taste, Dominos and One Love Café with many others in close proximity.
- Future development of 248 luxury apartments are planned for Magnolia Parke.

For further information

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Property summary

Magnolia Parke is located in NW Gainesville, a popular and rapidly growing area characterized by tree-lined neighborhoods and a family-friendly atmosphere. This mixed-use development features an array of local, regional and national retail and restaurant options and a desirable location for professional office and medical users. The property is within 2.8 miles of Santa Fe College and 5.6 miles from the University of Florida, with combined enrollments of over 50,000 students plus faculty. With direct access to I-75, the NW 39th Ave corridor is a major east/west traffic artery that feeds a three county regions major employment hub. Close proximity to UF Spring Hill medical campus and Alachua Distribution Center.

Property address	NW 39th Avenue, Bldg C-1, Suite 201
Building type	Retail, medical, office, and multi-family
Rate	\$14/SF MG
Total available sf	3,000 SF - 8,500 SF
Parking	Ample and convenient



Traffic count: 32,500 daily



Tenants: Diverse mix of local, regional, and national tenants



Visibility: Excellent visibility along NW 39th Avenue, near NW 43rd St intersection



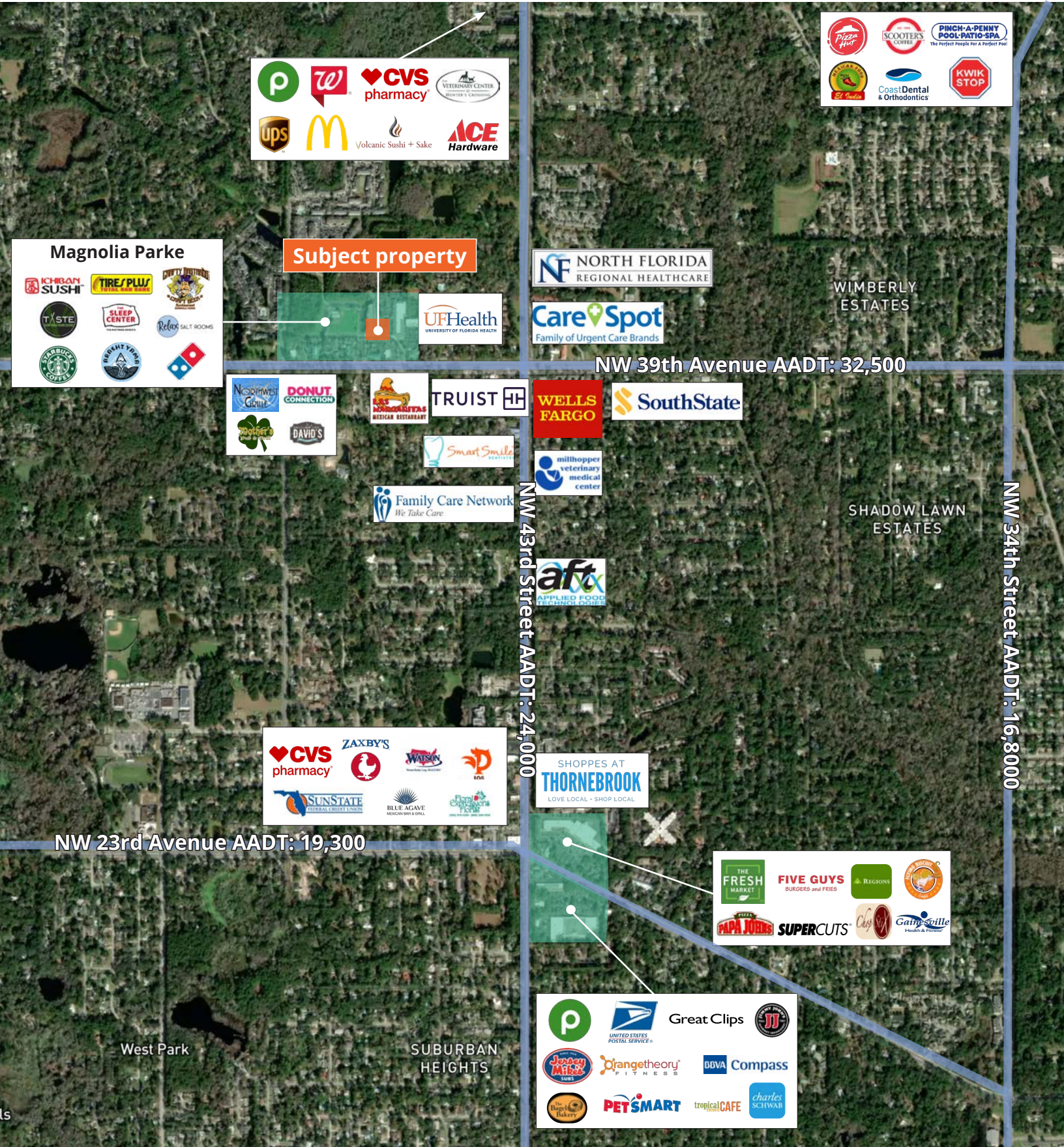
Location: On major east/west traffic artery feeding large employment hubs of UF, UF Health, downtown and NW 43rd St corridor





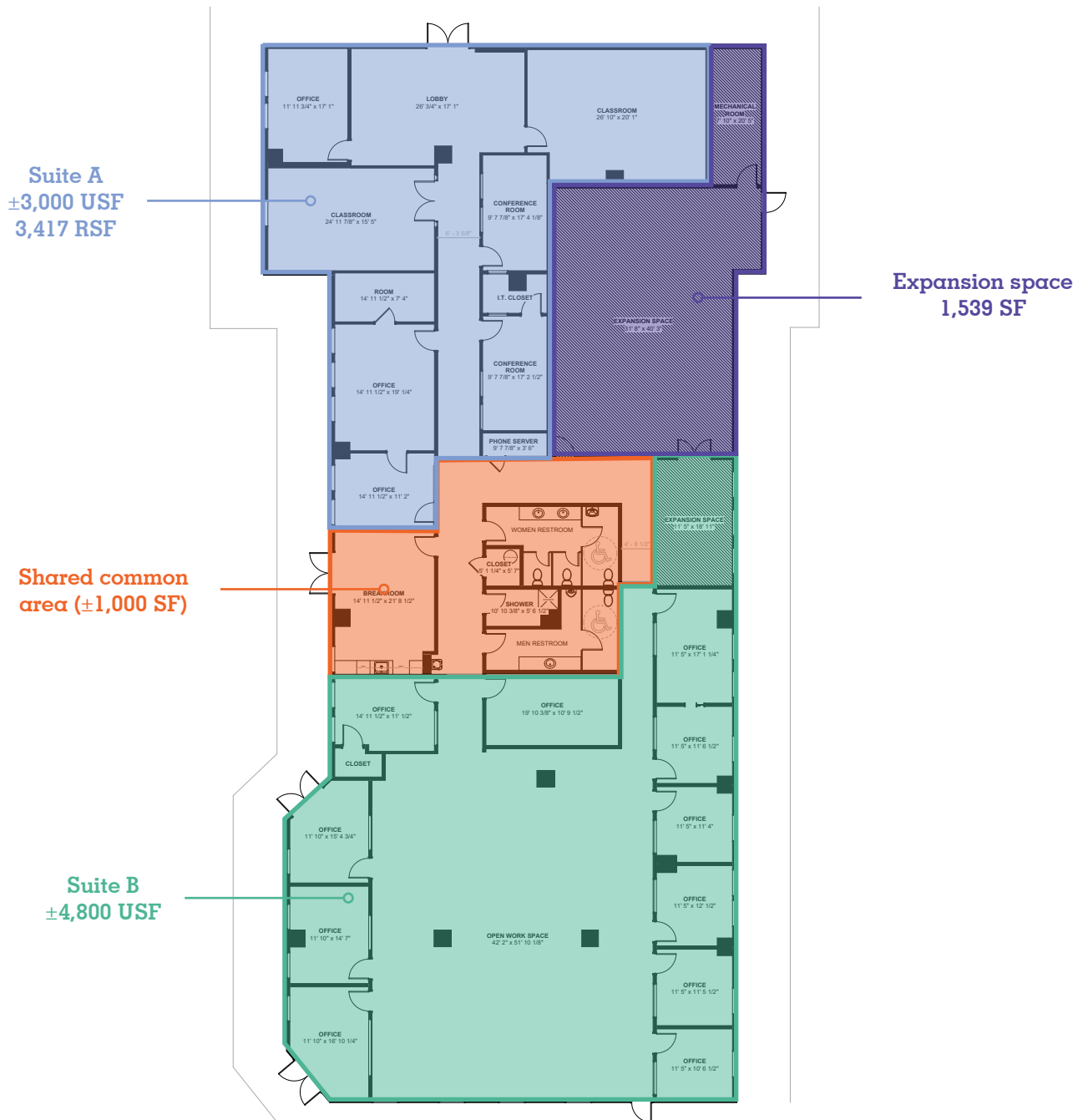
Building #	Suite #	Tenant	Size (sf) available
A-2	1	Arashi Yama Sushi & Hibachi	
A-2	3	Lovely Nails	
A-2	5	Roots Plant Studio	
A-2	7	Gainesville Spa	
A-2	9	Paper Bag Deli	
BW-1	A	Sleep Center Superstore	
BW-1	B	The Spirit Shoppe	
BW-1	C	Charisma for Hair	
BW-1	D	Especially For Women	
BW-2	1	Relax Salt Rooms	
BW-2	2	Karate-Do	
C-1	111	Carbonxt	
C-1	121	Spherion	
C-1	201	AVAILABLE	3,000 SF - 8,500 SF
C-1	211	UF Health Shands Wound Care	
C-1	219	Gentiva Health Services	
C-1	301-310	Apartments	
POD F	1	One Love Cafe	
I-1	A	Starbucks	
I-1	B	Axis Training Studio	
I-1	C	Dominos	
POD G	A	Aveanna	
POD G	B	UF Health Florida Clinical Practice	
POD G	C,D	UF Shands Rehab	

Aerial map



Floor plan | Demised

Building C-1, Suite 201



Suite A
±3,000 USF
3,417 RSF

Expansion space
1,539 SF

Shared common
area (±1,000 SF)

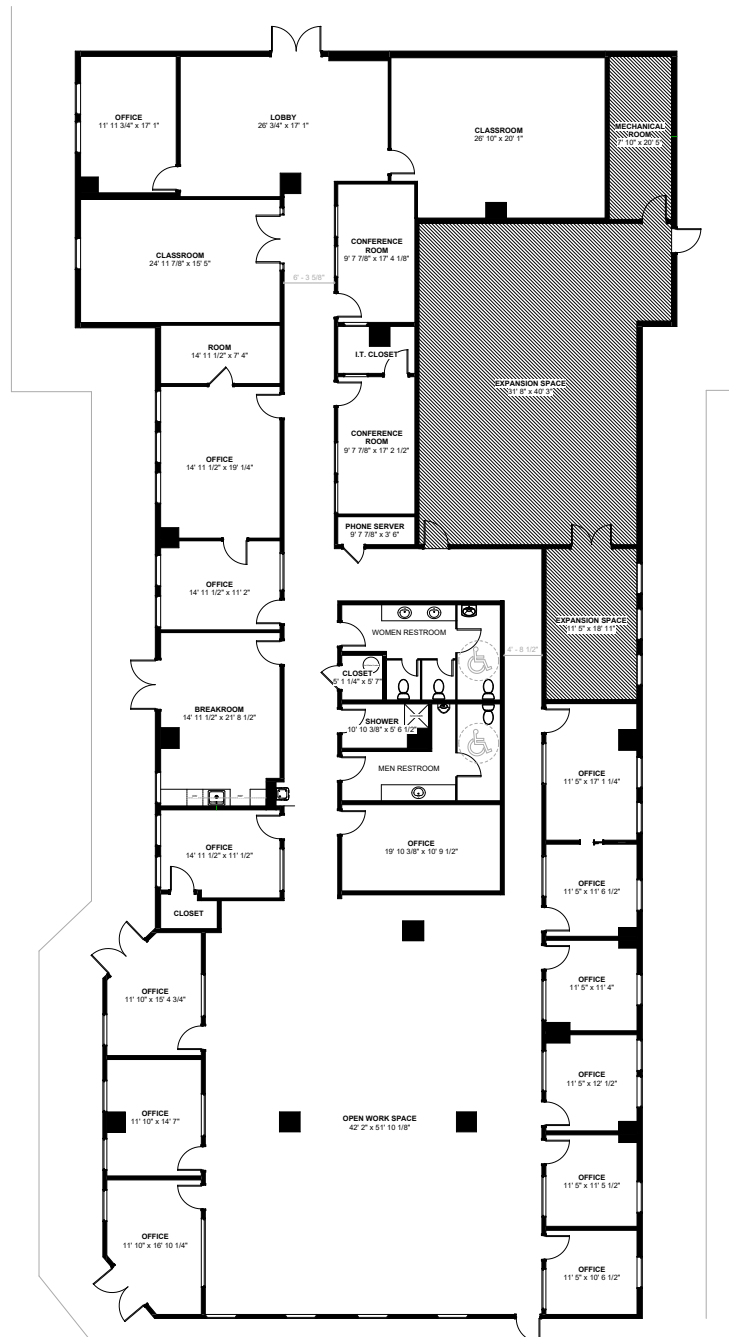
Suite B
±4,800 USF

Floor plan

Building C-1, Suite 201

8,500 SF

Space can potentially demised into two separate suites with common area amenities



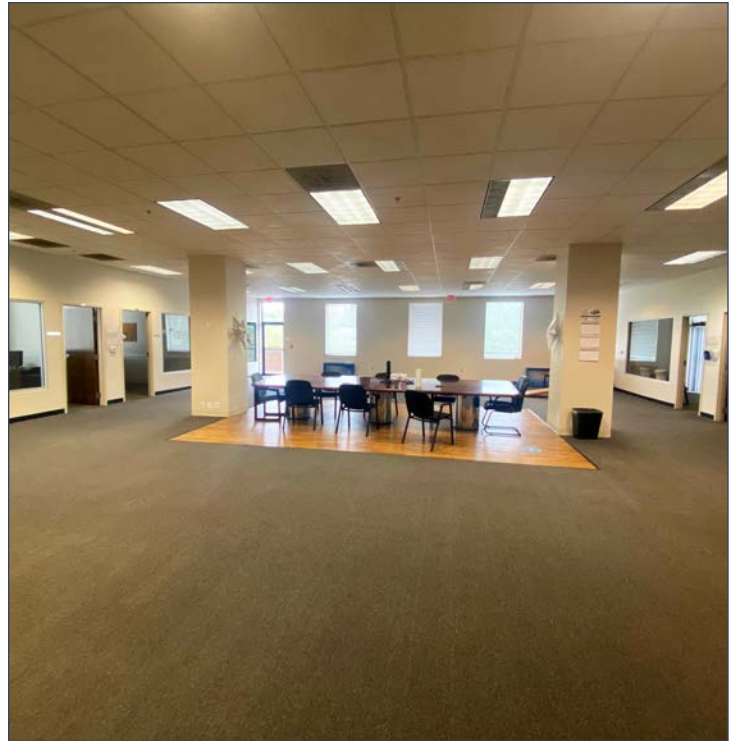
MAGNOLIA PARKE, C-1, STE 201

3951 NW 48th Terrace Ste 201 Gainesville, FL 32606

8,193/SF and Expansion Space 1,529/SF

Interior photos

Building C-1, Suite 201



**If you would like to discuss this further,
please get in touch.**

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