

FOR SALE & LEASE SILVERLEAF OFFICE PARK BUILDING

6208 NW 43rd Street, Building 1, Gainesville, FL 32653



6,661± SF

SALE PRICE: ~~\$1,275,000~~ \$1,150,000

LEASE RATE: \$16.50/SF GROSS

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

6208 NW 43rd St | Gainesville, FL 32653

Position your business for success with this beautifully designed office building located in the prestigious Silverleaf Office Park. The traditional brick architecture and professional setting make a lasting first impression, while the location along NW 43rd Street provides excellent accessibility just north of NW 53rd Avenue and only 2.2 miles from US Hwy 441. This strategic corridor offers convenient access to I-75, the Hunter's Crossing commerce area, and is less than 7 miles from the University of Florida.

The building has a flexible floor plan with an inviting lobby and reception area, many private offices, open work areas, a conference room, executive offices, a break room, restrooms and an abundance of storage both on the first floor as well as a large open storage area on the second floor. The first floor is approximately 5,479 SF and the second floor storage area is approximately 1,182 SF for a total building area of 6,661 SF.

Owner will also enjoy monument signage, high visibility with more than 16,500 vehicles passing daily and convenient on-site parking for both employees and clients.

BUILDING FACTS:

- Roof: Entire roof replaced 12/2021
- Plumbing: New water service piping installed for entire building 2/2021
- HVAC: New REME-HALO LED UV devices installed on all 4 units in 7/2023
 - New 3.5 Ton American Standard split AC unit installed in 1/2024
 - All other units pre-2020
 - Entire HVAC system covered by a quarterly service contract with Bertie Heating and Air
- Interior Lighting: 28 interior light fixtures replaced in 5/2024
- Zoning: OF (General Office), City of Gainesville
- Tax Parcel #: 06020-006-000 (0.13± Acres)
- Building equipped with alarm system
- Office furnishings are included in sale of the building

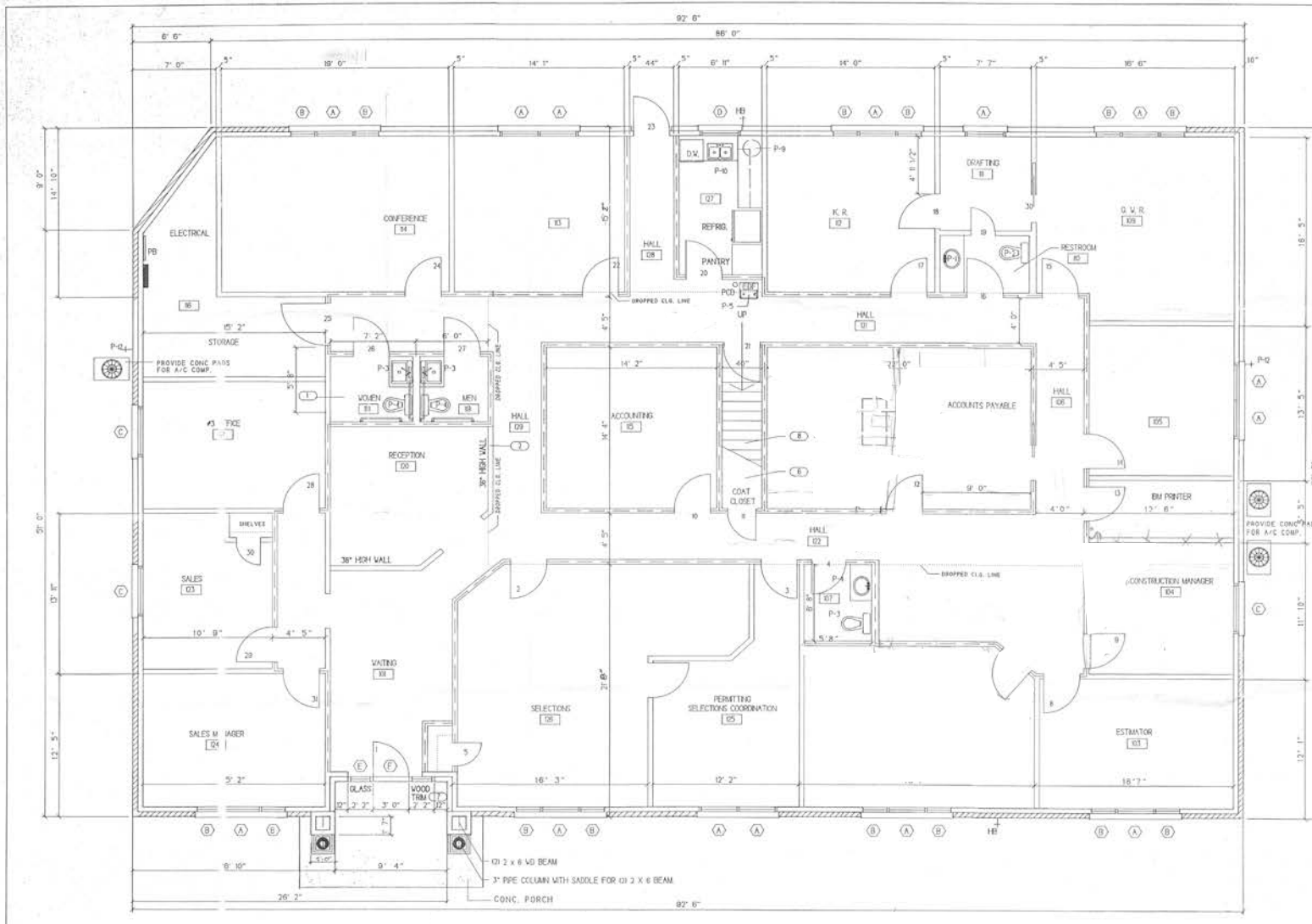


Property Highlights

- Premier location minutes from I-75, Hunter's Crossing, NW 39th Avenue, and just 6.3 miles to the University of Florida
- High traffic exposure with more than 16,500 vehicles per day (AADT)
- Monument signage for strong brand visibility
- On-site parking for employees and visitors
- Flexible floor plan
- Natural light throughout with an abundance of windows
- Quarterly Owners Association dues are \$2,329.73 (Covenants and restrictions for the Owners Association is available upon request)

FLOOR PLAN

6208 NW 43rd St | Gainesville, FL 32653



PROPERTY PHOTOS | EXTERIOR

6208 NW 43rd St | Gainesville, FL 32653



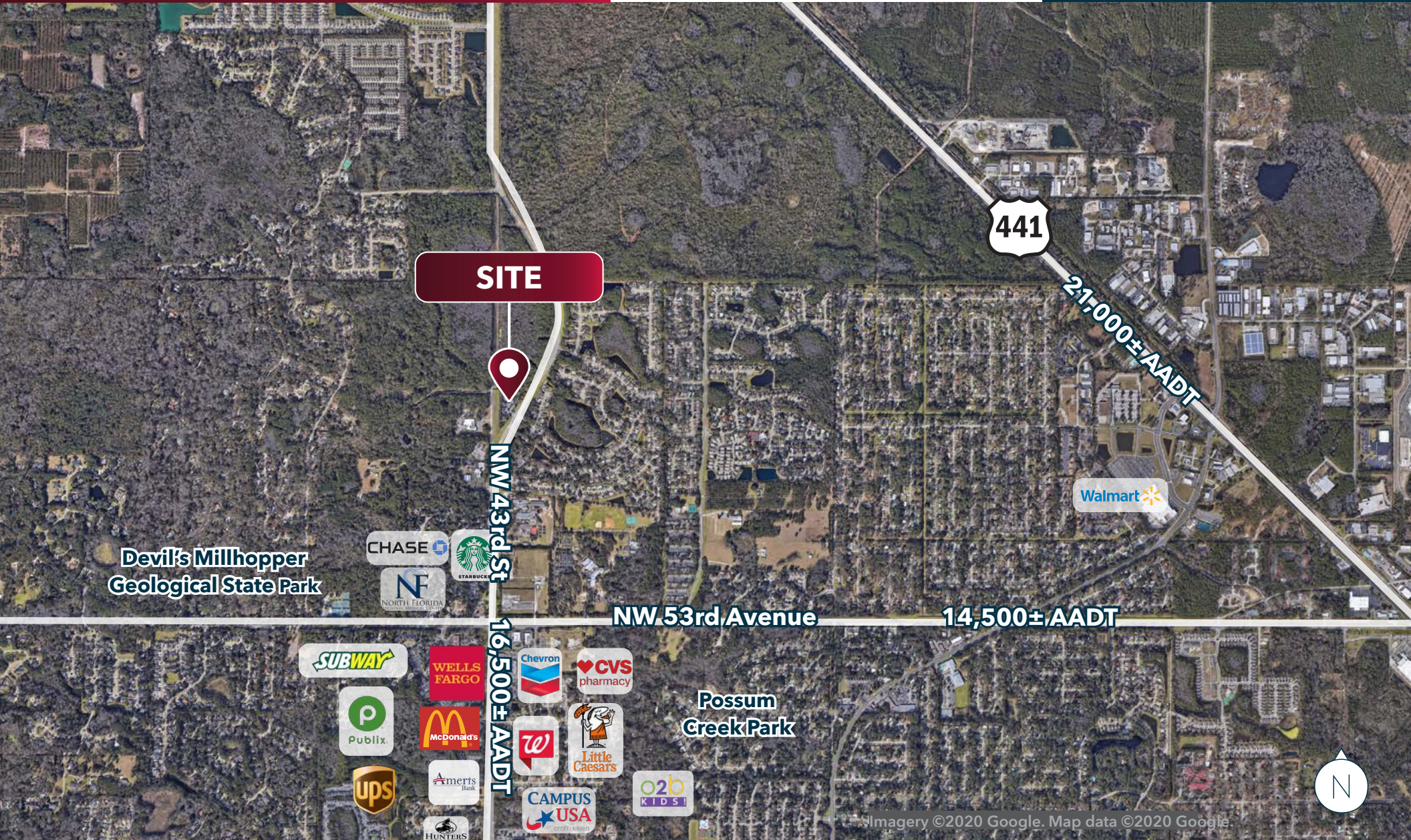
PROPERTY PHOTOS | INTERIOR

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LOCATION HIGHLIGHTS

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**Population
(2025)**



**Population
Projection (2030)**



**Average Household
Income (2025)**



**Projected Average
Household Income (2030)**

1 MILE

4,837

4,756

\$130,122

\$146,321

3 MILE

37,538

37,350

\$124,817

\$139,873

5 MILE

97,337

97,699

\$124,817

\$113,266

Source: ESRI Business Analyst, 2025

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