

LEASE

HAMILTON PARK

2512/2444 NE 1st Boulevard Gainesville, FL 32609



PROPERTY DESCRIPTION

Fantastic office/warehouse for Lease in Hamilton Park! Located just off North Main Street. Close and convenient to Downtown Gainesville and UF! Consists of an approximately 30'x40' (1200 SF) of climate controlled warehouse with two 10x10 roll up doors (one currently operational) and handicap accessible restroom. Balance of space is office, with reception/entry area, 4 good sized offices, large open work area, and handicap accessible restroom. GRUcom and AT&T fiber in place. Landlord will demise back into two suites for a strong tenant.

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NN)
Pass Thru Rate:	\$3.15/SF
Available SF:	1,600 - 3,261 SF
Lot Size:	1.08 Acres
Zoning:	I1
Building Size:	29,240 SF
Traffic Count:	15500 AADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,377	24,925	53,831
Total Population	7,333	67,123	133,151
Average HH Income	\$46,617	\$54,923	\$56,467

Craig Carter
(352) 339-4038
ccarter@mmparrish.com

Michelle Carter
(352) 339-5734
mcarter@mmparrish.com

Dean R. Cheshire
(352) 745-1883
Dean@mmparrish.com

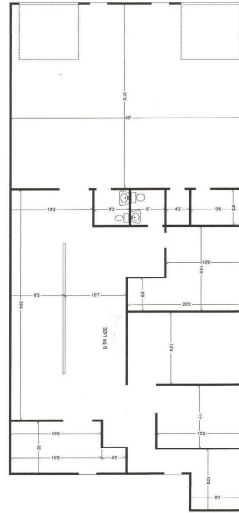


**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

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LEASE INFORMATION

Lease Type:	NN (\$3.15/SF)	Lease Term:	Negotiable
Total Space:	1,600 - 3,261 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
2444 NE 1st Blvd #300/400	3,261 SF	\$12.00 SF/yr	Consists of an approximately 30'x40' (1200 SF) of climate controlled warehouse with two 10x10 roll up doors (one currently operational) and handicap accessible restroom. Balance of space is office, with reception/entry area, 4 good sized offices, large open work area, and handicap accessible restroom. GRUcom and AT&T fiber in place. Landlord will demise into two suites for a strong tenant.
2444 NE 1st Blvd #300	1,600 SF	\$12.00 SF/yr	Would be demised from large suite and would consist of entry, 1 office, large open work area, 1 handicap accessible restroom and approximately 600 SF climate controlled warehouse space with 10x10 roll up door.
2444 NE 1st Blvd #400	1,661 SF	\$12.00 SF/yr	Would be demised from large suite and would consist of entry, 3 offices, 1 handicap accessible restroom and approximately 600 SF climate controlled warehouse space with 10x10 roll up door.

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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!

