

LEASE

THE 204 BUILDING

204 West University Avenue, Ste. 8, Gainesville, FL 32601



PROPERTY DESCRIPTION

This professionally maintained 2,580 SF office space offers a flexible layout with multiple private offices, each enclosed with a door for privacy and quiet focus — ideal for professionals needing dedicated workspaces or client meeting rooms a spacious reception or collaboration area, and access to common-area restrooms. Entry is secured via a street-facing main entrance with both elevator and stair access. Conveniently situated between the UF and Gainesville's Innovation District, this high-visibility location includes dedicated parking in the rear, a rare amenity for downtown office tenants.

PROPERTY HIGHLIGHTS

- Prime Downtown Location
- Walk to Restaurants, City/County Administrative Offices, 8th Judicial Circuit Courthouses
- Dedicated Parking Lot for Staff and Clients
- Accessible to City Transportation

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr
NNN Rate:	\$2.99/SF
Available SF:	2,580 SF
Building Size:	14,556 SF
Zoning:	DT
Traffic Count:	19000 AADT

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	940	2,175	8,569
Total Population	1,805	4,589	20,939
Average HH Income	\$67,111	\$63,161	\$50,000

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Dean R. Cheshire
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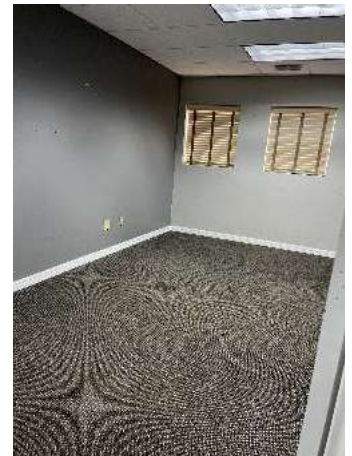


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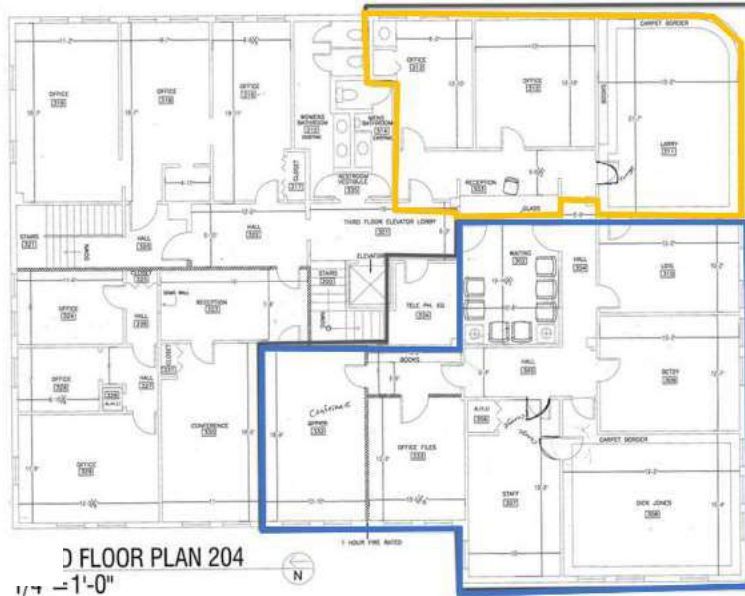
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204 W. University Avenue, Suite 8 ~2,580 SF TOTAL



Suite 8A ~1,055 SF

- Private Entry w Reception or Waiting Room Area
- One Large Office
- Conference Room facing University Avenue
- Add'l Office or Storage Room w Sink

Suite 8B ~1,525 SF

- Private Entry with Large Waiting Area
- 5 Large Private Offices
- Corner Office has adjoining Admin Office
- Conference Room
- Hallway Shelving w Storage

LEGEND

LEASE INFORMATION

Lease Type:	\$2.99/SF/YR NNN	Lease Term:	Negotiable
Total Space:	2,580 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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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!

