



# Flex Space for Lease:

## Quality Professional Center at NW Industrial Park

6342 NW 18th Drive, Suites 3 & 4 | Gainesville, FL 32653

**Total Size:** 2,400± SF  
**Lease Rate:** \$14/SF Gross

**Office:** 1,000± SF  
**Warehouse:** 1,400± SF



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## Property Details



### **2,400± SF of Flex Space in Quality Professional Center for Lease**

1,000± SF of beautifully updated office space with 1,400± SF of attached warehouse space for lease in NW Commercial Park off US Hwy 441 and SR 121.

These suites are being leased together as one unit. As you enter, there are two 16'X10' rooms with a cased opening connecting the spaces. Adjacent to these large rooms, there are four private offices and an ADA compliant restroom. All rooms on the front of the building have floor-to-ceiling windows for plenty of natural light. The large warehouse space can be accessed from the office area and has two commercial roll up doors for easy deliver/storage from the rear of the building. It also has a dedicated restroom and utility sink.

The entrance is just steps from ample parking making it convenient to both employees and customers. The space has been updated with luxury vinyl plank flooring and new paint. It also has a security system, emergency lighting and two thermostats for ultimate climate control and comfort.

*Available June 1, 2024.*

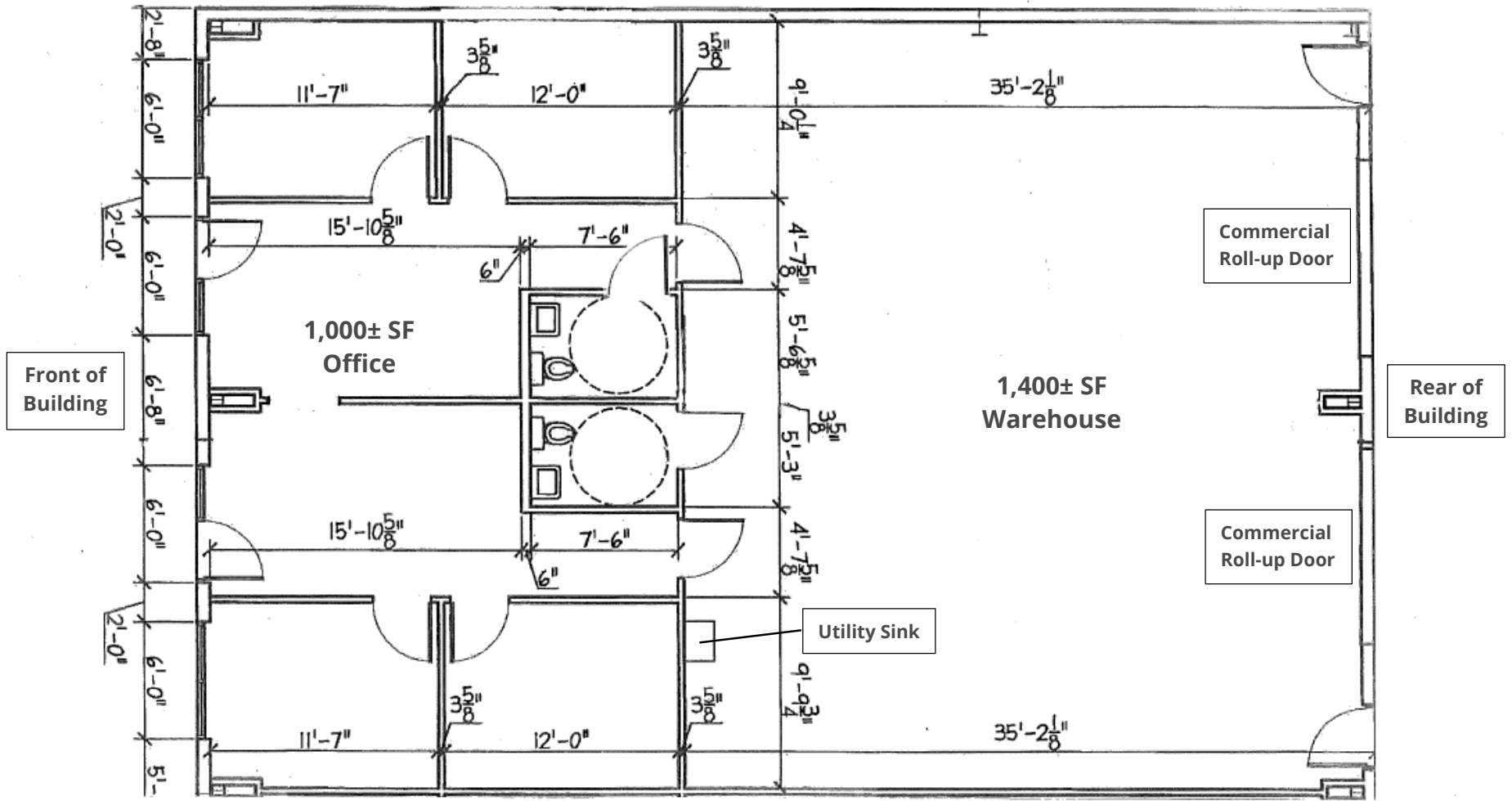
- Great NW Gainesville location off US Hwy 441 and SR 121
- Space is located in a very well-maintained industrial business park
- Newly updated interior with new flooring and new paint
- Efficient floor plan
- Security system
- Ample parking
- 2 commercial roll-up doors in warehouse
- Available June 1, 2024

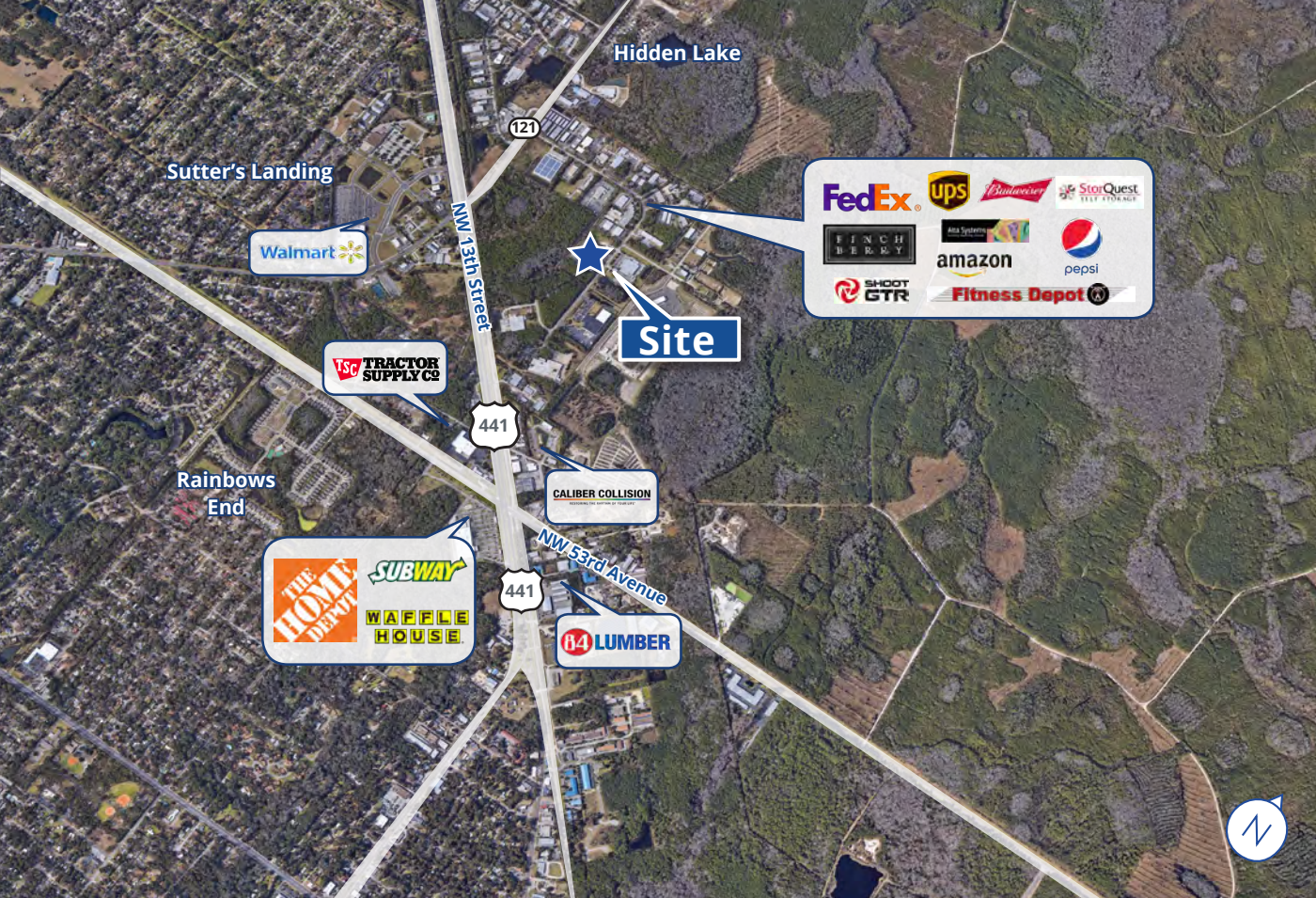


# Photo Gallery



# Floor Plan





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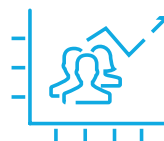
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## Area Demographics Source: ESRI Business Analyst



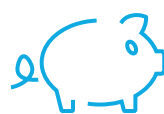
**Population  
(2023)**

**1 Mile** 2,715  
**3 Mile** 32,050  
**5 Mile** 98,819



**Population  
Projection (2028)**

2,739  
31,697  
97,725



**Average Household  
Income (2023)**

\$68,704  
\$94,141  
\$89,203



**Projected Average  
Household Income (2028)**

\$81,637  
\$110,757  
\$105,058

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