

LEASE

CATALYST PARK

1050/1090 NW 8th AVE Gainesville, FL 32601



PROPERTY DESCRIPTION

Office spaces are available for lease in the newly renovated Catalyst Park! Catalyst Park is conveniently located blocks away from Downtown Gainesville, the University of Florida and the Innovation District. In addition to the eye catching renovations- Catalyst Park features plenty of on-site parking and landscaping that is fully maintained by the Landlord.

OFFERING SUMMARY

Available SF (Suite 30)	1,617 SF
Lot Size:	3.7 Acres
Building Size:	24,393 SF
Zoning:	U4
Traffic Count:	14,000 AADT

SPACES

SPACES	LEASE RATE (MG)	SPACE SIZE
1090 NW 8th AVE #30	\$3,032 per month	1,617 SF
1050 NW 8th AVE #20	\$5,643 per month	3,078 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	478	1,497	8,397
Total Population	1,102	3,555	19,364
Average HH Income	\$59,868	\$64,755	\$51,987

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

LEASE

CATALYST PARK

1090 NW 8th AVE #30, Gainesville, FL 32601



1090 NW 8th Ave #30



1090 NW 8th Ave #30



1090 NW 8th Ave #30



1090 NW 8th Ave #30

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

LEASE

CATALYST PARK

1050 NW 8th AVE #20, Gainesville, FL 32601



1050 NW 8th Ave #20



1050 NW 8th Ave #20



1050 NW 8th Ave #20



1050 NW 8th Ave #20

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



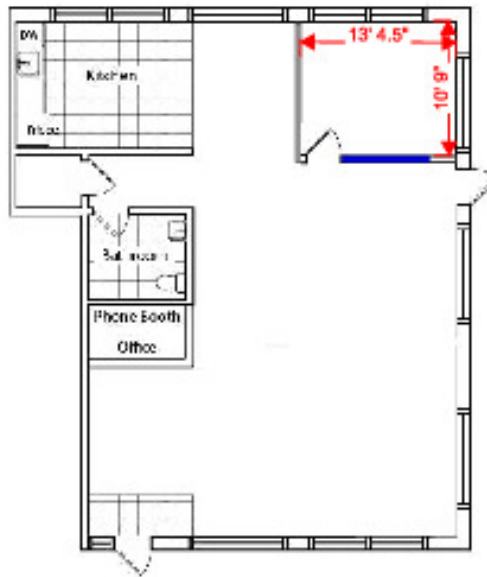
**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

LEASE

CATALYST PARK

1090 NW 8th AVE #30, Gainesville, FL 32601

1090 #30
1617 TOTAL SQUARE FEET



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

LEASE

CATALYST PARK

1050 NW 8th AVE #20, Gainesville, FL 32601



Green= Common area

Yellow= Suite 20

Catalyst Park 1050 NW 8th AVE #20, Gainesville, FL 32601 3,078 SF

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



352.745.1883

dean@mmparrish.com

352.339.5734

mcarter@mmparrish.com

352.339.4038

ccarter@mmparrish.com

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!

