



PROPERTY DESCRIPTION

Office suites for lease in Pine Grove off NW 43rd ST. Pine Grove provides plenty of parking and is close and convenient to many amenities located just off the intersection of NW 39th AVE and NW 43rd St. The recently renovated exterior is inviting and highly visible from the road.

Suite 20 consists of 1,001 SF and features reception, open work area, three private offices, a server room and common area restrooms.

Suite 33 is 384 SF and had two offices and common area restrooms.

OFFERING SUMMARY

Suite 20 Lease Rate:	\$900.00 - 1,835.16 per month (MG)
Suite 20 Available SF:	385 - 1,001 SF
Suite 33 Lease Rate:	\$900.00 per month (MG)
Suite 33 Available SF:	384 SF
Building Size:	4,488 SF
Zoning:	OF
Traffic Count:	3800 AADT

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,032	59,033	99,352
Total Population	9,022	144,704	245,307
Average HH Income	\$123,585	\$83,065	\$93,681

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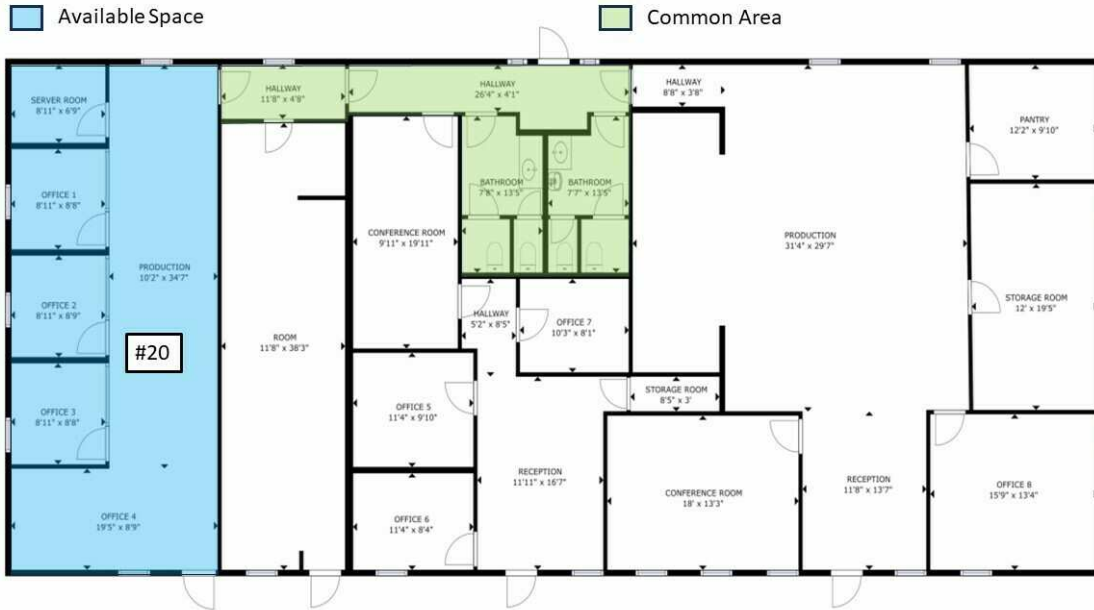


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M.M. PARRISH REALTORS

LEASE

PINE GROVE

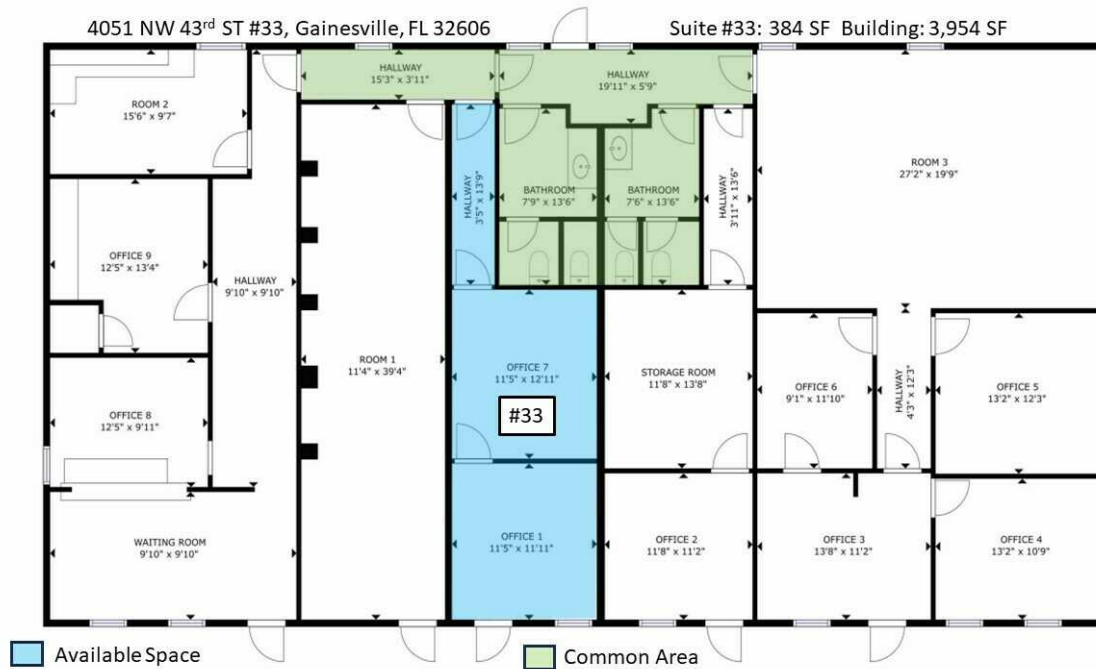
4051/4061 NW 43rd St Gainesville, FL 32606



4061 NW 43rd ST #20, Gainesville, FL 32606

Suite #20 1,001 SF

Building 3,488 SF



4051 NW 43rd ST #33, Gainesville, FL 32606

Suite #33: 384 SF Building: 3,954 SF

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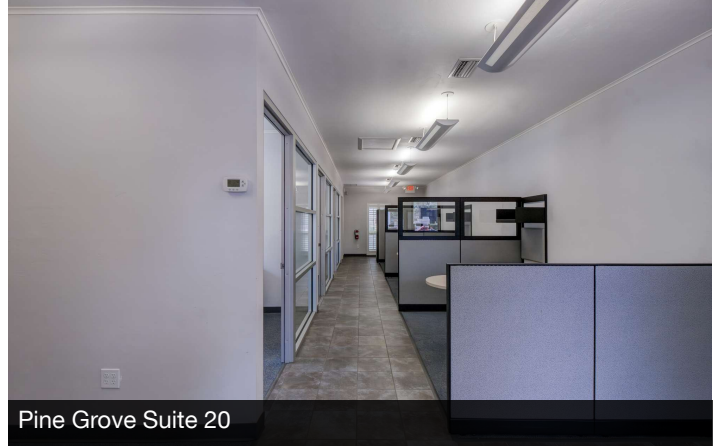
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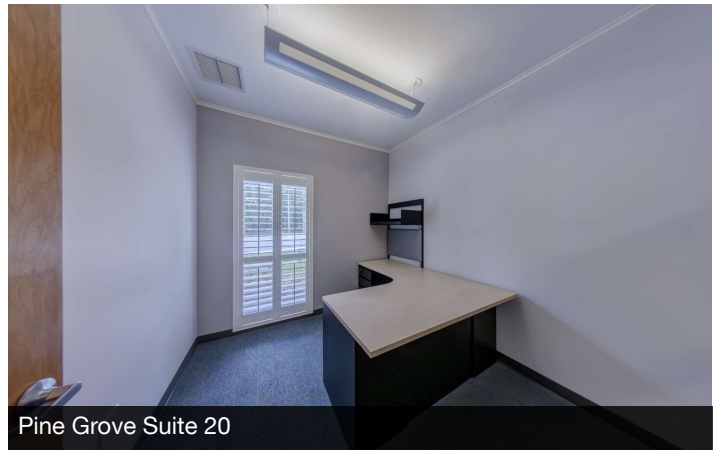
Pine Grove Suite 20



Pine Grove Suite 20



Pine Grove Suite 20



Pine Grove Suite 20



Pine Grove Suite 33



Pine Grove Suite 33

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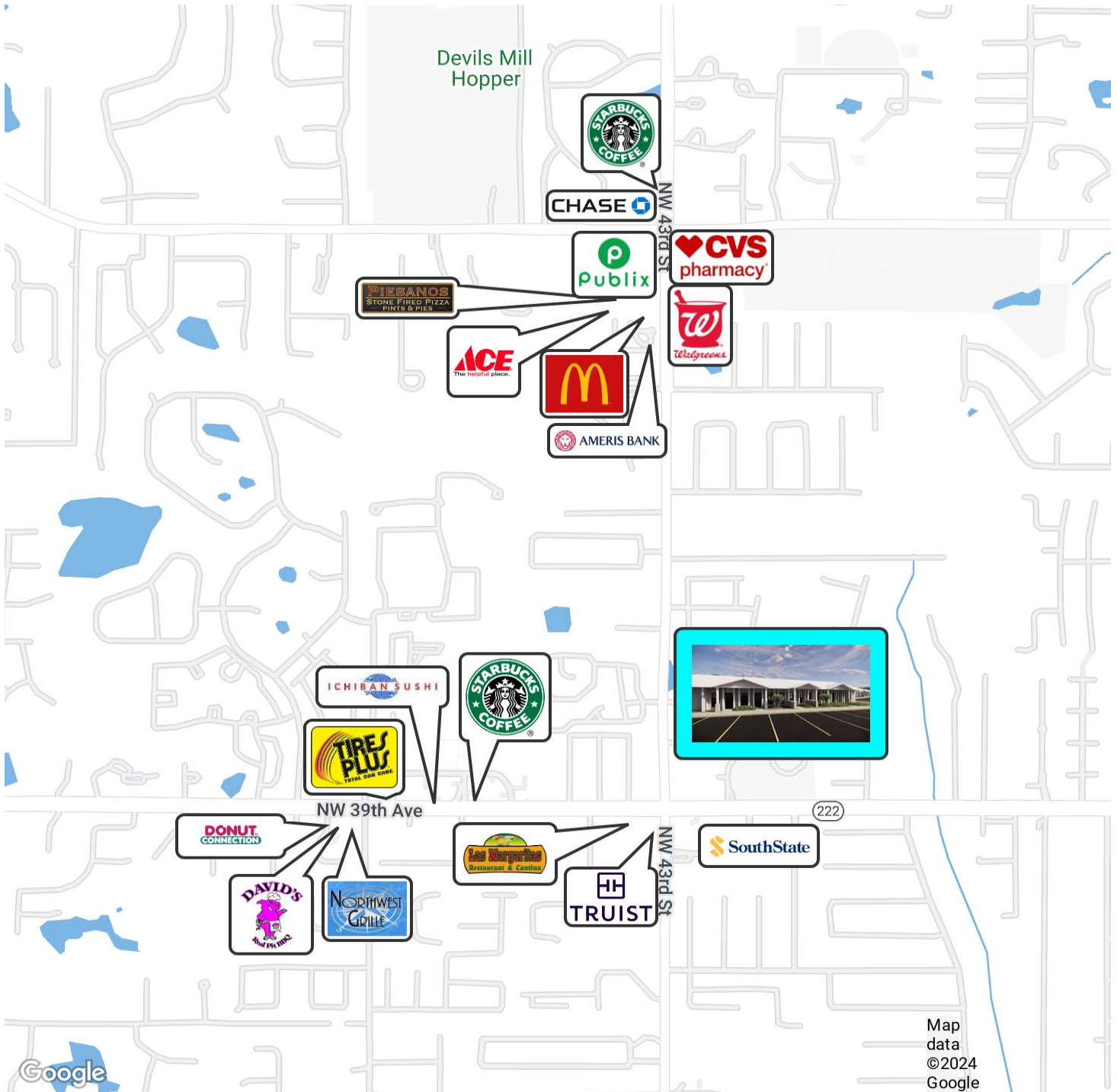


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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County 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!

