

LEASE

THE MERIDIEN CENTRE

2770/2772 NW 43rd Street Gainesville, FL 32606



PROPERTY DESCRIPTION

Professional office spaces for lease in Gainesville's desirable NW business corridor. Large windows for great natural lighting. Attractive and well maintained exterior and courtyard area. Convenient to many nearby amenities including restaurants, post office, banks and grocery stores.

OFFERING SUMMARY

Available SF:	1,680 - 2,844 SF
Traffic Count:	26,000 AADP
Lease Type:	Modified Gross
Building SF:	20,560
Zoning:	BUS

SPACES

SPACES	LEASE RATE	SPACE SIZE
Suite S	\$18.50 SF/yr	2,844 SF
Suite L	\$16.50 SF/yr	1,680 SF
Suite P	\$18.00 SF/yr	1,900 SF
Suite N	\$19.50 SF/yr	1,950 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,345	32,558	73,508
Total Population	7,190	68,817	156,937
Average HH Income	\$88,627	\$68,367	\$56,780
Traffic Count	25,000 AADT	(at 43rd St)	

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Dean R. Cheshire

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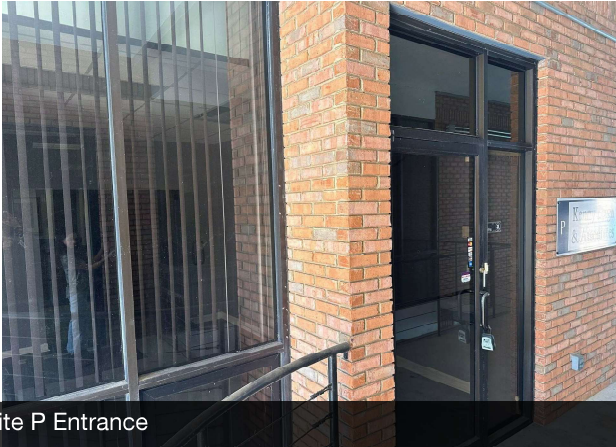


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M.M. PARRISH REALTORS

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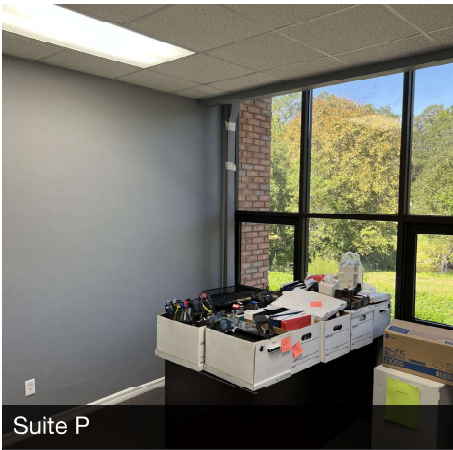
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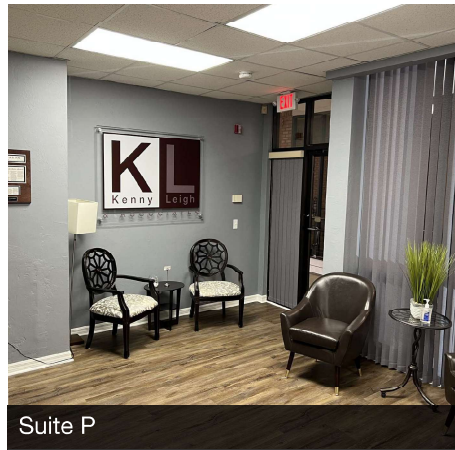
Suite P Entrance



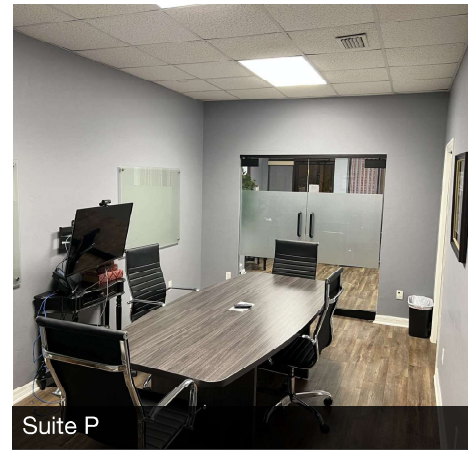
Suite L Entrance



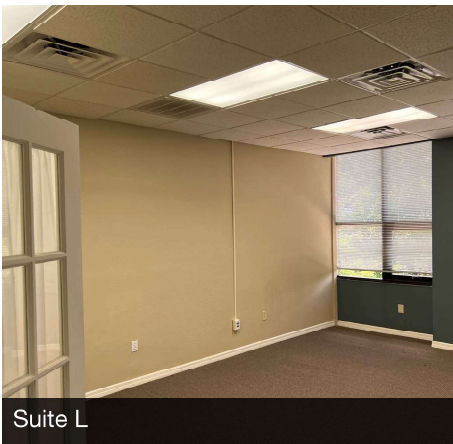
Suite P



Suite P



Suite P



Suite L



Suite L



Suite L

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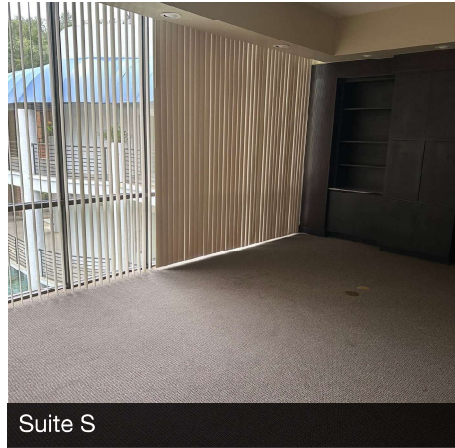
Suite S Entrance



Suite N Entrance



Suite S



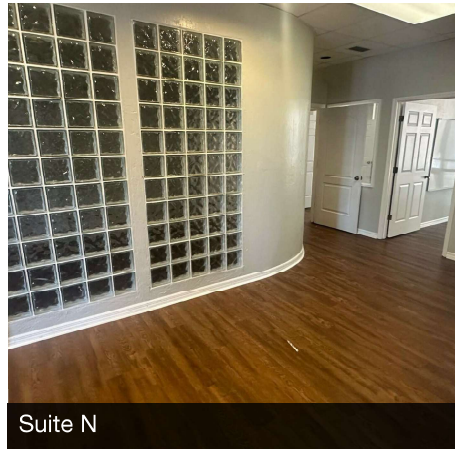
Suite S



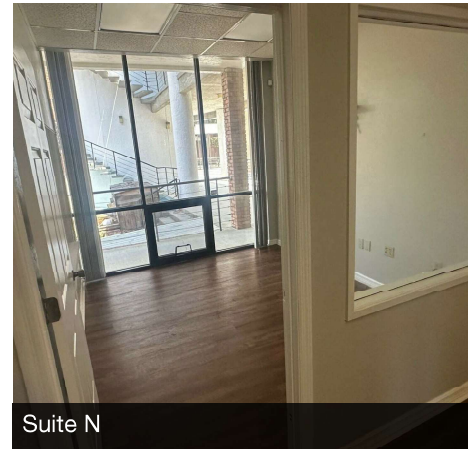
Suite S



Suite N



Suite N



Suite N

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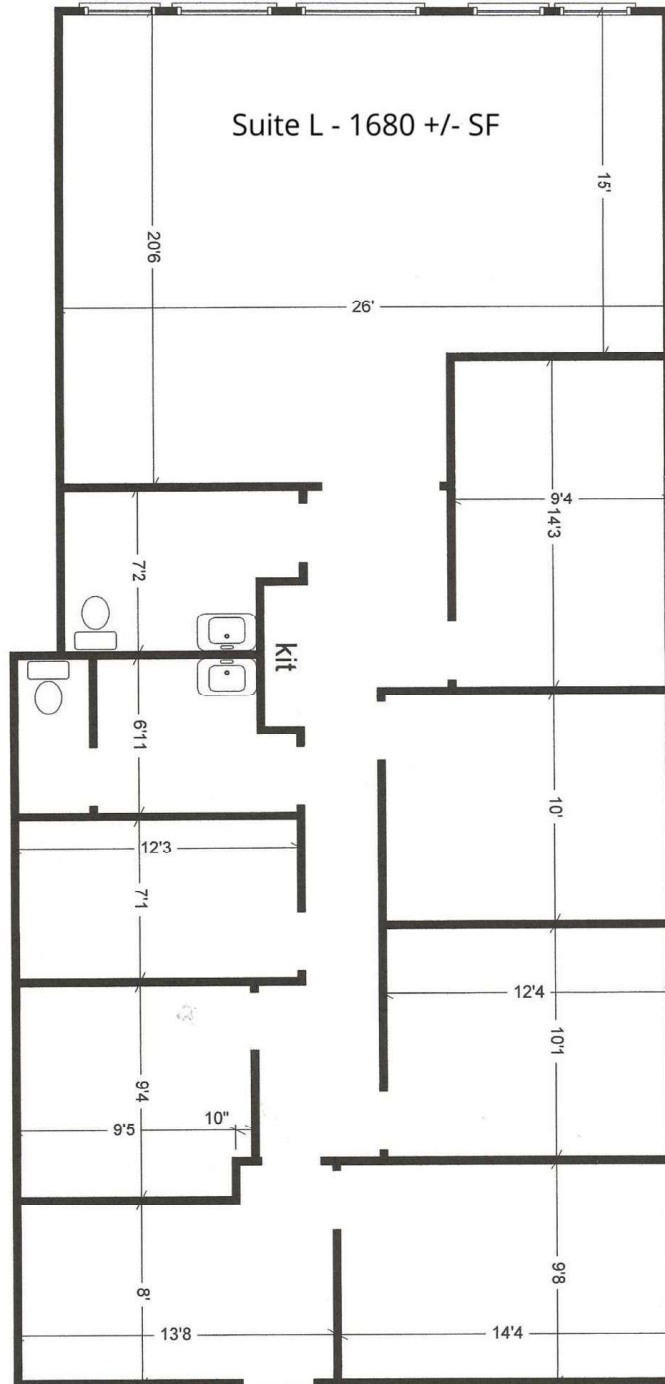
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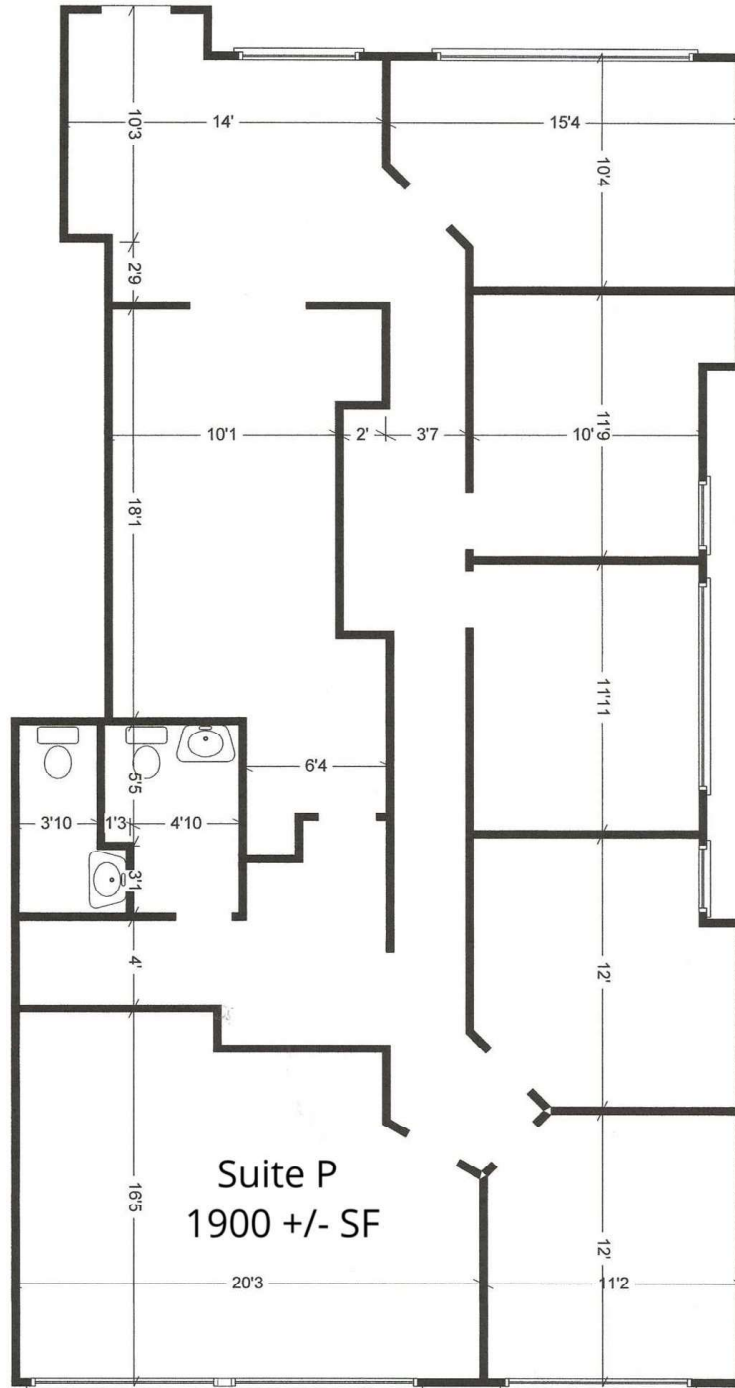
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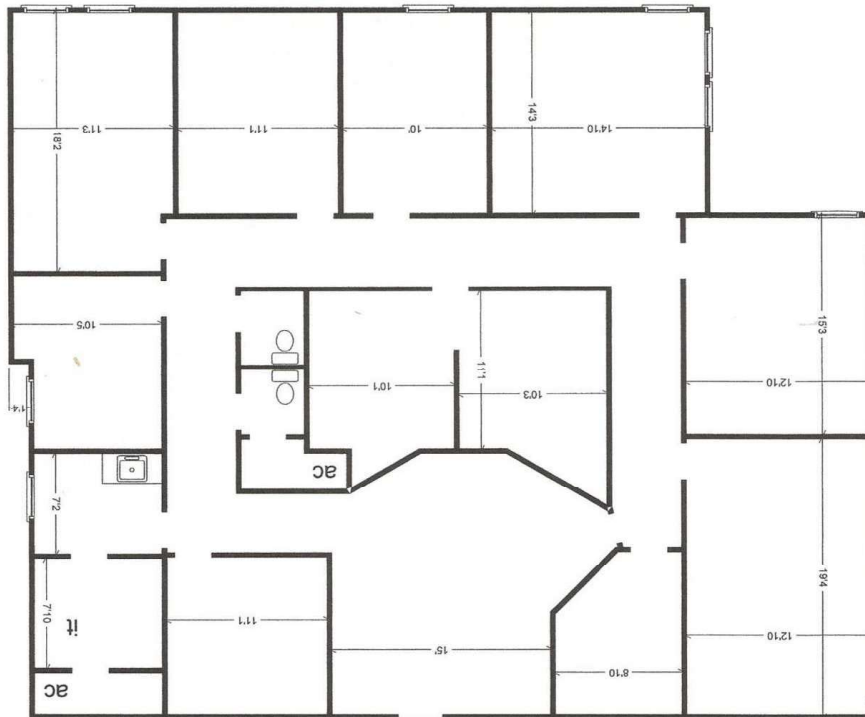
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Suite S 2844 +/- SF



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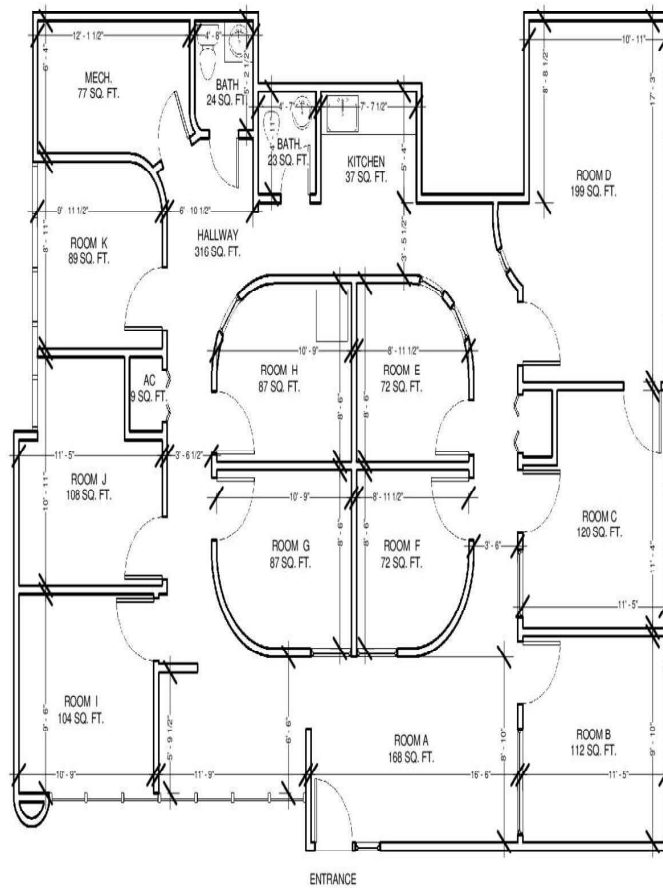
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Suite N 1950 SF



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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!

