

LEASE

237 OFFICE BUILDING

237 SW 7th Terrace Gainesville, FL 32601



PROPERTY DESCRIPTION

The 237 Office Building is upscale office space located in Gainesville's Innovation District, just steps from UF Innovate-The Hub, a commercial incubator for start-ups between the University of Florida campus and downtown Gainesville. This building is walking distance to popular restaurants and other creative, growing businesses.

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$4,114 per month	1,709 SF

SUITE A DESCRIPTION

Suite A features 1,709 SF of bright walls, lots of windows for natural light, modern kitchenettes, and glass enclosed private offices. It also has a large open work area that can be customized by the tenant with cubicles, communal tables, etc., to meet their specific needs.

OFFERING SUMMARY

Available SF:	1,709 SF
Lot Size:	0.23 Acres
Building Size:	3,404 SF
Traffic Count	11700 AADT (SW 6th St)
Zoning:	DT
APN:	13327-006-000

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,530	4,107	9,262
Total Population	3,610	9,830	25,427
Average HH Income	\$44,122	\$38,941	\$41,892

Craig Carter
352 339 4038

Dean R. Cheshire
352 745 1883

Michelle Carter
352 339 5734

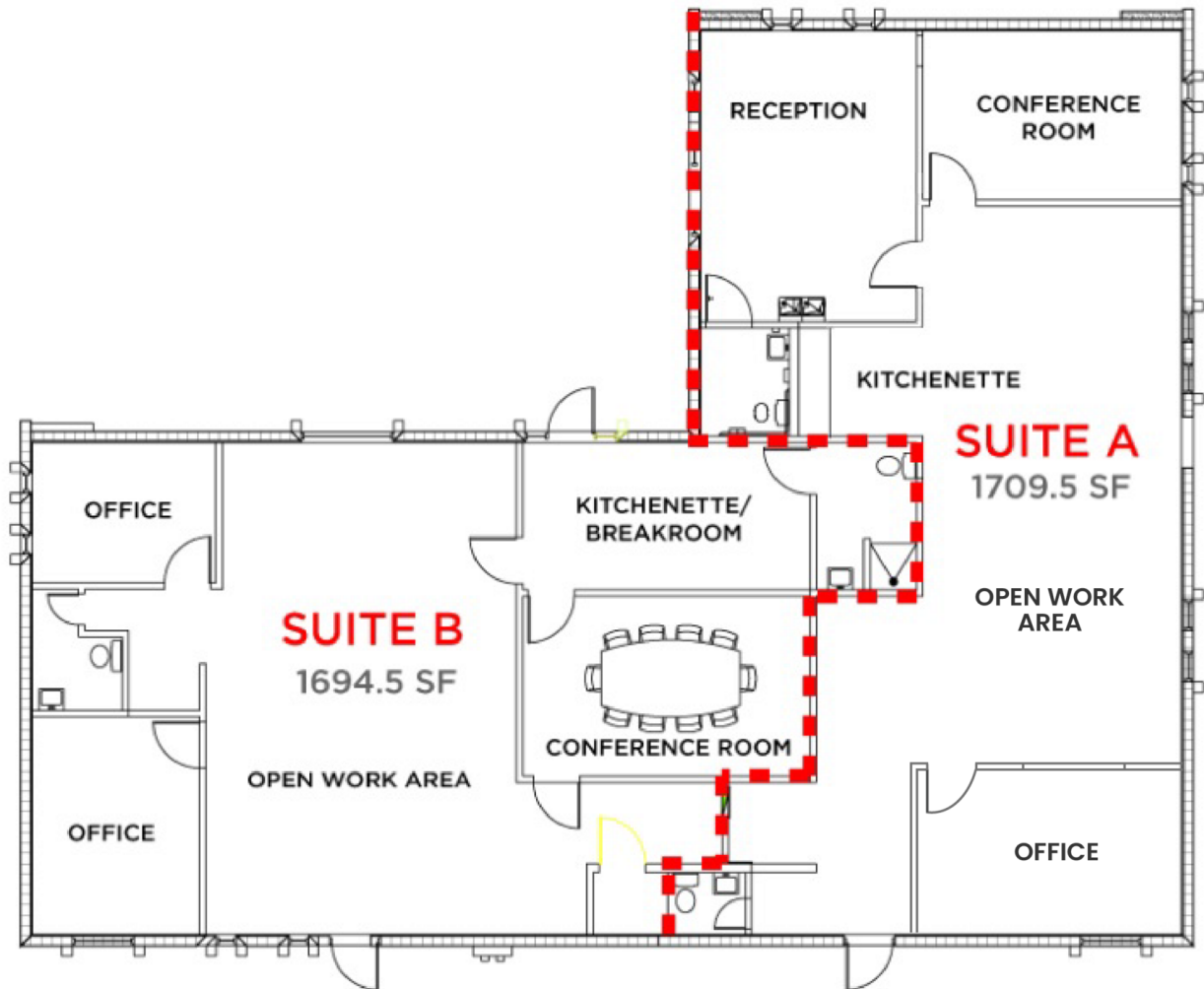


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The CRE Pro Team has been the dominant commercial presence in North Central Florida for many years. Working with private owners as well as multiple government entities, we have worked on both sides of hundreds of transactions with selling and leasing in all asset classes. Dean grew up in the world of real estate, construction and development. He graduated cum laude from the University of Florida and subsequently earned the distinction of an MBA from the Hough Graduate School of Business at the University of Florida. Craig has been a business owner, a private real estate investor and a City Commissioner. His out-of-the-box thinking and determination have delivered strong successes for his many clients in the commercial real estate industry. Michelle offers many years of business marketing experience and organizational precision in the development of innovative ways to market properties. The CRE Pro Team has drawn from their vast experience and education and have been multi-million-dollar producers for many years.

Learn more about the CRE Pro Team or see their listings at www.CREProTeam.com.

