

# LEASE

## 225 OFFICE BUILDING

225 SW 7th Terr, Gainesville, FL 32601



### PROPERTY DESCRIPTION

Located strategically in the Innovation District, the 225 Office Building is perfect for any growing business. It offers easy access to the University of Florida and downtown Gainesville. The building is designed for collaborative work and feature shared restrooms and corridors and the rate includes utilities!

### PROPERTY HIGHLIGHTS

- Prime location in Gainesville, FL
- Modern and well-maintained building
- Newly renovated
- Ample parking for customers and employees
- Open floor plan for flexible layout
- High ceilings and abundant natural light
- Close to major roadways and public transportation

### OFFERING SUMMARY

Available SF:	1,016 - 1,034 SF
Lot Size:	0.2 Acres
Building Size:	3,775 SF
Lease Type:	Gross
Zoning:	DT
Traffic Count:	12300 AADT (SW 6th St)

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,098	3,951	9,587
Total Population	2,514	9,462	25,974
Average HH Income	\$43,983	\$39,640	\$41,648

**Craig Carter**  
(352) 339-4038  
ccarter@mmparrish.com

**Dean R. Cheshire**  
(352) 745-1883  
Dean@mmparrish.com

**Michelle Carter**  
(352) 339-5734  
mcarter@mmparrish.com

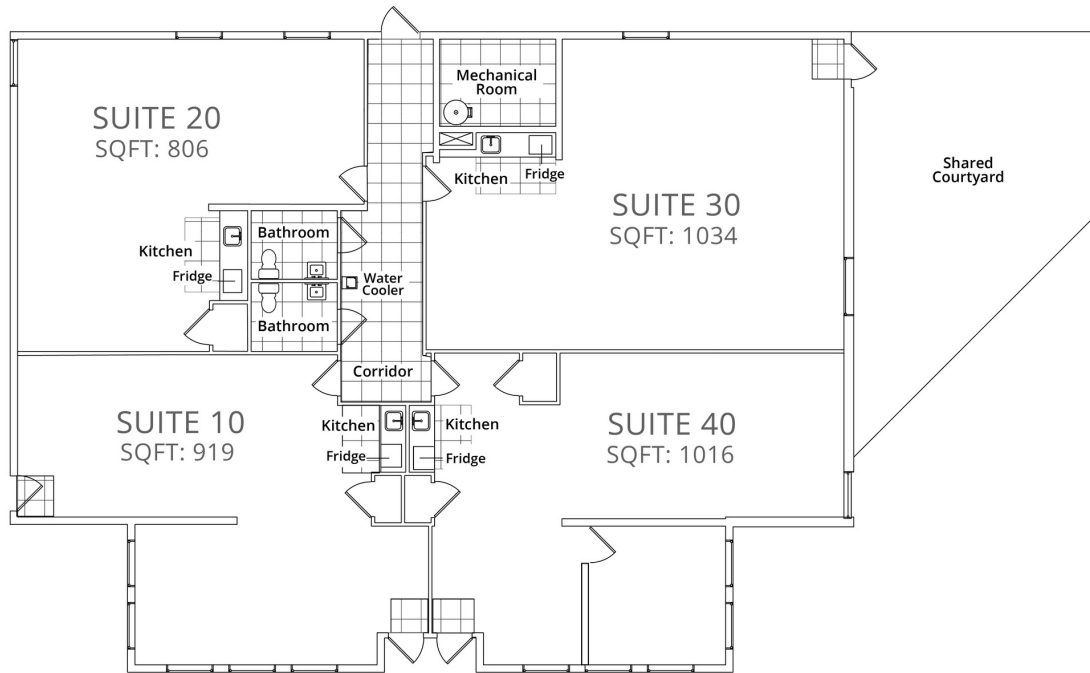


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### LEASE INFORMATION

Lease Type:	Gross	Lease Term:	3-5 years
Total Space:	1,016 - 1,034 SF	Lease Rate:	\$2,540.00 - \$2,603.10 per month

### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 30	1,034 SF	\$2,603 per month	Suite 30 features open office space with great lighting and kitchenette. Fully furnished. Lease rate includes utilities, internet access, and janitorial of the common restrooms.
Suite 40	1,016 SF	\$2,540 per month	Suite 40 features open office space with one dedicated office or small meeting room and kitchenette. Fully furnished. Lease rate includes utilities, internet access, and janitorial of the common restrooms.

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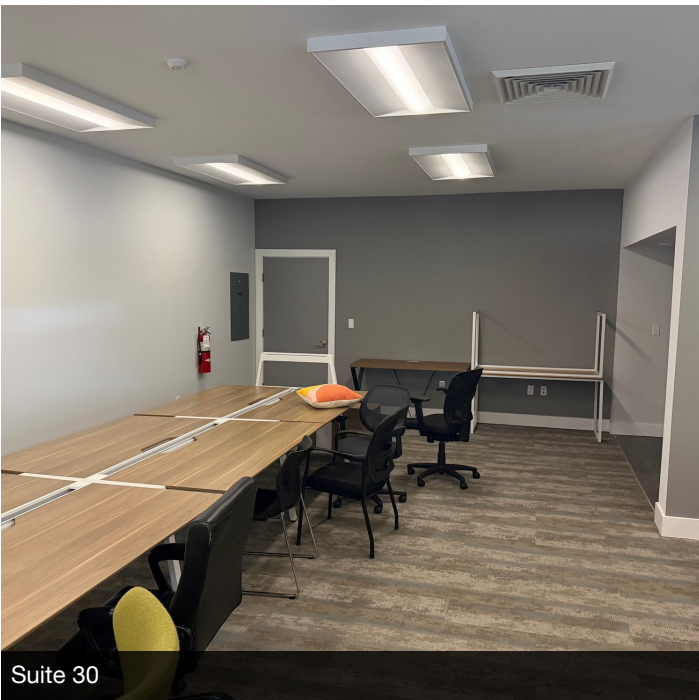
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225 SW 7th Terr



Suite 30



Suite 30



Suite 30

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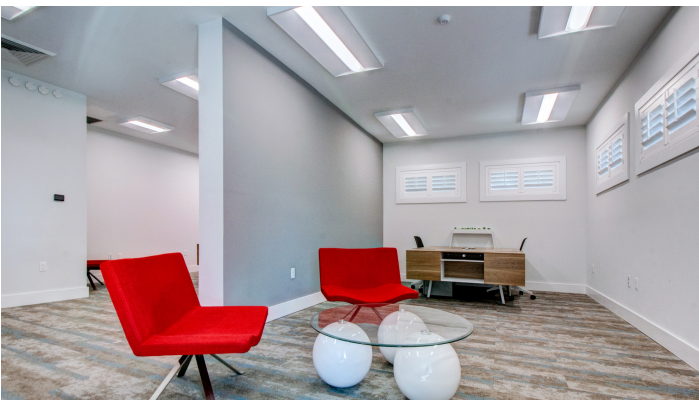
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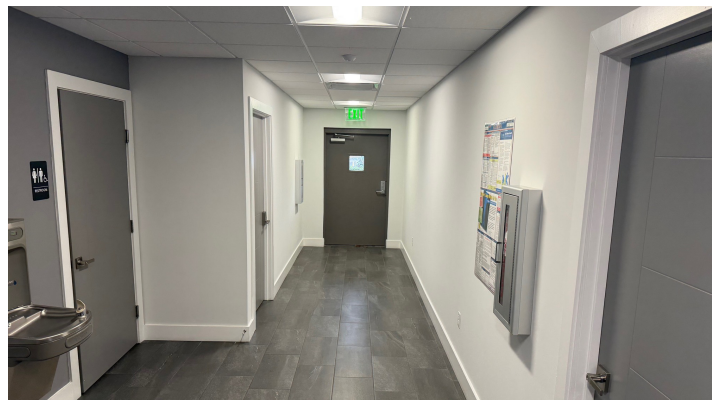
Suite 40



Suite 40



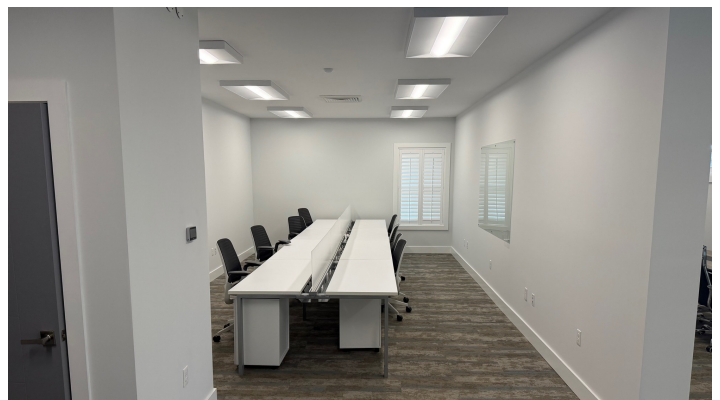
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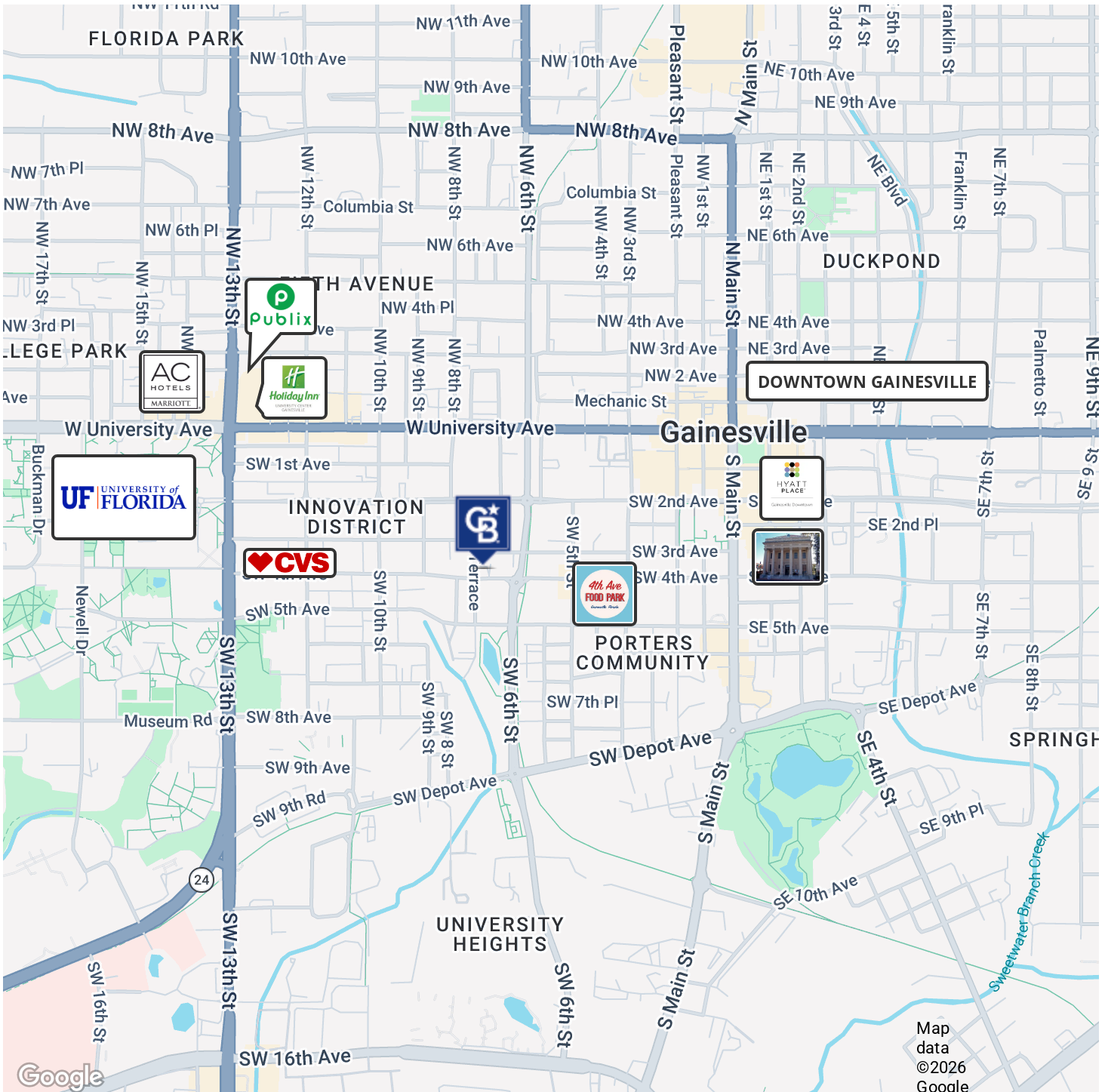
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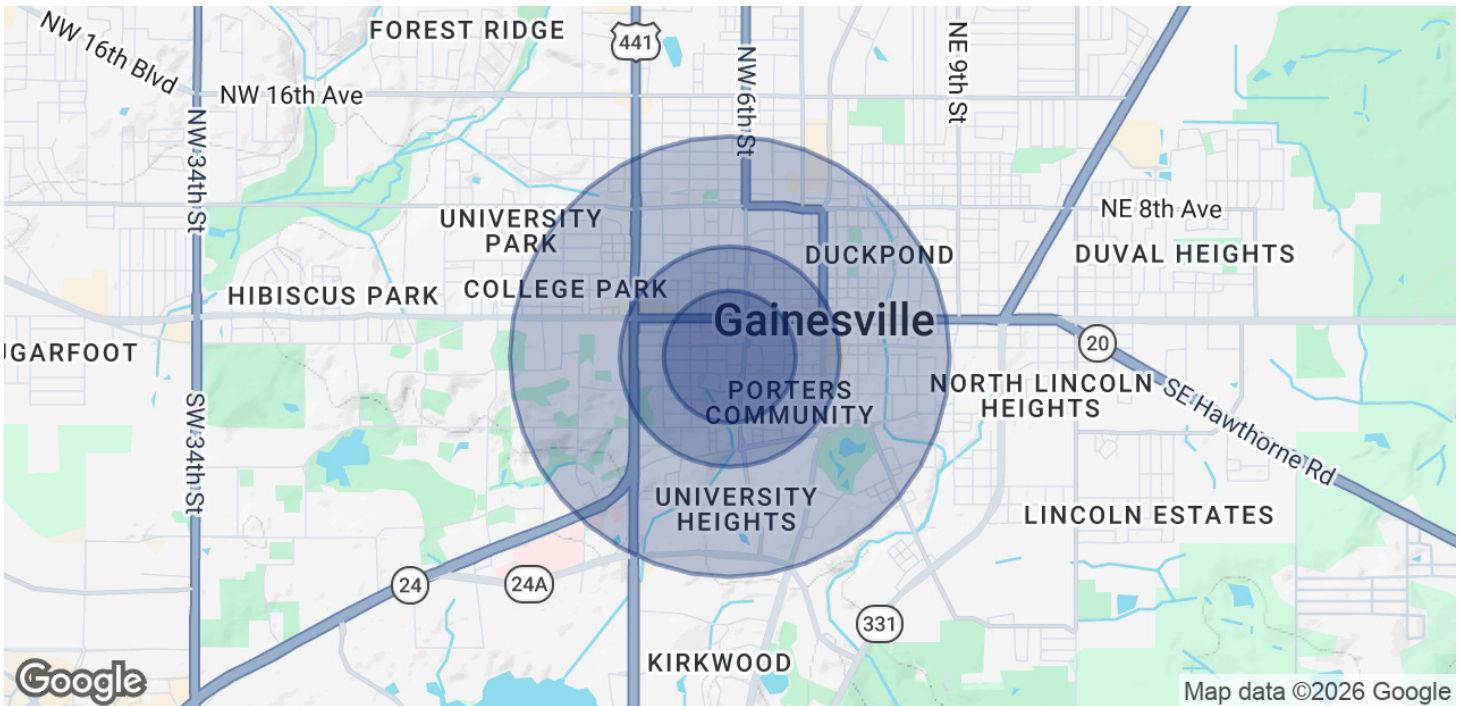


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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,514	9,462	25,974
Average Age	28	27	27
Average Age (Male)	30	28	28
Average Age (Female)	27	26	27

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,098	3,951	9,587
# of Persons per HH	2.3	2.4	2.7
Average HH Income	\$43,983	\$39,640	\$41,648
Average House Value	\$280,324	\$296,460	\$310,841

Demographics data derived from AlphaMap

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<b>DEAN R. CHESHIRE, MBA</b> Licensed Real Estate Broker	<b>MICHELLE CARTER</b> Commercial Realtor*	<b>CRAIG CARTER</b> Commercial Realtor*
352.745.1883 <a href="mailto:dean@mmparrish.com">dean@mmparrish.com</a>	352.339.5734 <a href="mailto:mcarter@mmparrish.com">mcarter@mmparrish.com</a>	352.339.4038 <a href="mailto:ccarter@mmparrish.com">ccarter@mmparrish.com</a>

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!**

