

LEASE

PRIME OFFICE SPACE

17 NW 33rd Court Gainesville, FL 32607



PROPERTY DESCRIPTION

Prime location only 1 mile from UF near the intersection of University Avenue and NW 34 Street. Large lobby with 7 private offices, 2 public restrooms, 1 private restroom, kitchen and storage room. Office is move in ready with plenty of on-site parking. This stand alone building includes 10 parking spaces right at your front door. Building was recently refreshed. Entire interior has been repainted, parking lot has been resealed and restriped. Also all landscaping has been cleaned and trimmed.

PROPERTY HIGHLIGHTS

- Located less than one mile to UF campus
- Great location near W University Ave & NW 34th ST
- Move in ready with attractive flooring and walls
- Plenty of parking-includes 10 spaces

OFFERING SUMMARY

Lease Rate:	\$2,400/month- Gross Lease		
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Available SF:	2,000 SF		
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,103	35,971	65,563
Total Population	8,614	91,526	159,214
Average HH Income	\$48,190	\$44,276	\$49,770

Greg Johnson
(352) 281-1240



COLDWELL BANKER
COMMERCIAL
M.M. PARRISH REALTORS

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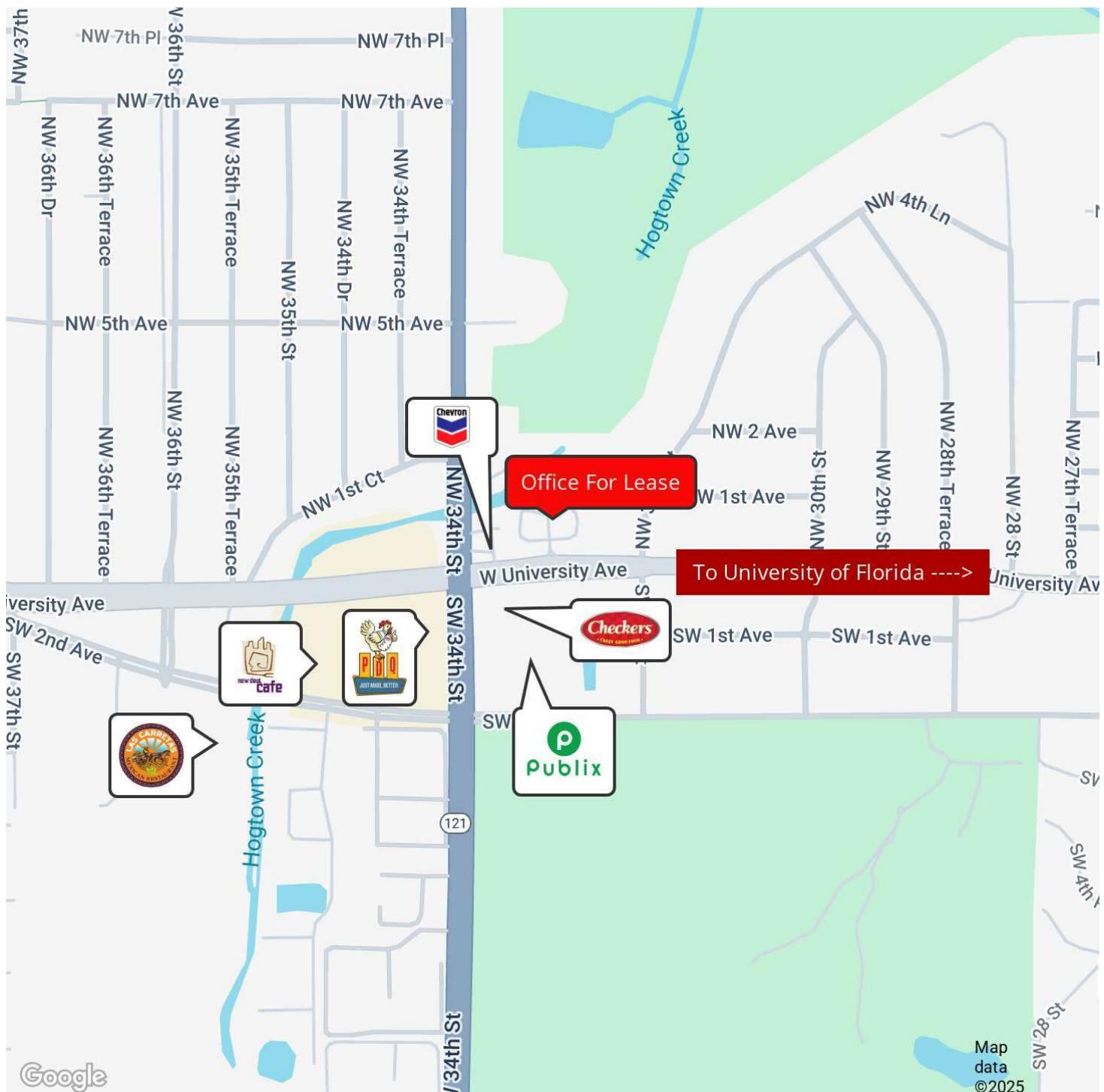


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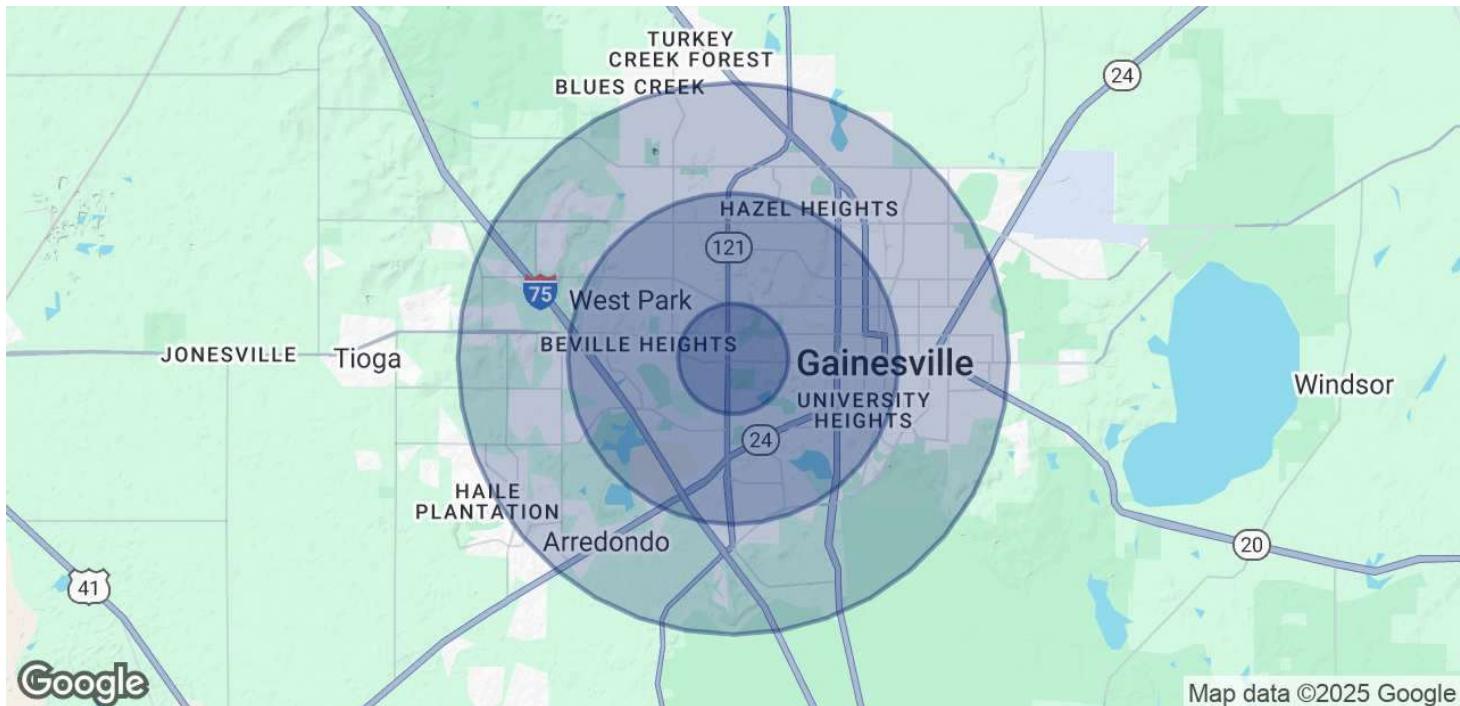


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,614	91,526	159,214
Average Age	23.7	27	29.9
Average Age (Male)	23.9	26.7	29.3
Average Age (Female)	24.1	27.1	30.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,103	35,971	65,563
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$48,190	\$44,276	\$49,770
Average House Value	\$267,801	\$223,463	\$213,944

2020 American Community Survey (ACS)

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