

LEASE

3131 NW 13TH ST

3131 NW 13th St, #62 Gainesville, FL 32609



PROPERTY DESCRIPTION

Large office suite located directly on the busy NW 13th Street business corridor. The suite has two entrances, a large open area, multiple offices/conference rooms, a kitchen, and common area bathrooms. Open area would be perfect for large group meetings. Close and convenient to many amenities!

PROPERTY HIGHLIGHTS

- Prime location in Gainesville, FL
- Ample parking for tenants and visitors
- Flexible floor plans to accommodate various business needs
- High visibility and signage opportunities
- Easy access to major transportation routes
- Close to many amenities

OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr NNN
NNN Rate:	\$3.50/SF
Available SF:	3,675 +/- SF
Zoning:	OF
Traffic Count:	25,000 AADT

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,176	61,590	95,893
Total Population	7,318	135,642	214,375
Average HH Income	\$48,487	\$50,761	\$60,443

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Michelle Carter
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Dean R. Cheshire
(352)745-1883

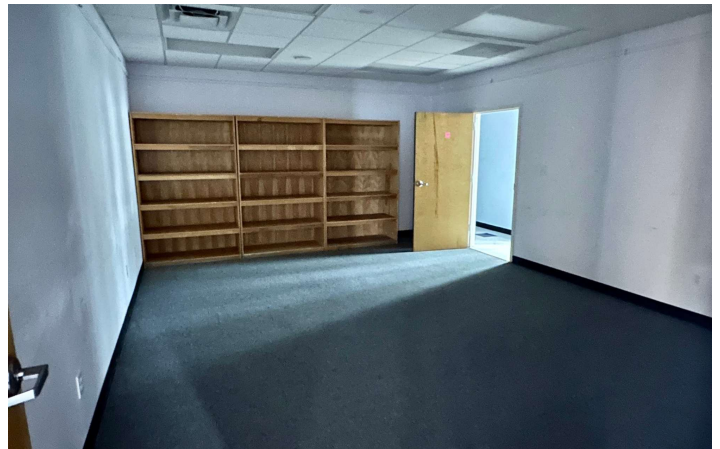
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**COLDWELL BANKER
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M.M. PARRISH REALTORS

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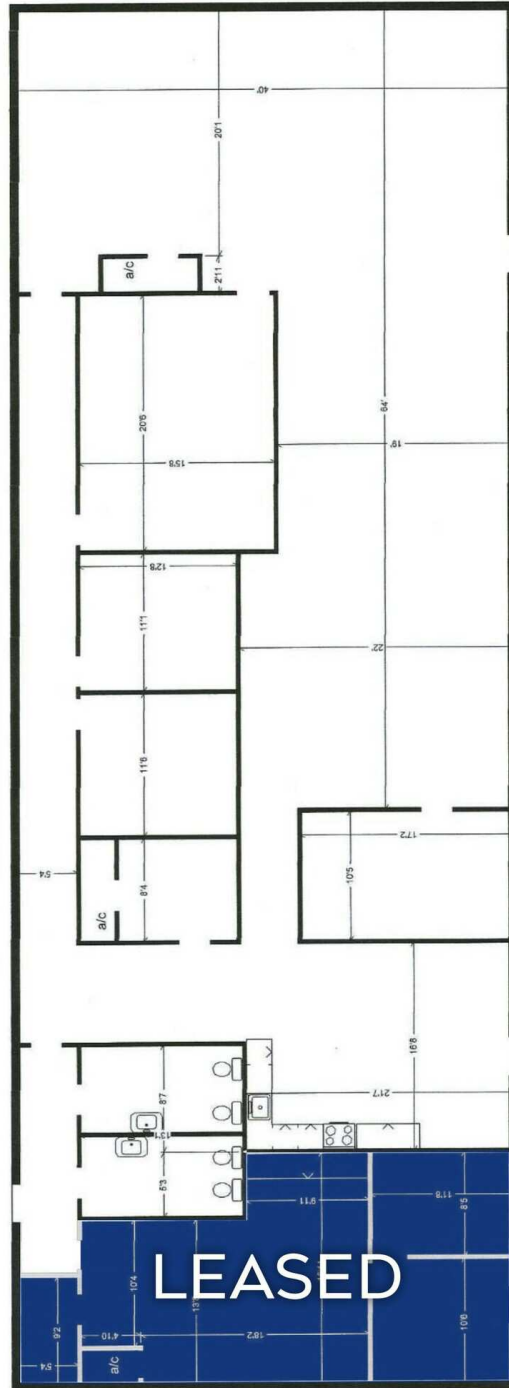


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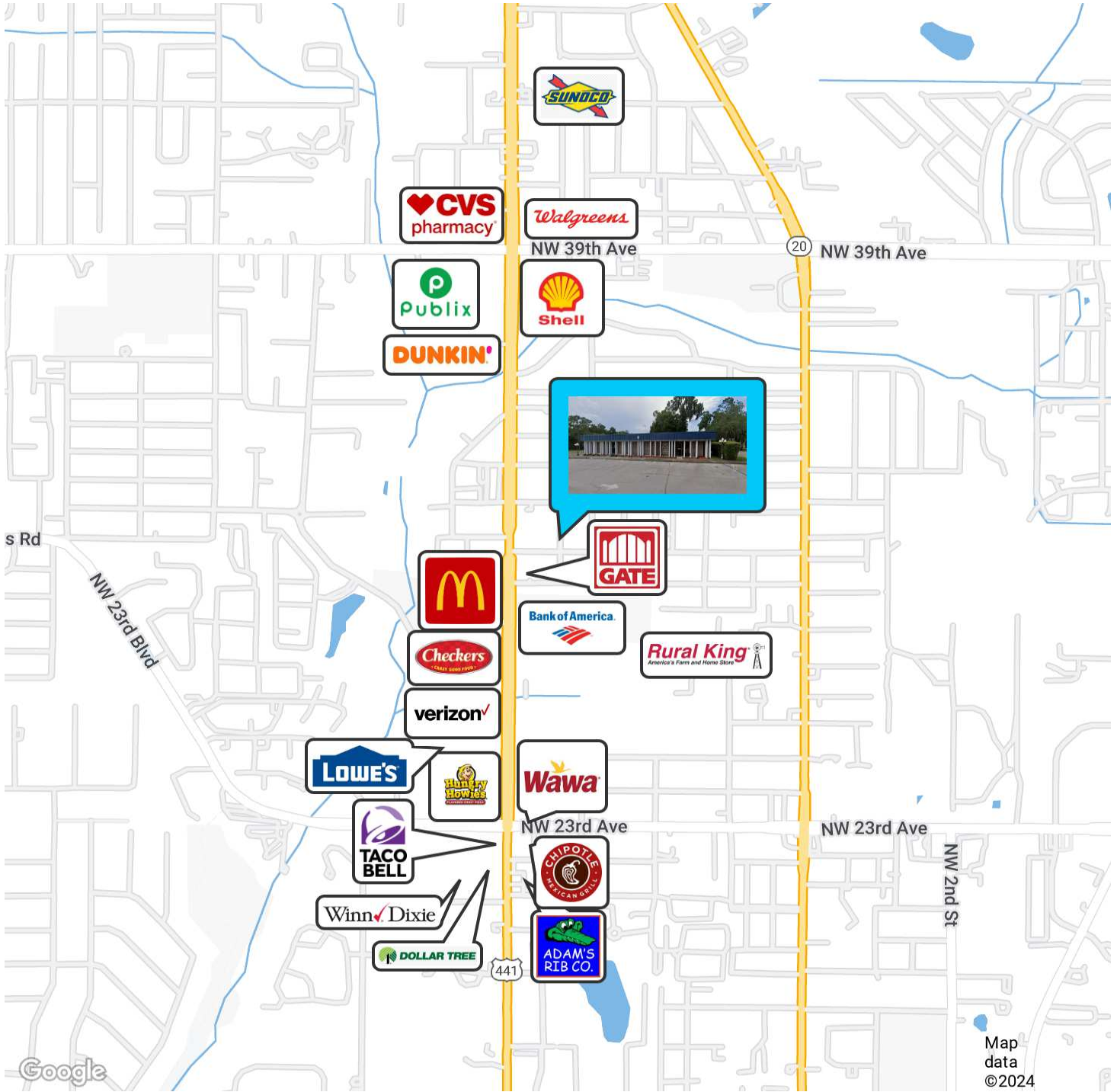


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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County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

