

LEASE

THE CONTINUUM

491 W University Ave Gainesville, FL 32601



PROPERTY DESCRIPTION

PRIME location in the heart of Gainesville between the University of Florida campus and downtown. Walkable to many amenities including the 4th Avenue Food park, Innovation Square and the Santa Fe College downtown location. Also adjacent to the 6th Street Rail-to-Trail bike path and has easy access to bus routes. The commercial space is part of the 433-unit apartment complex for UF graduate students and staff.

PROPERTY HIGHLIGHTS

- Prime location on W University Ave
- Modern and well-maintained building
- Versatile floor plan for various business needs
- Ample parking for tenants and customers
- High visibility
- Close proximity to major transportation routes

OFFERING SUMMARY

| | |
|----------------|------------------|
| Available SF: | 2,061 - 3,025 SF |
| Lot Size: | 4.38 Acres |
| Building Size: | 444,350 SF |
| Zoning: | CCD |
| Lease Type: | NNN (\$5.74/SF) |
| Traffic Count: | 19500 AADT |

| SPACES | LEASE RATE | TYPE | SPACE SIZE |
|-----------|---------------|------|------------|
| Suite 110 | \$21.00 SF/yr | NNN | 3,025 SF |
| Suite A | \$25.00 SF/yr | NNN | 2,061 SF |

LEASE SPACE SPECIFICS:

Suite A is 2061 SF of retail located directly next to Duncan Donuts on University Ave. It is ready for a custom buildout! Suite 110 is a 3025 SF office suite located directly on University Ave, with 8+ office spaces.

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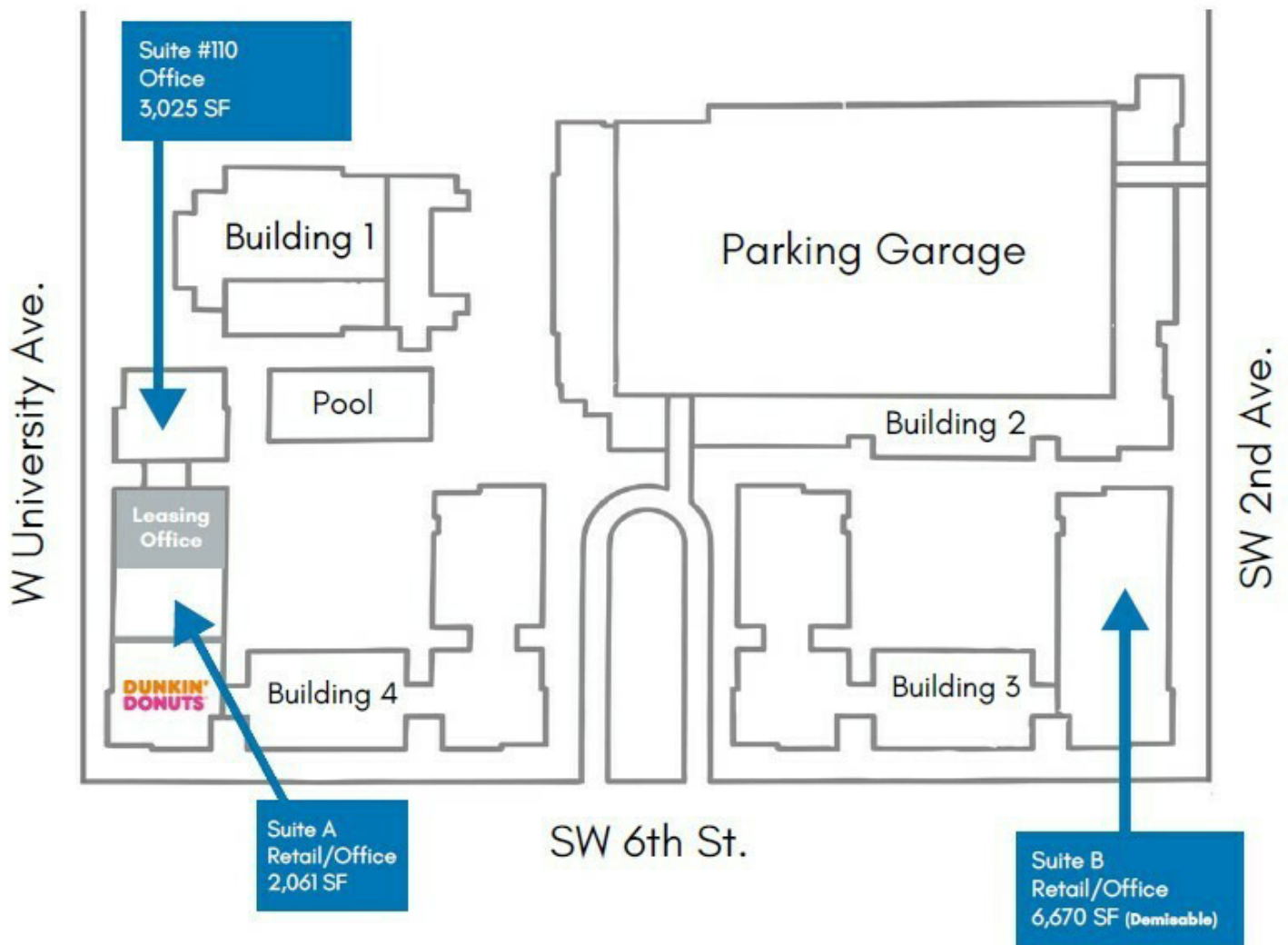
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**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

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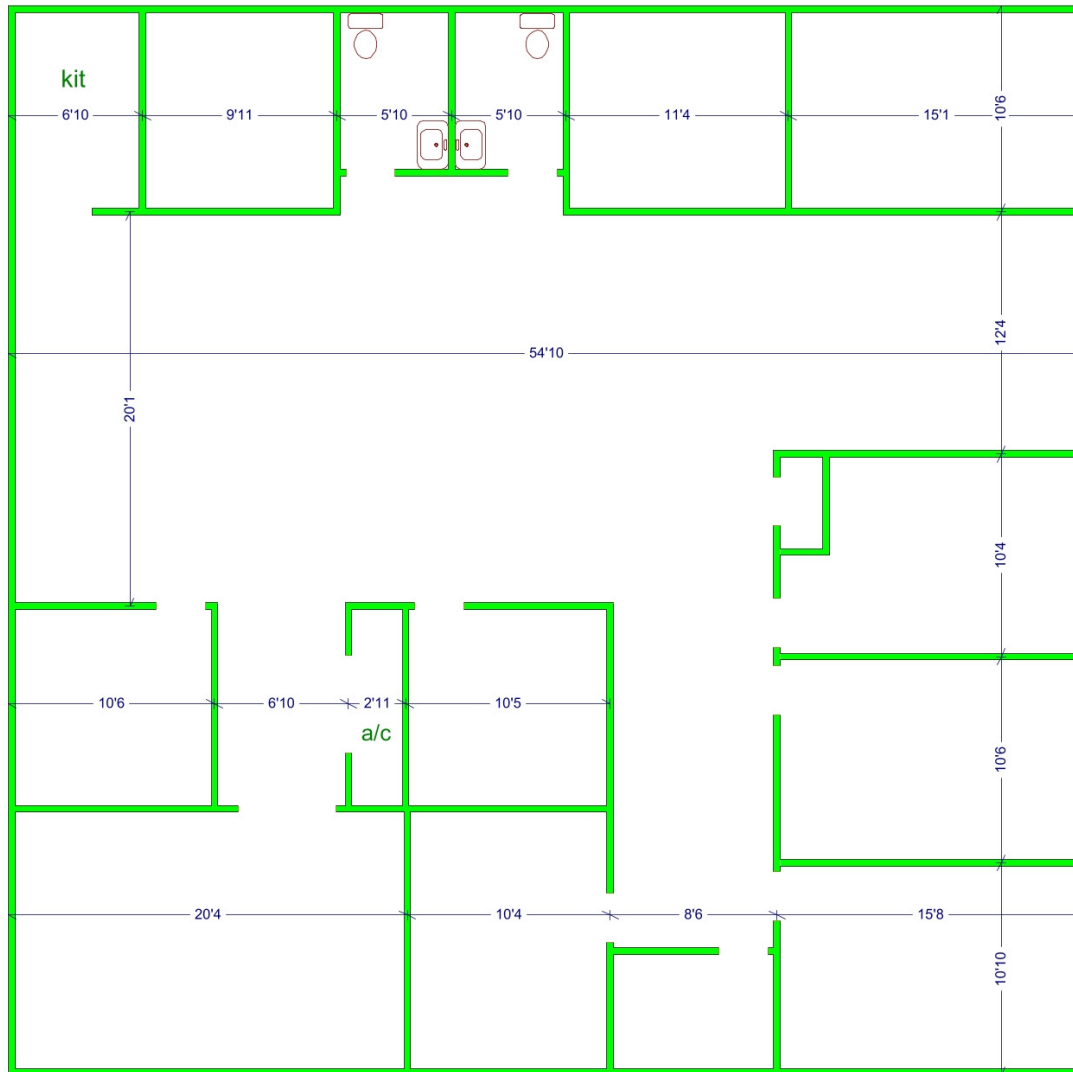
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Suite 110 (3,025 SF)



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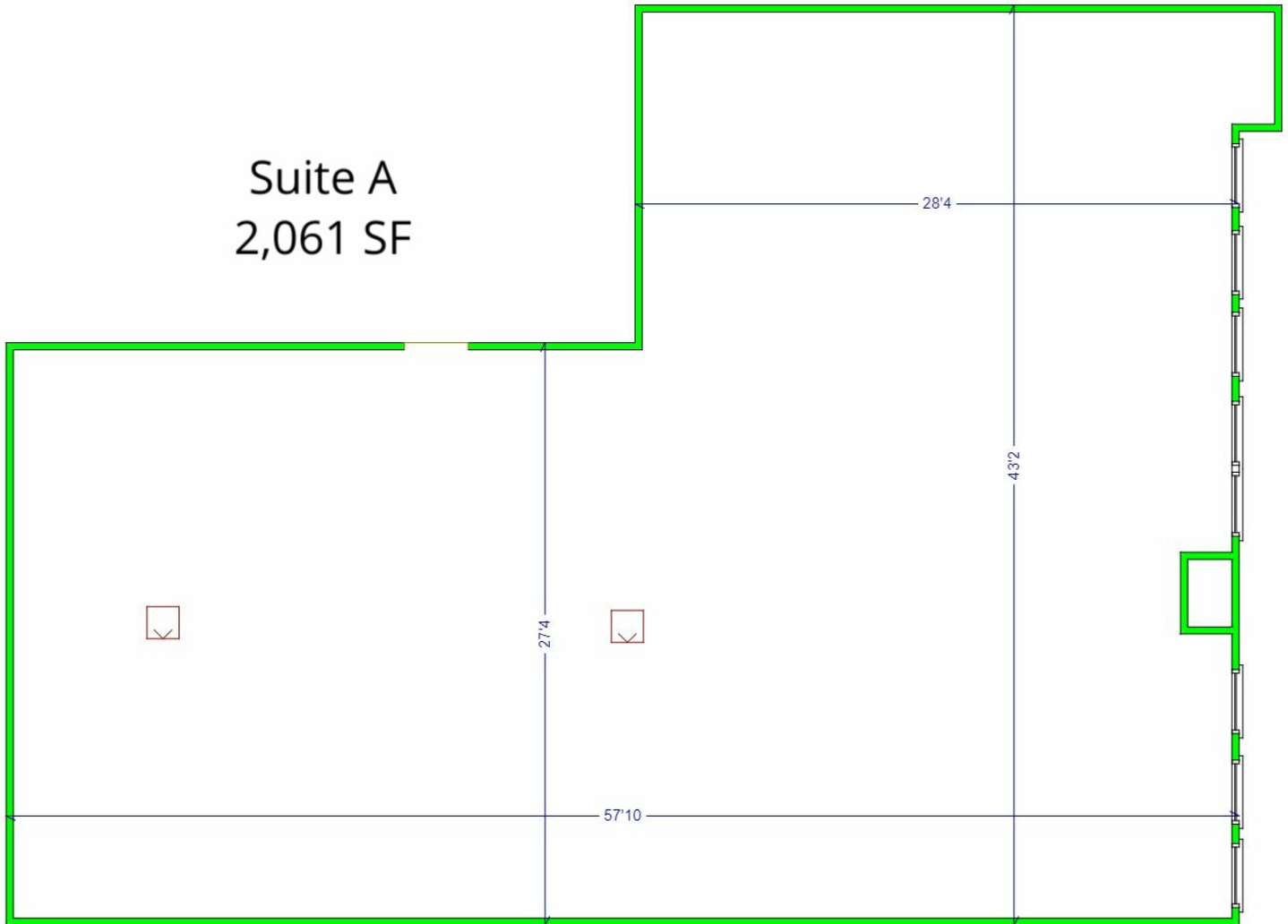
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Suite A
2,061 SF



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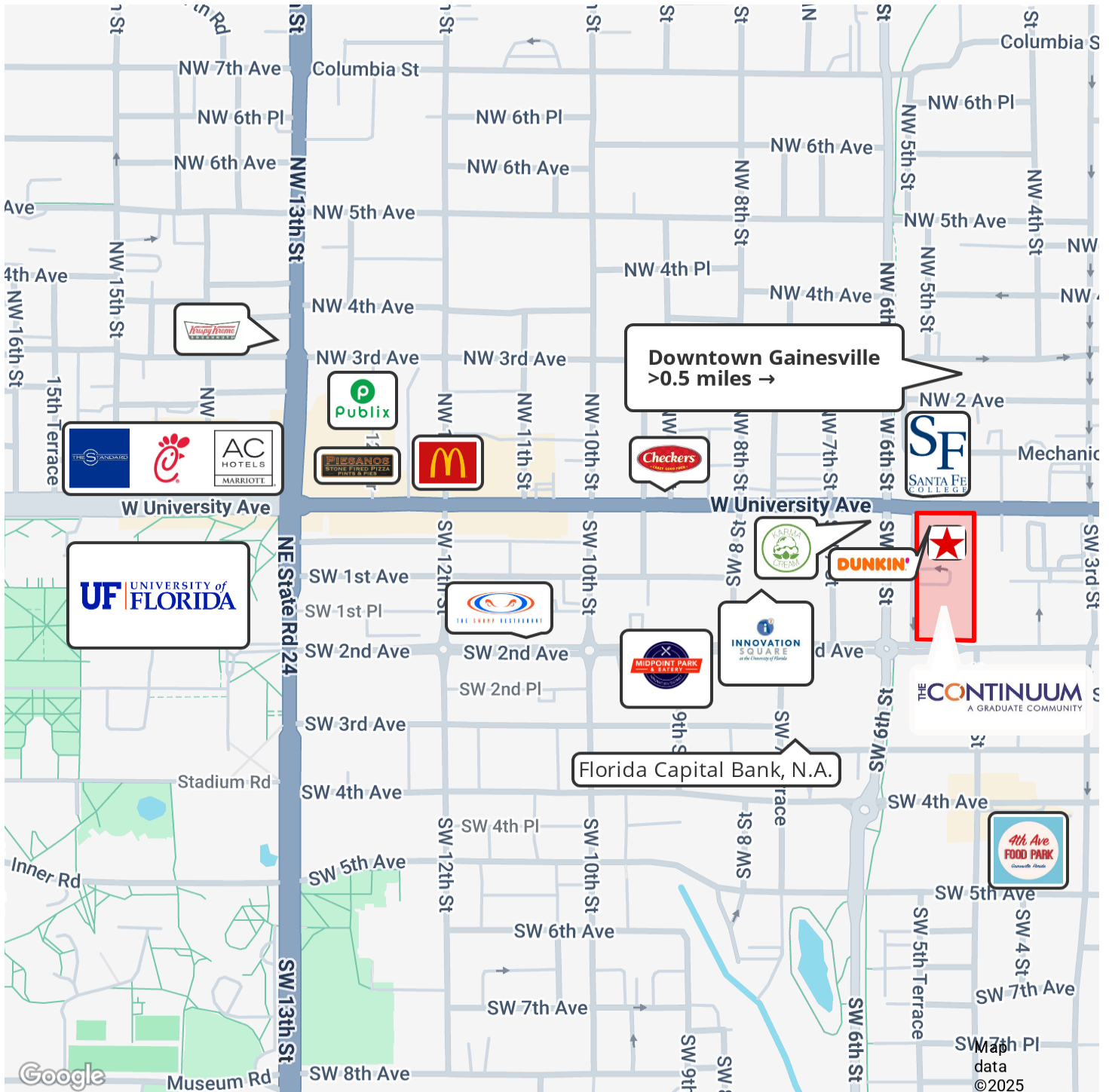


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| | | |
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| DEAN R. CHESHIRE, MBA Licensed Real Estate Broker | MICHELLE CARTER Commercial Realtor* | CRAIG CARTER Commercial Realtor* |
| 352.745.1883 dean@mmparrish.com | 352.339.5734 mcarter@mmparrish.com | 352.339.4038 ccarter@mmparrish.com |

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!

