

LEASE

CATALYST PARK

1090 NW 8th AVE #30 Gainesville, FL 32601



PROPERTY DESCRIPTION

An office space available for lease in the newly renovated Catalyst Park. Catalyst Park is conveniently located blocks away from Downtown Gainesville, the University of Florida and the Innovation District. In addition to the eye catching renovations- Catalyst Park features plenty of on-site parking and landscaping that is fully maintained by the landlord!

Suite #30 is 1,617 SF and consists of: a private office, conference room, large open work area, a kitchenette, and private restroom. This fantastic suite also features large windows providing natural lighting, exposed duct work, beautiful reclaimed wood accent walls, kitchen with brand new stainless steel appliances, brand new flooring, and is freshly painted. Suite #30 is currently occupied- all showings must be scheduled and coordinated with the Listing Agents.

OFFERING SUMMARY

Lease Rate:	\$3,031.88 per month (MG)
Available SF:	1,617 SF
Building Size:	24,393 SF
Traffic Count:	14000 AADT
Zoning:	U4
APN:	09502-000-000

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	501	1,838	7,639
Total Population	1,107	4,058	16,039
Average HH Income	\$34,857	\$42,192	\$39,129

Craig Carter
352 339 4038

Michelle Carter
352 339 5734

Dean R. Cheshire
352 745 1883

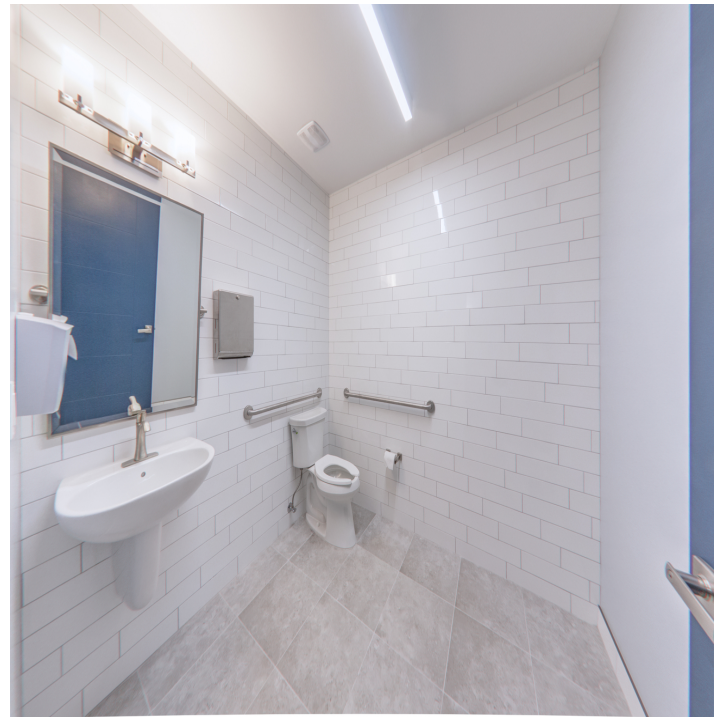


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M.M. PARRISH REALTORS

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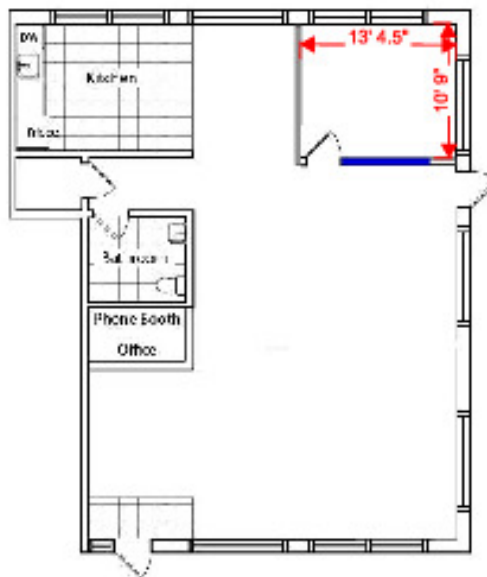
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1090 #30
1617 TOTAL SQUARE FEET



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REALTORS®

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.

