

LEASE

212 NW 135TH WAY

212 NW 135th Way, #1, Newberry, FL 32669



PROPERTY DESCRIPTION

Located in the popular Jonesville/Newberry corridor, Suite 1 offers 2,589 square feet of well-maintained medical office space plus an additional 1000 SF of second floor storage. Positioned just off Newberry Road with excellent accessibility and visibility, this suite is located within a professional office park with ample parking and established neighboring businesses. Whether you're an expanding provider or looking to establish a new presence in the West Gainesville/Newberry market, Suite 1 offers convenience, functionality, and a strategic location.

The space is currently configured for healthcare use and features:

- A welcoming reception and waiting area
- Multiple exam rooms and private offices
- Breakroom, storage, and restroom facilities with 1,000 SF additional storage on the 2nd floor
- Flexible layout suitable for a range of medical or professional office users alike

OFFERING SUMMARY

Lease Rate:	\$4,746.59 per month (MG)
Zoning:	PD
Available SF:	3,589 SF
Lot Size:	5,368 SF
Building Size:	4,139 SF
Traffic Count:	26000 AADT (Newberry Rd)

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	167	488	1,862
Total Population	410	1,208	4,718
Average HH Income	\$156,010	\$153,631	\$146,767

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M.M. PARRISH REALTORS

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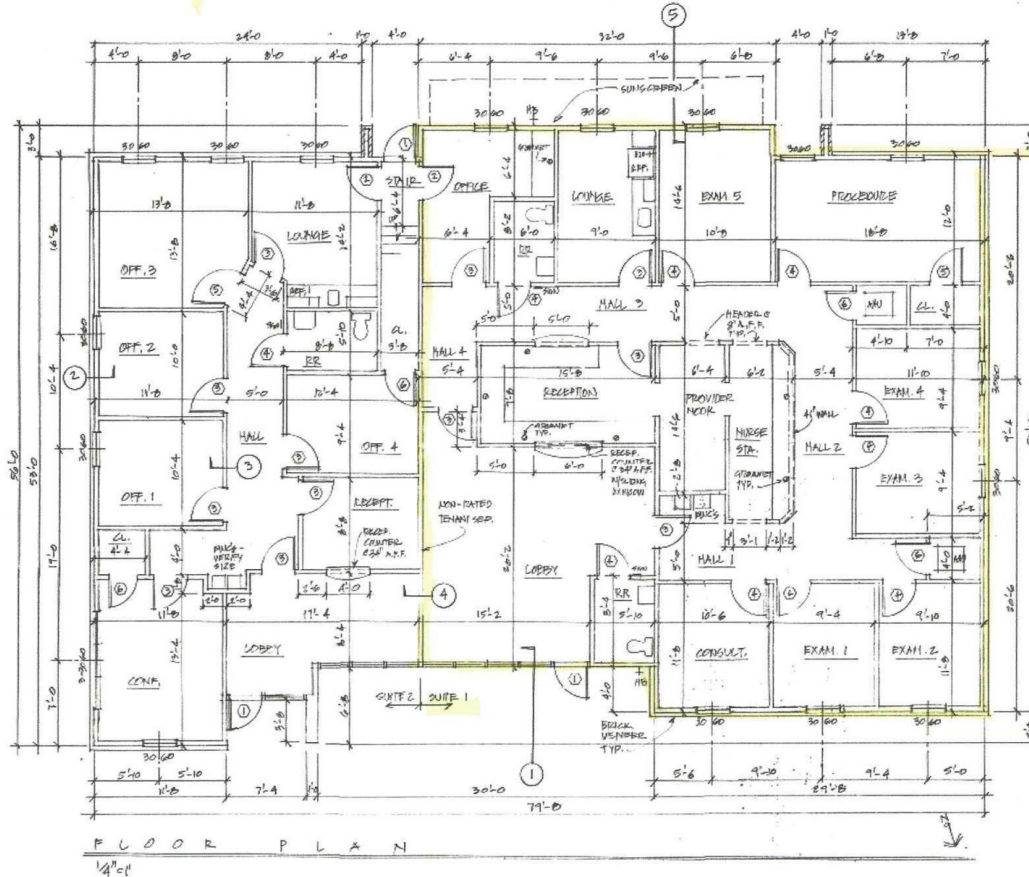


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212 NW 135th Way Floorplan



Suite 1

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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!

