

LEASE

1830 NE 2ND STREET

1830 NE 2nd Street Gainesville #1, FL 32601



PROPERTY DESCRIPTION

2,870 SF office suite for Lease close to N Main ST. Suite 1 features: 5 private offices, a kitchenette, 4 restrooms- 2 with showers, an employee break-room, a large conference room and open workspace!

PROPERTY HIGHLIGHTS

- Easily accessible to downtown and many amenities!
- Private entrance and a reception area!
- Large double doors open to rear of building
- Plenty of parking!

OFFERING SUMMARY

Lease Rate:	\$2,989.53/ month (MG)
Available SF:	2,870 SF
Lot Size:	0.42 Acres
Building Size:	6,300 SF
Zoning:	BUS
APN:	10072-003-005

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,244	25,195	55,507
Total Population	9,015	68,045	137,711
Average HH Income	\$48,745	\$53,484	\$54,376

Craig Carter
352 339 4038

Michelle Carter
352 339 5734

Dean R. Cheshire
352 745 1883

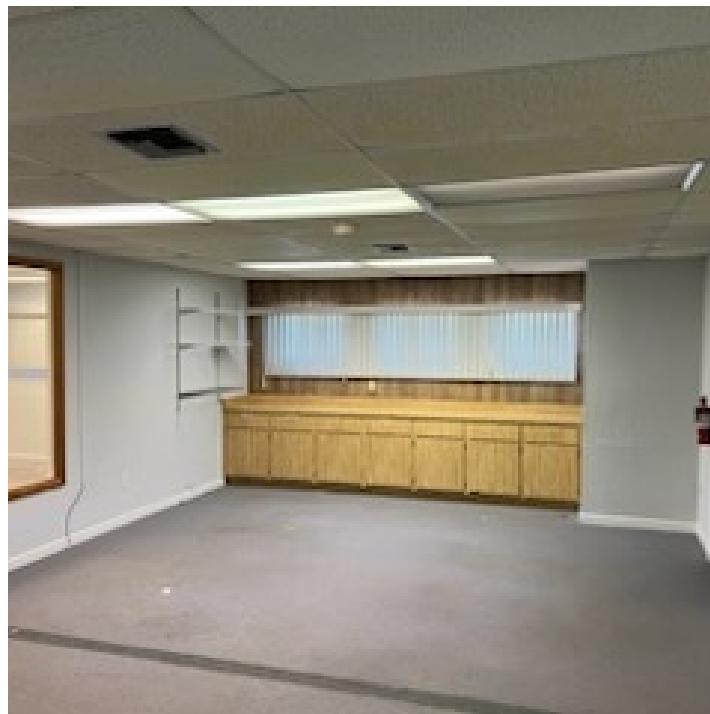


COLDWELL BANKER
COMMERCIAL
M.M.
PARRISH REALTORS

LEASE

1830 NE 2ND STREET

1830 NE 2nd Street Gainesville, FL 32601



Craig Carter
352 339 4038

Michelle Carter
352 339 5734

Dean R. Cheshire
352 745 1883

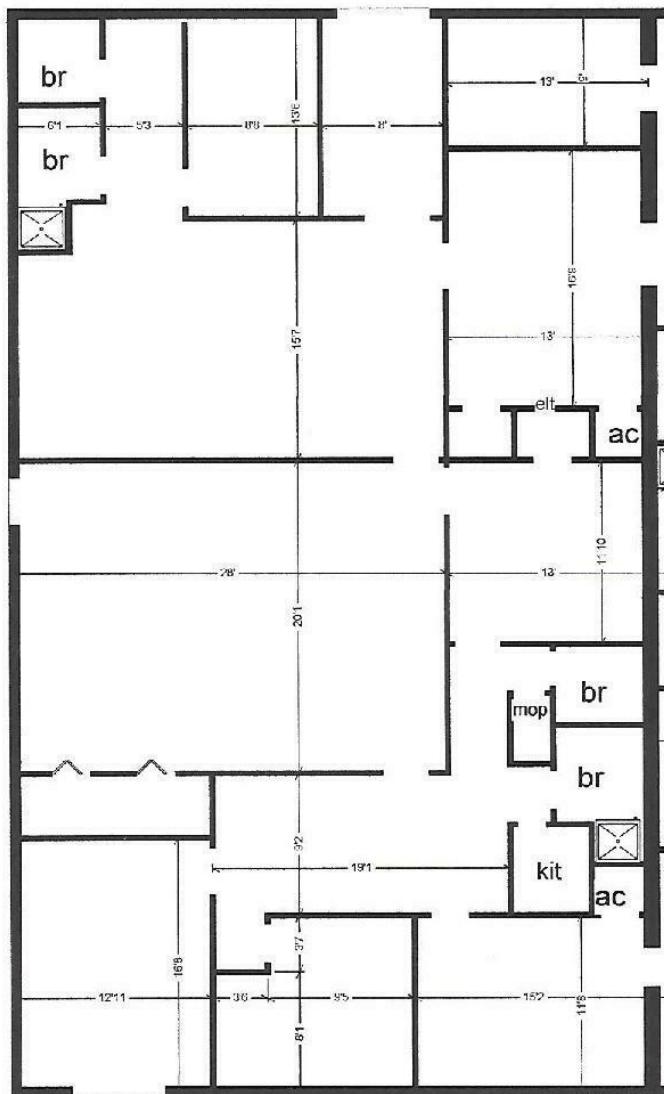


COLDWELL BANKER
COMMERCIAL
M.M.
PARRISH REALTORS

LEASE

1830 NE 2ND STREET

1830 NE 2nd Street Gainesville #1, FL 32601



Craig Carter
352 339 4038

Michelle Carter
352 339 5734

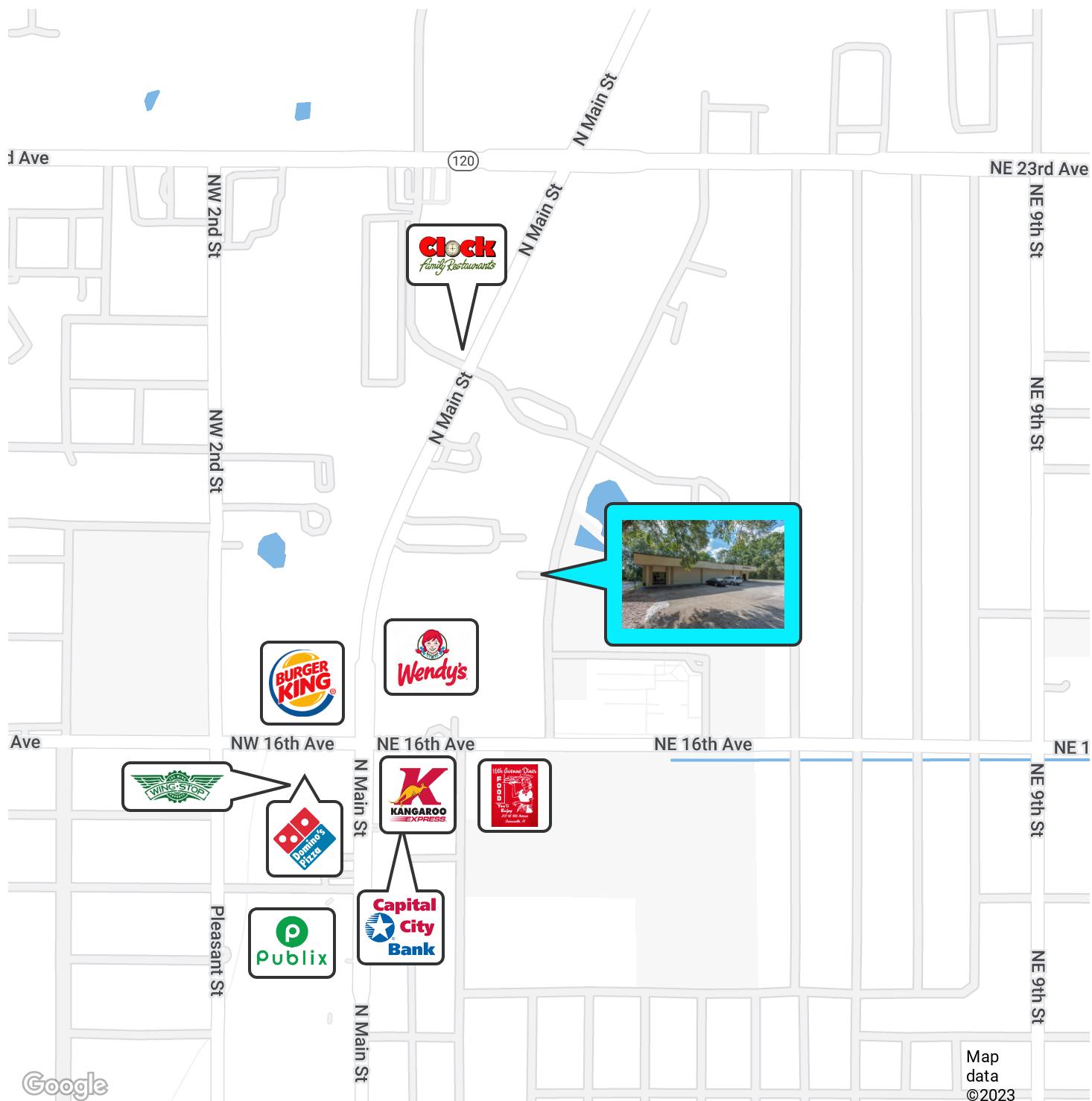
Dean R. Cheshire
352 745 1883



COLDWELL BANKER
COMMERCIAL
M.M.
PARRISH REALTORS

LEASE

1830 NE 2ND STREET
1830 NE 2nd Street Gainesville, FL 32601



Craig Carter
352 339 4038

Michelle Carter
352 339 5734

Dean R. Cheshire
352 745 1883



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



The CRE Pro Team logo is on the left, featuring the letters 'CRE' in a large, bold, white font with 'PRO TEAM' in smaller letters below it. In the center is a professional photo of three people: a man on the left with a beard, a woman in the middle with blonde hair, and a man on the right wearing glasses and a suit. To the right of the photo is the Coldwell Banker Commercial logo, which includes a stylized 'CB' with a star, the text 'COLDWELL BANKER COMMERCIAL', and 'M.M. PARRISH, REALTORS®'.

DEAN R. CHESHIRE, <small>MBA</small> 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

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.

