

Crown Pointe IV

Professional Office Space for Lease

2209 NW 40th Terrace, Suite A | Gainesville, FL 32605

Size: 6,093± SF | **Lease Rate:** \$18/SF NNN



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104 SW 6th Street
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Property Details

Don't miss this rare opportunity to lease professional office space in the heart of Gainesville! Located in the highly desirable Crown Pointe Office Park, this stand-alone, well-maintained brick building offers a polished professional presence just off NW 16th Boulevard—one of Gainesville's major east-west corridors, with an impressive average of 19,700 vehicles per day.

Positioned mere steps from the high-traffic intersection of NW 43rd Street and NW 16th Boulevard, this office is surrounded by high-profile retail including Publix, Fresh Market and the popular Thornebrook Village Shopping Center. The central location ensures convenient access for clients, customers and staff alike.

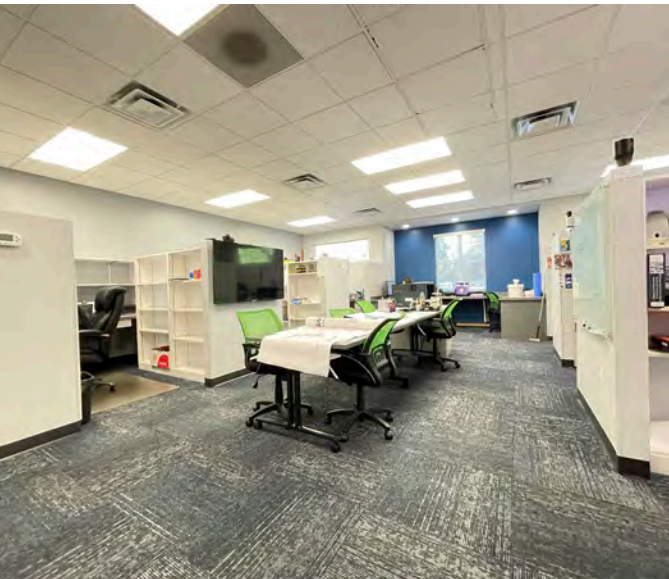
With approximately 6,093± SF, this flexible and thoughtfully designed office space features a welcoming reception area, five private offices, a large and small conference room, and three expansive work areas, each equipped with six built-in workstations and central collaboration spaces. Additionally, the space includes an IT/telecom room, lounge/break room, copy room, generous storage area, restrooms and a private side exit.

Highlights

- Flexible floor plan
- Immediate access to NW 16th Blvd with 19,700 AADT
- Prime location near NW 43rd St & NW 16th Blvd intersection
- Zoning: PD
- Renovated in 2023
- Steps from Publix, Fresh Market and Thornebrook Village
- Restrooms and private side building exit
- Well-maintained and move-in ready

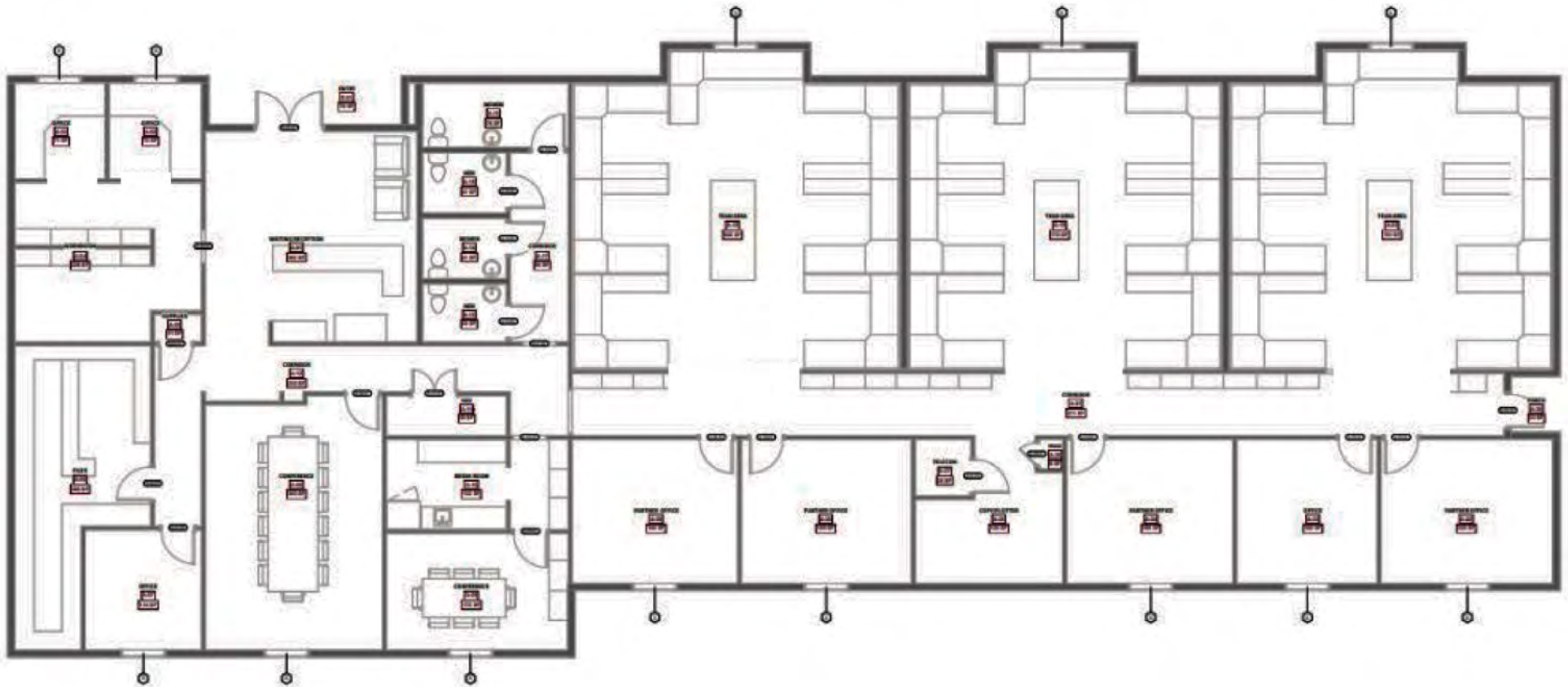


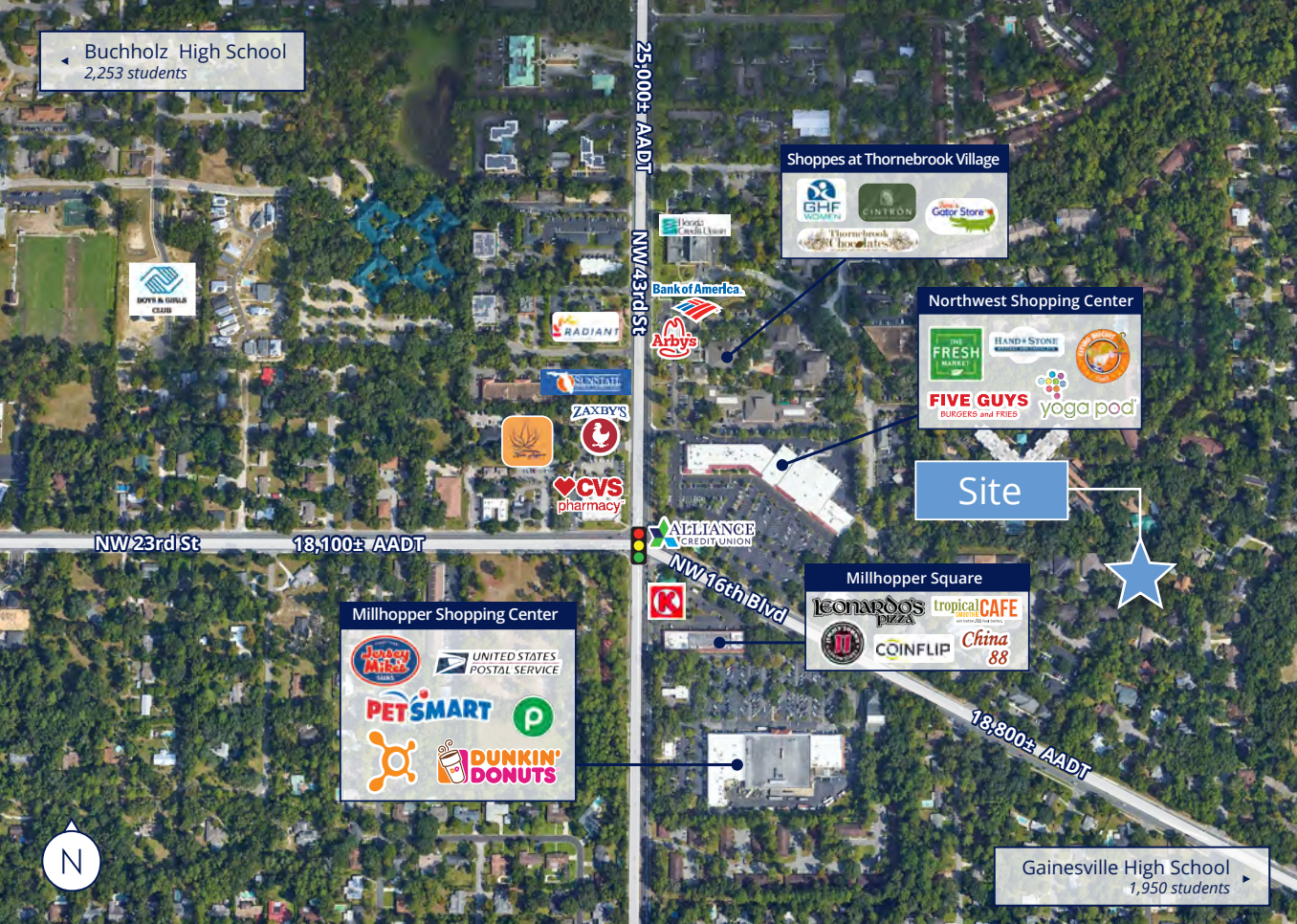
Photo Gallery Interior



Floor Plan

Front Parking Area





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Contact Us

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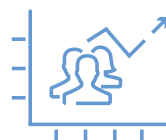
Area Demographics

Source: ESRI Business Analyst



**Population
(2024)**

1 Mile 8,129
3 Mile 86,045
5 Mile 181,713



**Population
Projection (2029)**

8,015
85,601
182,489



**Average Household
Income (2024)**

\$122,468
\$88,716
\$80,824



**Projected Average
Household Income (2029)**

\$140,111
\$104,383
\$95,679

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