

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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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.

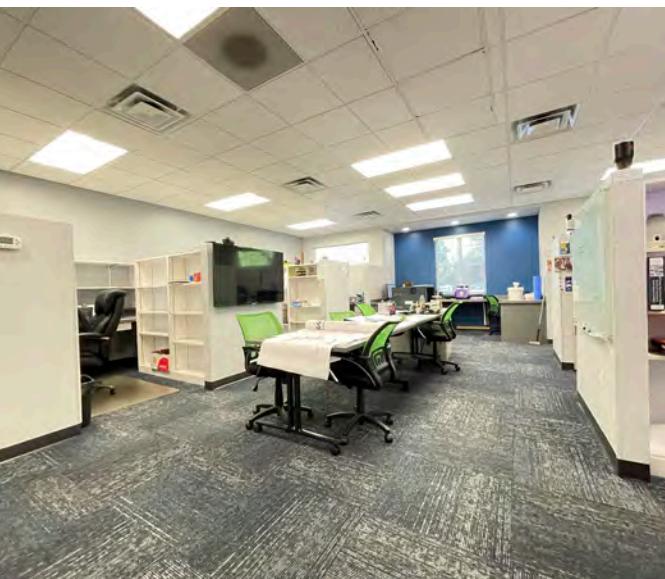
Highlights

- 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

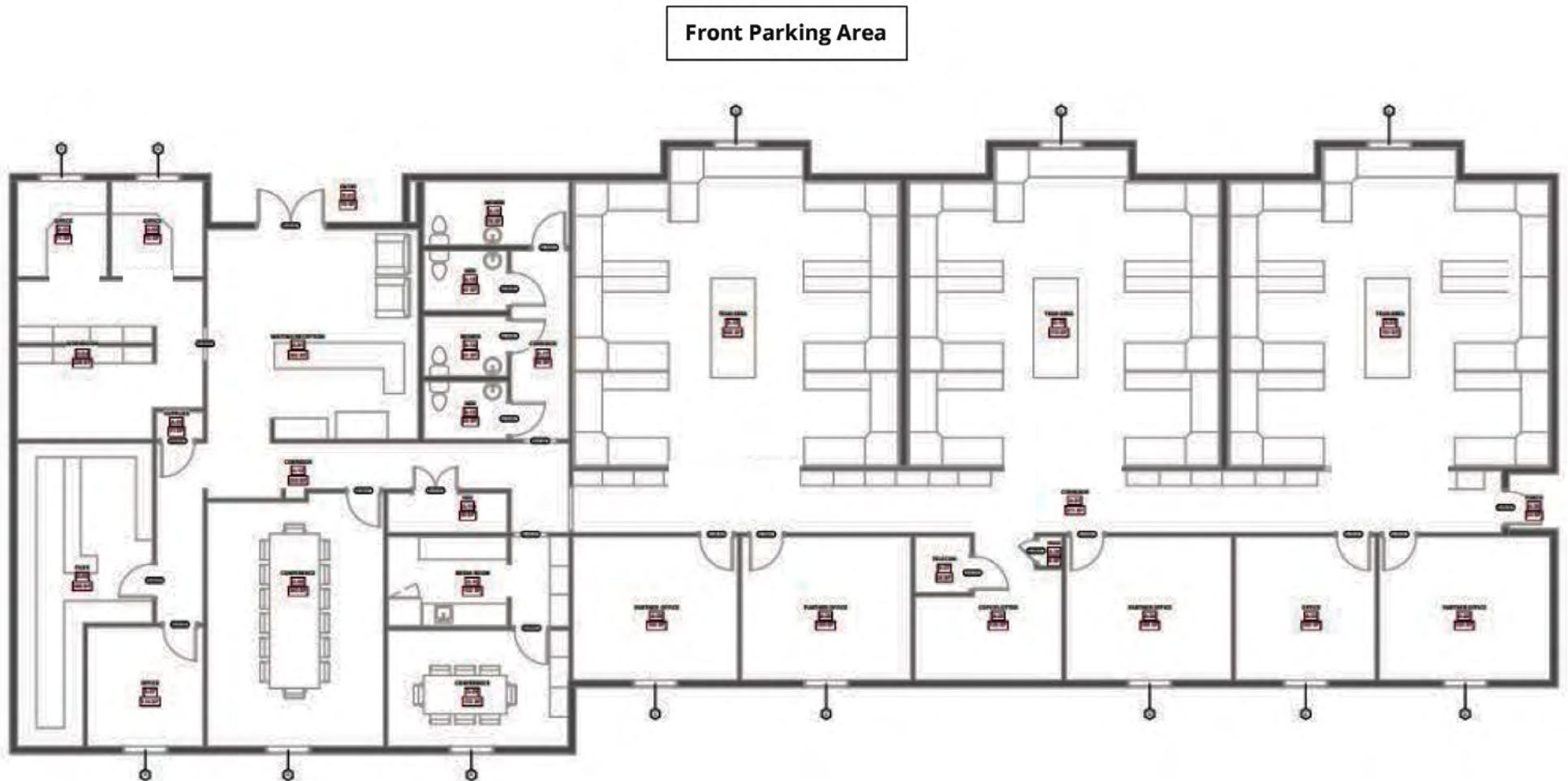


Photo Gallery

Interior



Floor Plan



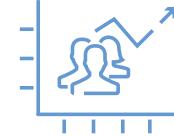


Area Demographics

Source: ESRI Business Analyst



**Population
(2024)**



**Population
Projection (2029)**



**Average Household
Income (2024)**



**Projected Average
Household Income (2029)**

1 Mile

8,129

3 Mile

86,045

5 Mile

181,713

8,015

85,601

182,489

\$122,468

\$88,716

\$80,824

\$140,111

\$104,383

\$95,679

Contact Us

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