



For Lease

Courtyards Office Suite

4131 NW 28th Ln, Suite 4 | Gainesville, FL 32606

2,259± SF Total

Lease Rate: \$3,500/month Gross

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Property Overview

Located in the heart of Gainesville's Thornebrook Office District, this 2,259± SF two-story office suite offers a professional setting within The Courtyards Office Complex. The space features five private offices, a large reception area and a lounge with ample storage on the first floor. Upstairs, a spacious office or conference room benefits from abundant natural light. The suite includes two ADA-compliant restrooms, one with a shower, and offers both on-building and roadside signage.

Highlights

- **Size:** 2,259± SF
- **Zoning:** MU2 (City of Gainesville)
- **Year built:** 1995
- **Stories:** 2
- **Lot size:** 0.93± acres
- **Parcel #:** 06107-009-000
- **Utilities:** GRU
- **Parking:** Open, shared lot
- **Signage:** On-building and roadside signage available
- **Recent upgrades:**
 - Flooring updates
 - Recent HVAC replacement
 - Roof replaced in 2015



Suite Features

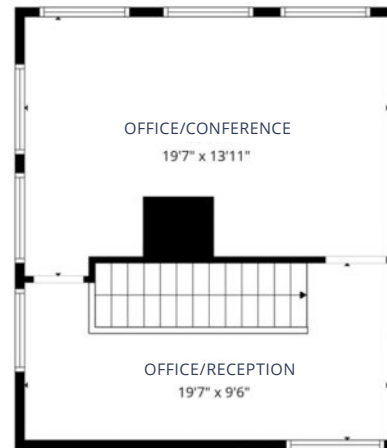
Downstairs:

- Five private offices
- Large reception area
- One office suite with private courtyard access (shared with Suite 5)
- Lounge area
- Ample storage
- Two ADA-compliant bathrooms (one with shower)

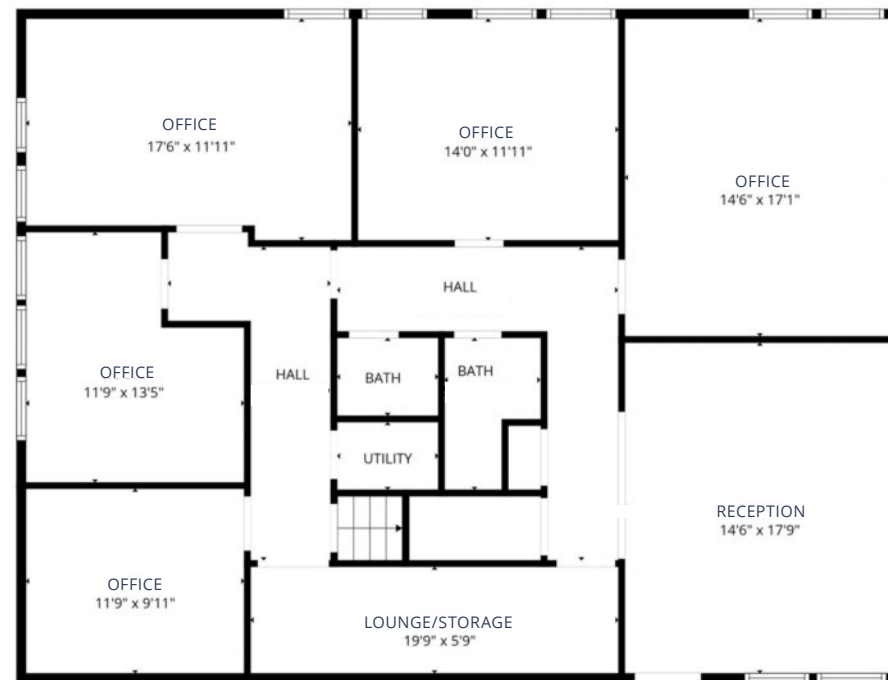
Upstairs:

- Spacious office or conference room
- Abundant natural light

Floor Plan



Second Floor



First Floor

Photo Gallery

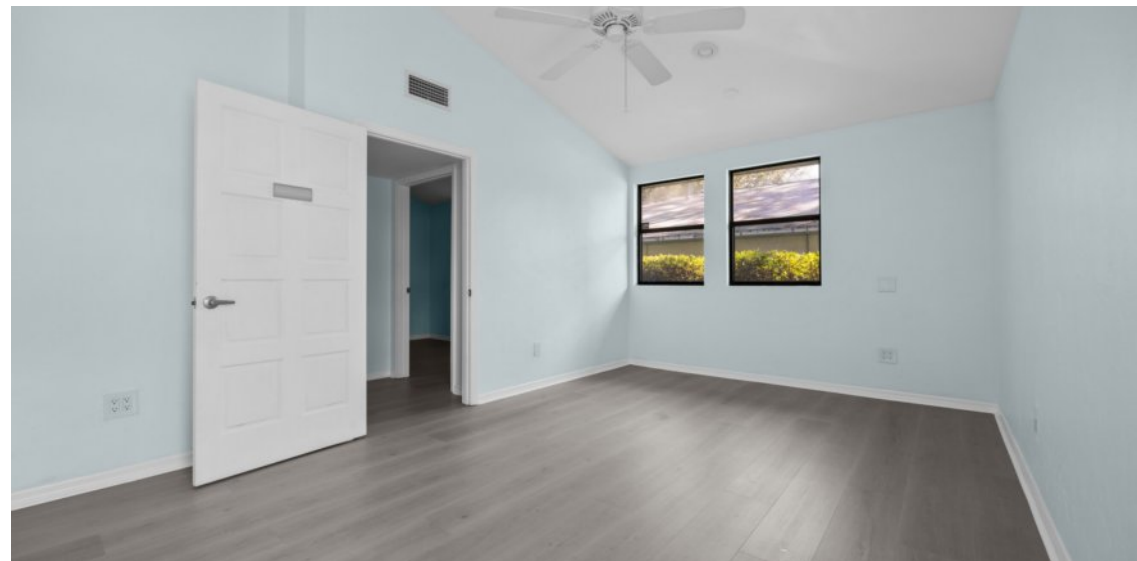
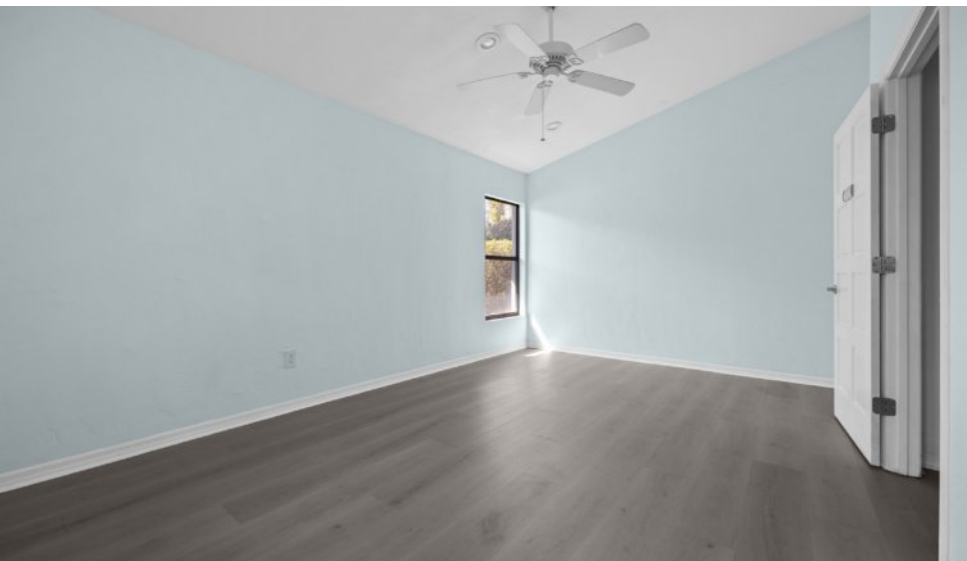


Photo Gallery

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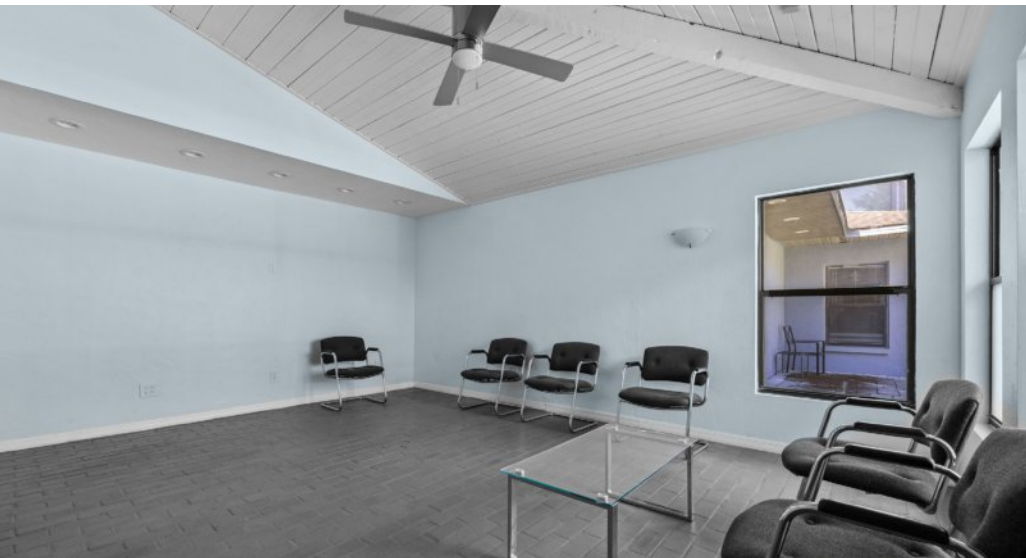
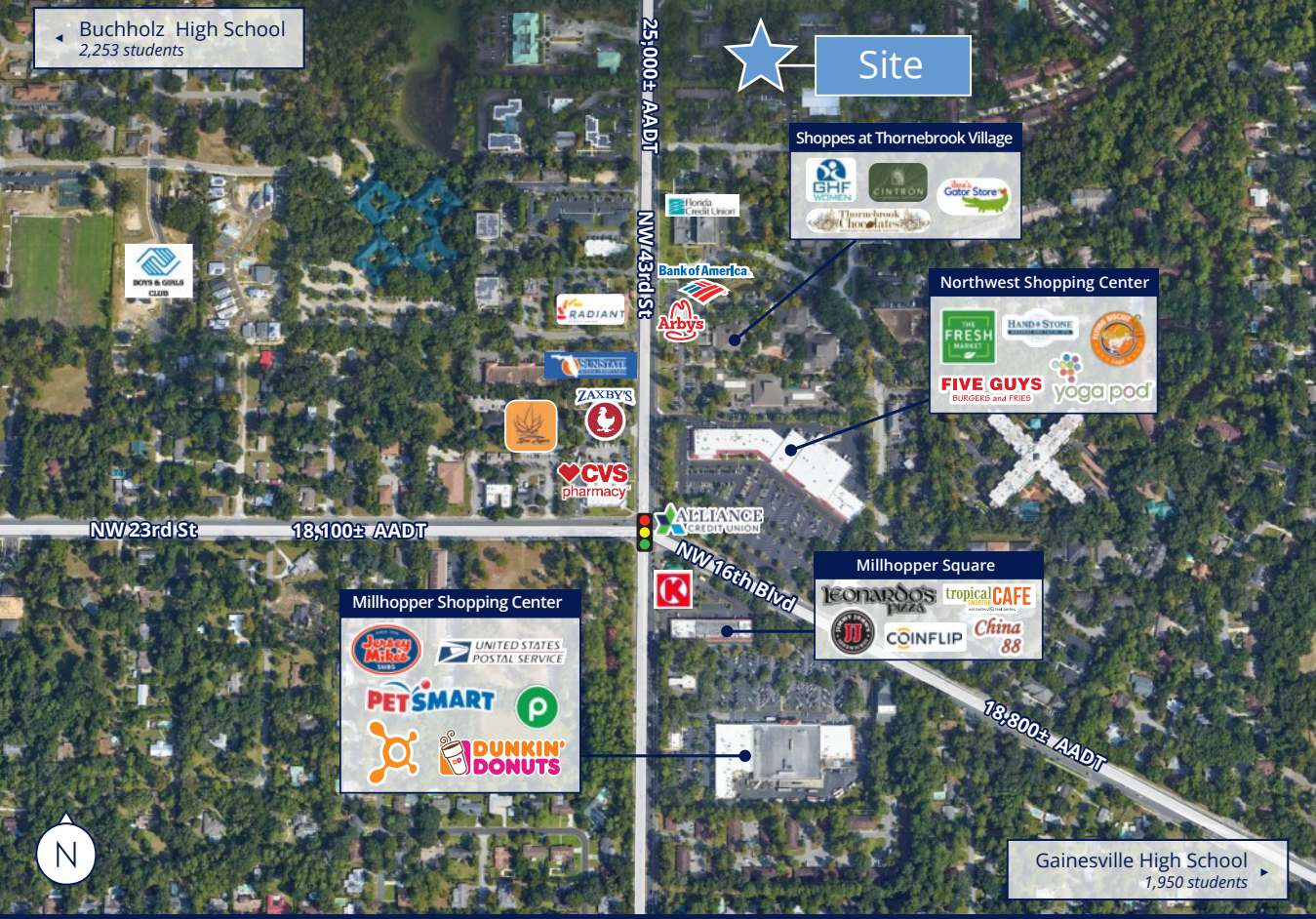


Photo Gallery





Location Highlights

- One block east of the thriving NW 43rd Street office and retail corridor
- Just north of The Shoppes at Thornebrook
- Near major retailers: Publix, Fresh Market
- Surrounded by restaurants: 43rd St Deli, The Flying Biscuit, Bagel Bakery, Five Guys, Las Margaritas, Zaxby's, Arby's, Jersey Mike's

Area Demographics

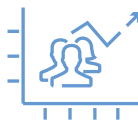
Source: ESRI Business Analyst, 2025



**Population
(2025)**



**Average
Household
Income (2025)**



**Projected
Population
(2030)**



**Projected
Household
Income (2030)**

	Population (2025)	Average Household Income (2025)	Projected Population (2030)	Projected Household Income (2030)
1 Mile	8,009	\$131,962	7,923	\$146,502
5 Miles	176,490	\$86,268	178,720	\$96,113
10 Miles	246,346	\$98,344	252,792	\$111,027



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