

# Office Space for Lease

## Silverleaf Office Park

6208 NW 43rd Street, Building 1, Gainesville, FL 32653

Size: 3,929± SF | Lease Rate: \$16.50/SF Gross



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# Property Details

Position your business for success with this beautifully designed office space located in the prestigious Silverleaf Office Park. The traditional brick architecture and professional setting make a lasting first impression, while the location along NW 43rd Street provides excellent accessibility just north of NW 53rd Avenue and only 2.2 miles from US Hwy 441. This strategic corridor offers convenient access to I-75, the Hunter's Crossing commerce area, and is less than 7 miles from the University of Florida.

The available 3,929± SF suite is thoughtfully designed with an attractive reception area, a conference room, a large executive office with a private restroom, seven private offices, a spacious open work area, and a common area kitchen and breakroom. Additional storage and one ADA compliant restroom within the suite are complemented by two additional restrooms available in the shared common area. The layout is flexible, allowing for both privacy and collaboration, and the abundance of windows fills the space with natural light.

As a unique benefit, all modular furniture customized to fit several offices is included in the lease. The building is shared with respected businesses such as the G.W. Robinson Homes Design Center and Chacon Diaz & DiVirgilio Wealth Management, adding to the prestige of the location.

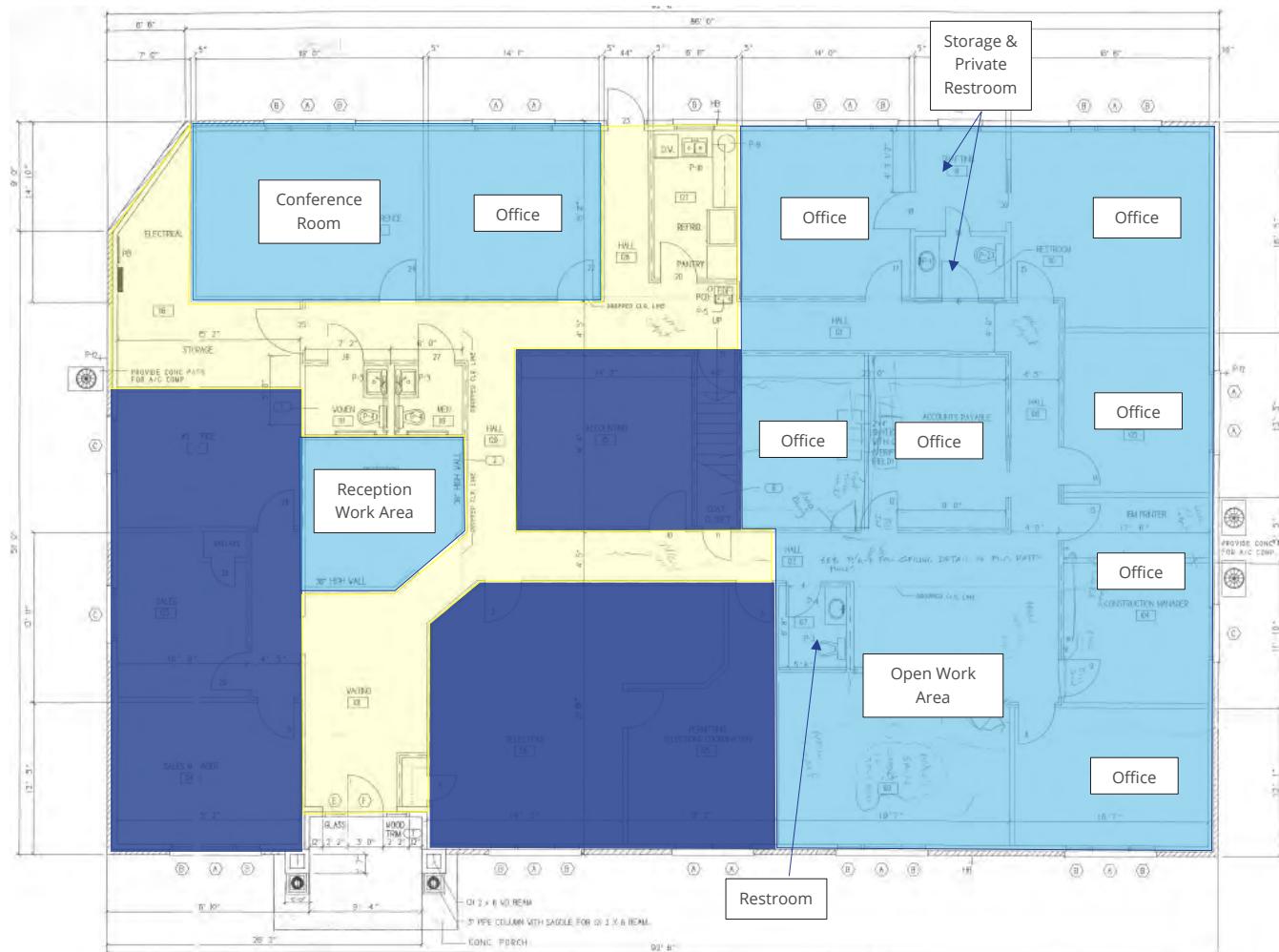
Tenants will also enjoy monument signage, high visibility with more than 16,500 vehicles passing daily and convenient on-site parking for both employees and clients.



## Property Highlights

- Premier location minutes from I-75, Hunter's Crossing, NW 39th Avenue, and just 6.3 miles to the University of Florida
- High traffic exposure with more than 16,500 vehicles per day (AADT)
- Monument signage for strong brand visibility
- On-site parking for employees and visitors
- Flexible floor plan with reception, conference room, executive office, seven private offices, open work area, kitchen/breakroom, storage and restrooms
- Natural light throughout with an abundance of windows
- Custom modular furniture included in lease

# Floor Plan



The available  $3,929\pm$  SF space is made up of:

Tenant exclusive usable area ( **$3,453\pm$  SF**) plus a percentage of the Common Area ( **$486\pm$  SF**) for a total rentable area of  **$3,939\pm$  SF**.

This space offers the ideal balance of accessibility, functionality and professional appeal. Whether your business is expanding or simply seeking a fresh start, this office is designed to support growth and long-term success.

 **Available**

 **Leased**

 **Common Area**

# Photo Gallery

## Exterior

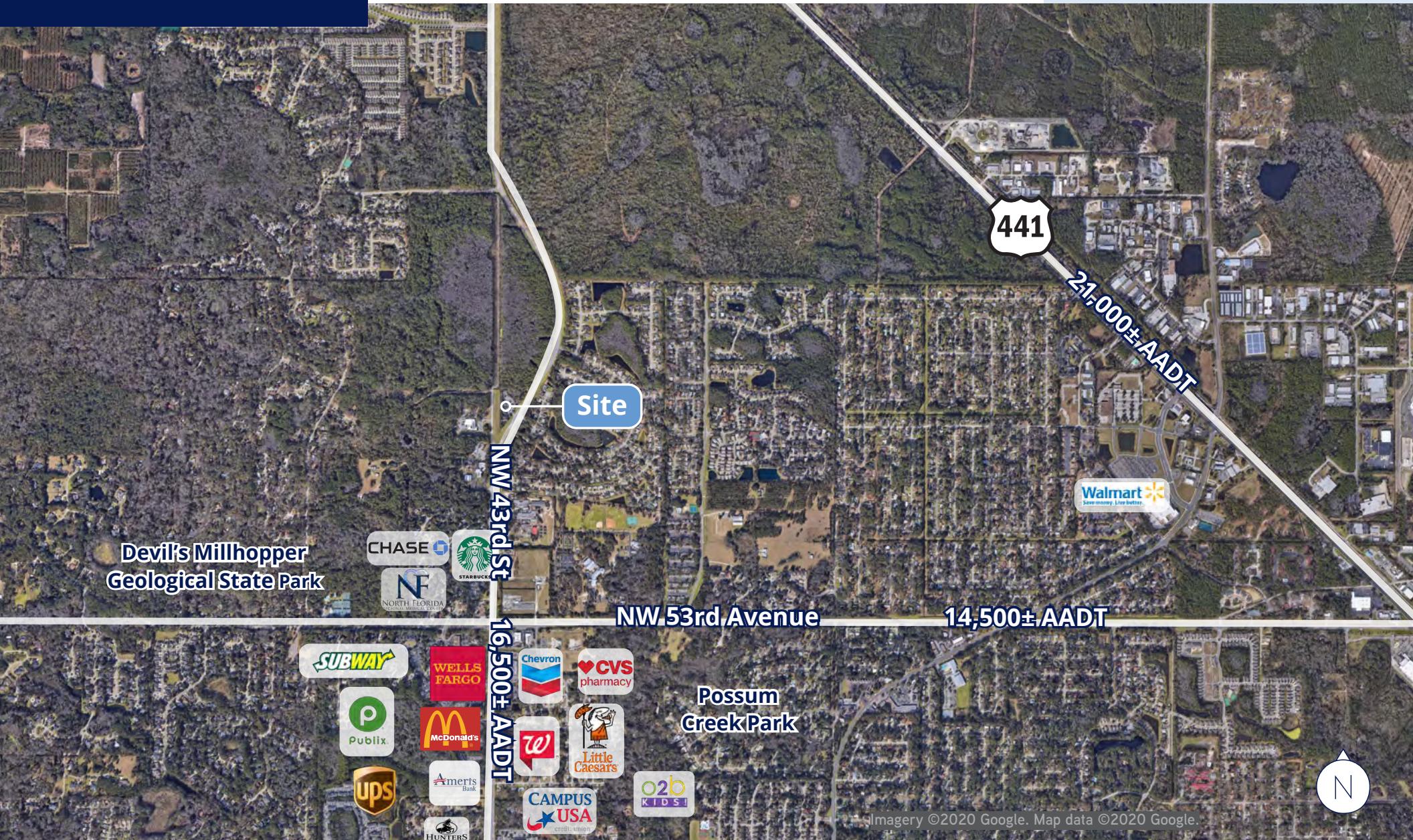


# Photo Gallery

## Interior



# Location





## Contact Us

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## Area Demographics

Source: ESRI Business Analyst, 2025



	Population (2025)	Population Projection (2030)	Average Household Income (2025)	Projected Average Household Income (2030)
<b>1 Mile</b>	4,837	4,756	\$130,122	\$146,321
<b>3 Mile</b>	37,538	37,350	\$124,817	\$139,873
<b>5 Mile</b>	97,337	97,699	\$124,817	\$113,266

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