



3811 NW 40TH TERRACE,
GAINESVILLE, FL 32606

CLASS A OFFICE SPACE

**LEASE RATE: \$20.25/SF
MODIFIED GROSS**



WWW.PORTALGAINESVILLE.COM



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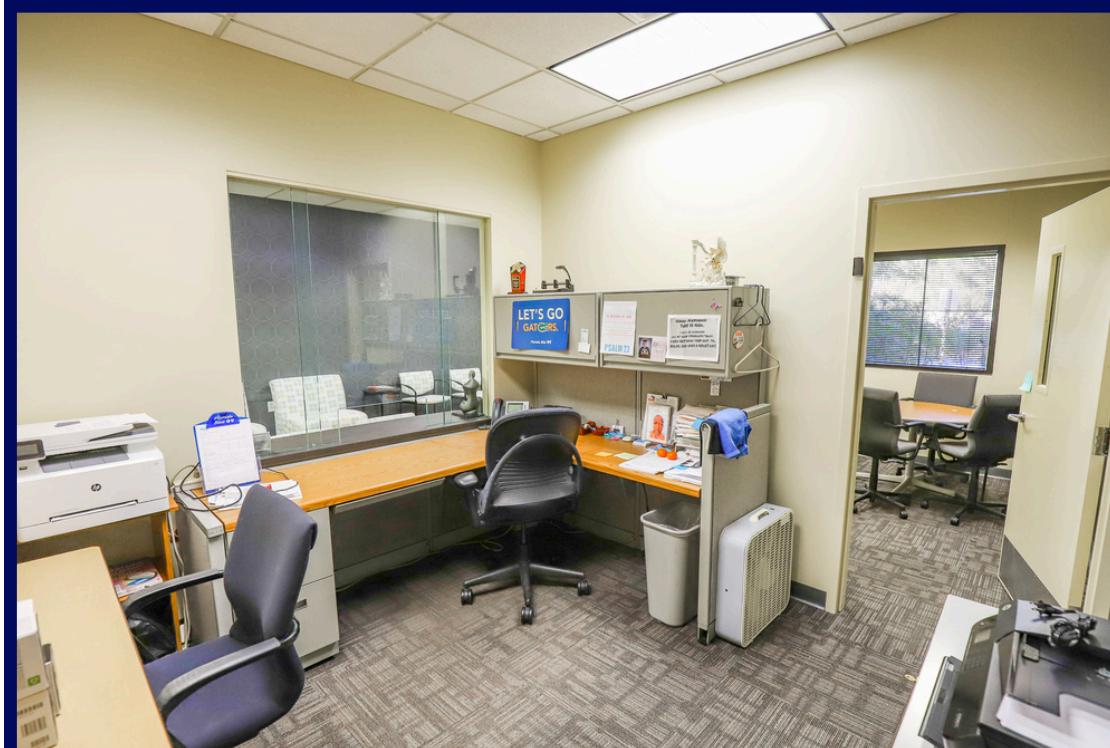


This 6,175 SF Class A office commercial office space in the highly sought-after MetroCorp Office Center offers a modern and professional environment, ideal for businesses seeking a spacious and well-appointed workspace.

Featuring an open floor plan with a welcoming lobby reception area, this office is designed for flexibility and efficiency. The space includes a sprawling co-working area, large conference room, a break area/kitchenette, large bathrooms and abundant natural light. With ample parking available on-site, easy accessibility, and a convenient location, this office space is perfect for companies looking to relocate or expand their presence in Gainesville. Don't miss this opportunity to secure a premium office in a prestigious business center!



PROPERTY HIGHLIGHTS



- ✓ MetroCorp Office Center, Gainesville, FL
- ✓ 6,175 SF of premium commercial office space
- ✓ Ideal for businesses seeking a high-end workspace
- ✓ Open floor plan with a welcoming lobby reception
- ✓ Sprawling co-working area + large conference room
- ✓ Break area/kitchenette + large bathrooms
- ✓ Abundant natural light throughout
- ✓ Ample on-site parking & prime location
- ✓ Perfect for businesses looking to relocate or expand in Gainesville!



PROPERTY HIGHLIGHTS



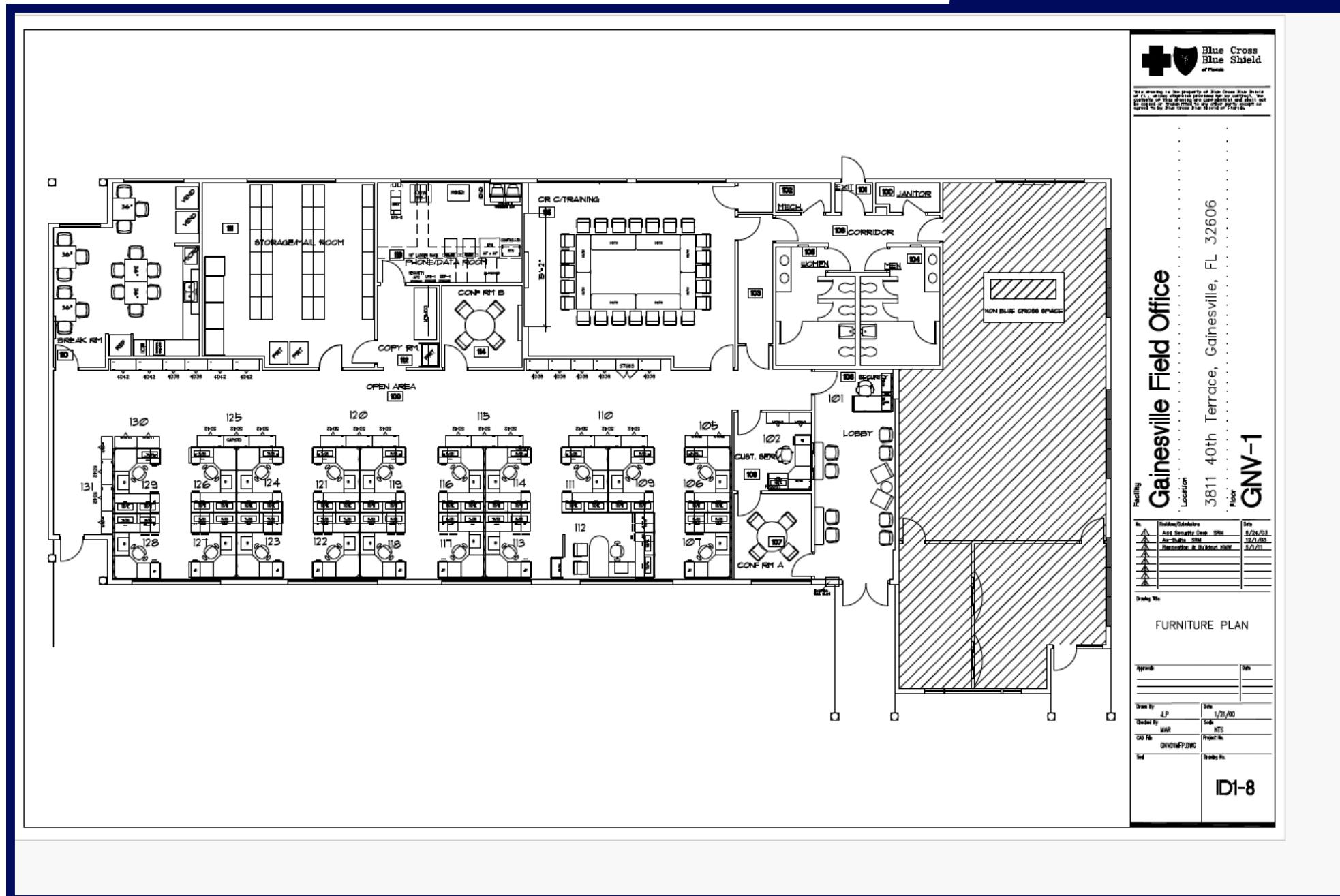


PROPERTY HIGHLIGHTS





FLOOR PLAN





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AADT: 36000





DEMOGRAPHICS

3811 NW 40TH TERRACE,
GAINESVILLE, FL 32606

Within 1 Mile From Subject Property



Population and People

Total Population

24,380



Employment

Employment Rate

62.2%



Business and Economy

Total Employer Establishments

858



Income and Poverty

Median Household Income

\$79,888



Housing

Total Housing Units

11,661



Families and Living Arrangement

Total Households

10,495

2022 Census Data



CONTACT US FOR MORE INFORMATION



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