

LEASE

THE COMMERCE BUILDING

300 E University Avenue Gainesville, FL 32601



PROPERTY DESCRIPTION

Prime office spaces in one of the premier office buildings in Gainesville. The Commerce Building is a newer-built beautiful office building with a strong tenant base that includes the Chamber of Commerce, the V.A. and the U. S. Attorney. The 4-story complex has elevator and stair access, very nice ADA compliant restrooms in the commons area, and a dedicated parking lot. You'll have easy access to all the downtown restaurants and activities and to the Courthouse. Rates are based upon 5 year leases.

Building Features: After hours digital pass code entry, marble and granite flooring, walls and counter tops, Steel and concrete construction with brick veneer, Wired for all of today's advanced technological needs, Panoramic views of Gainesville, Located in the heart of Downtown Gainesville, across the street from City Hall, ample parking and within walking distance to the Courthouse, restaurants, library and the plaza.

OFFERING SUMMARY

Available SF:	2,160 - 4,203 SF
Building Size:	49,658 SF
Zoning:	DT
APN:	14672-010-008

SPACES	LEASE RATE	SPACE SIZE
Suite 320	\$7,706 per month	4,203 SF
Suite 450	\$3,960 per month	2,160 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,546	24,799	53,572
Total Population	12,017	65,562	132,847
Average HH Income	\$42,016	\$48,434	\$52,500

Dean R. Cheshire
352 745 1883

Craig Carter
352 339 4038

Michelle Carter
352 339 5734



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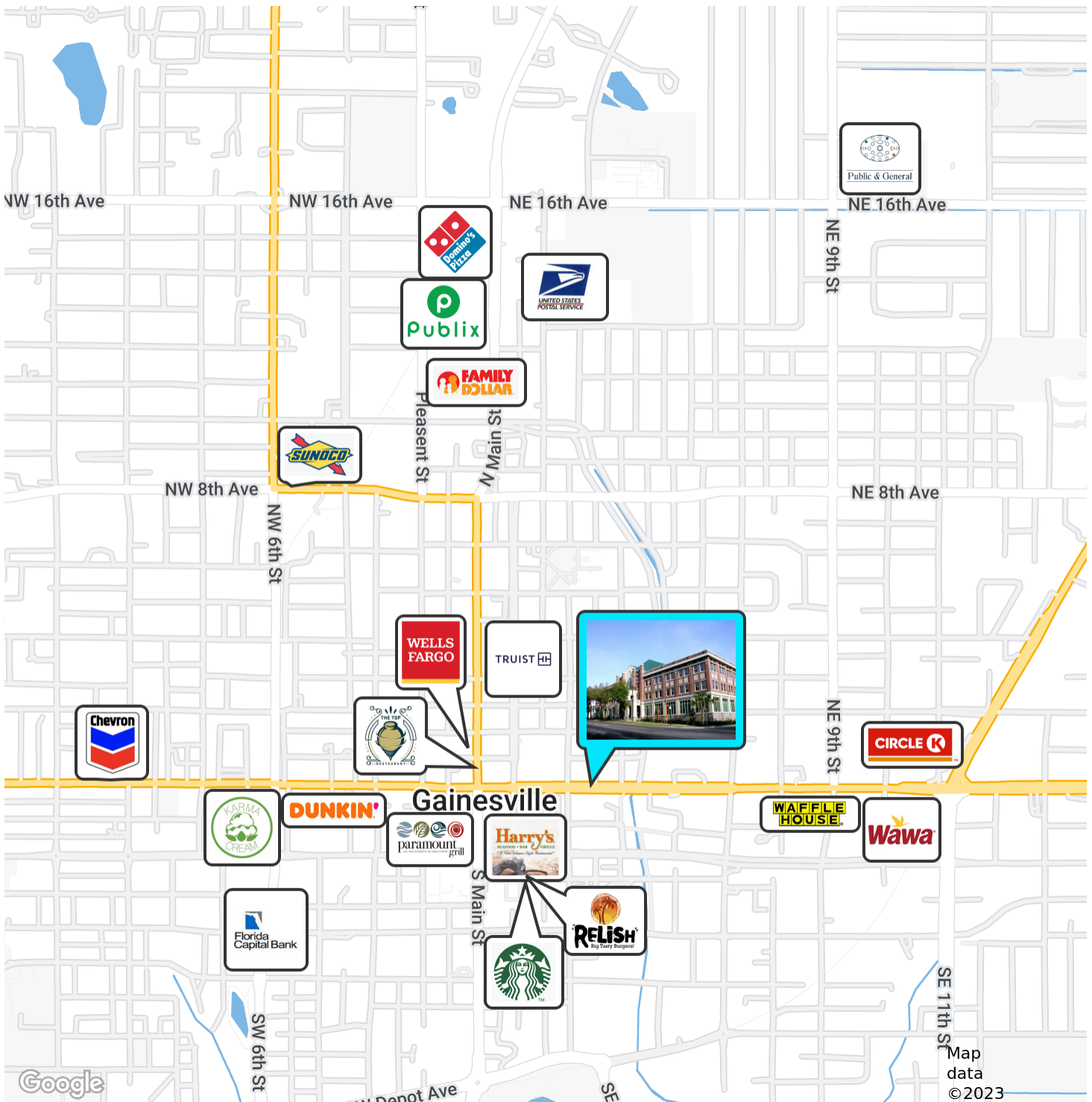


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The CRE Pro Team has been the dominant commercial presence in North Central Florida for many years. Working with private owners as well as multiple government entities, we have worked on both sides of hundreds of transactions with selling and leasing in all asset classes. Dean grew up in the world of real estate, construction and development. He graduated cum laude from the University of Florida and subsequently earned the distinction of an MBA from the Hough Graduate School of Business at the University of Florida. Craig has been a business owner, a private real estate investor and a City Commissioner. His out-of-the-box thinking and determination have delivered strong successes for his many clients in the commercial real estate industry. Michelle offers many years of business marketing experience and organizational precision in the development of innovative ways to market properties. The CRE Pro Team has drawn from their vast experience and education and have been multi-million-dollar producers for many years.

Learn more about the CRE Pro Team or see their listings at www.CREProTeam.com.

