

LEASE

1405 NW 13TH STREET
1405 NW 13th Street Gainesville, FL 32601



PROPERTY DESCRIPTION

Discover the perfect space for your business at 1405 NW 13th Street in Gainesville, FL. This office building offers convenient access to major transportation routes, ensuring seamless connectivity for your team and clients. With ample parking for both employees and visitors, your business can thrive without the hassle of parking limitations. The flexible floor plans cater to varying business needs, allowing for personalized configurations and efficient workflows. Benefit from great visibility and signage opportunities, maximizing exposure and establishing a strong presence in the area.

PROPERTY HIGHLIGHTS

- Convenient access to major transportation routes
- Ample parking for employees and visitors
- Flexible floor plans to suit varying business needs
- Great visibility and signage

OFFERING SUMMARY

Lease Rate:	\$11.50 - 14.50 SF/yr (MG)
Available SF:	827 - 4,527 SF
Lot Size:	0.95 Acres
Building Size:	12,138 SF
Zoning:	U4

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,487	32,128	62,353
Total Population	11,204	81,989	153,422
Average HH Income	\$55,694	\$59,876	\$58,405
Traffic Count:	26500	AADT	

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B	3,700 SF	Modified Gross	\$12.00 SF/yr	Suite consists of reception area, 10 offices, conference room, large executive office, 2 copy room/open work spaces, kitchenette, bathroom.
Suite C	827 SF	Modified Gross	\$14.50 SF/yr	Suite consists of small entry/reception area, 3 offices, bathroom and storage area. Beautiful courtyard entrance.
Suite B/C	4,527 SF	Modified Gross	\$11.50 SF/yr	Suites B & C can be combined for a larger office space. Two external entrances.
Suite E	1,956 SF	Modified Gross	\$12.75 SF/yr	Suite consists of entry, 8 offices (several that can be used as multiple offices), large conference room, kitchenette and two restrooms.

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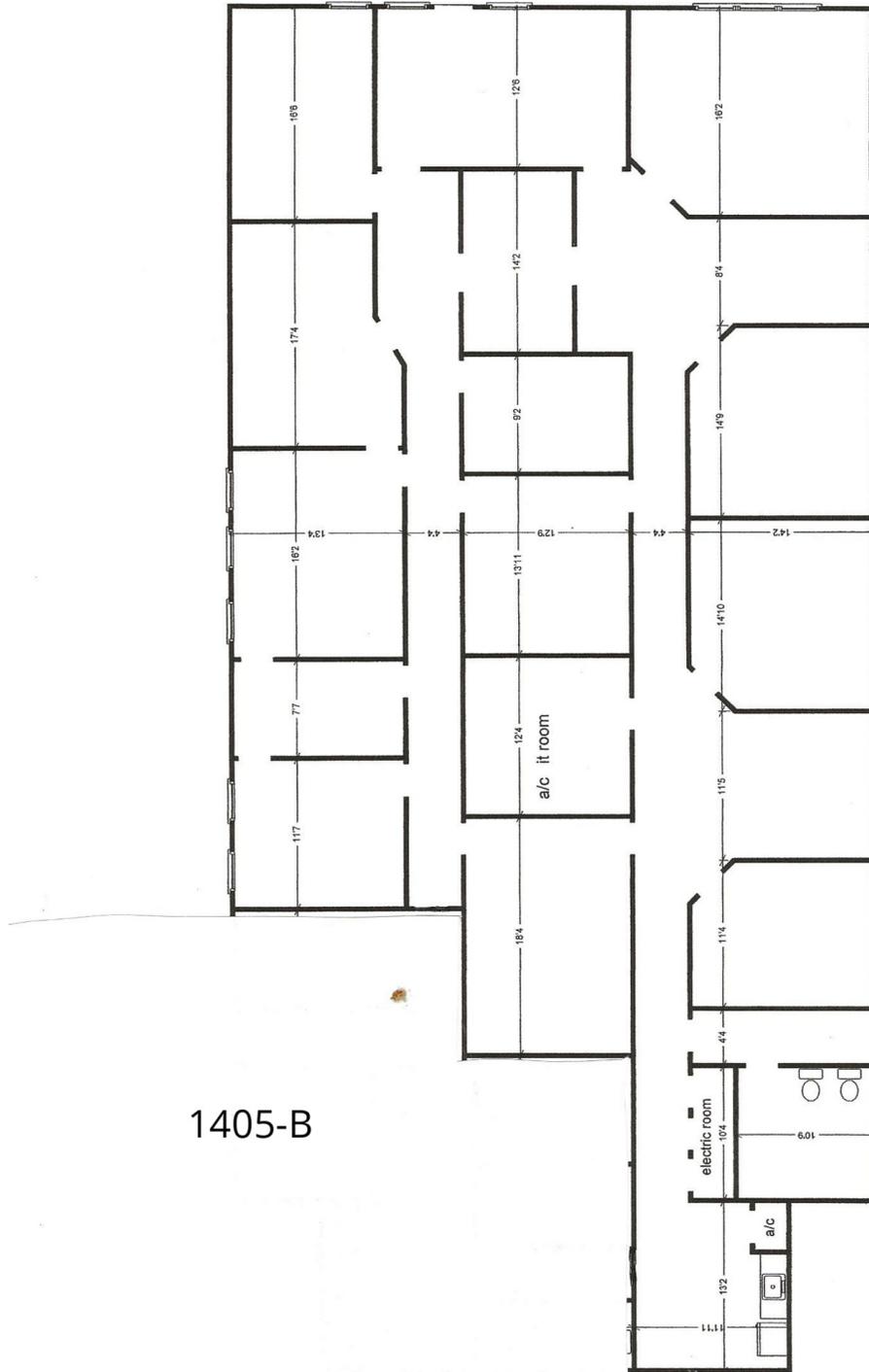
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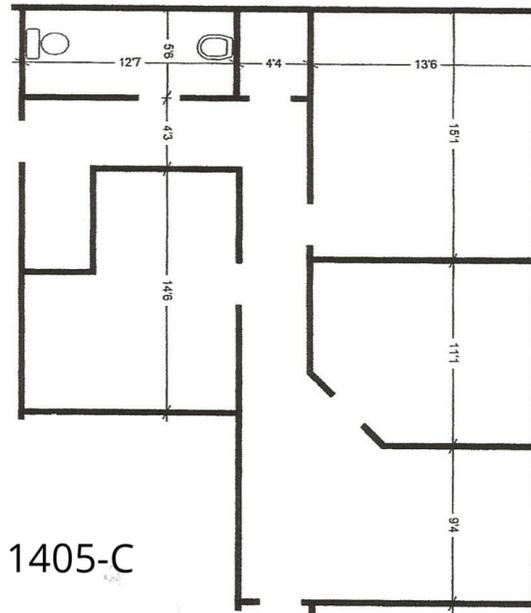
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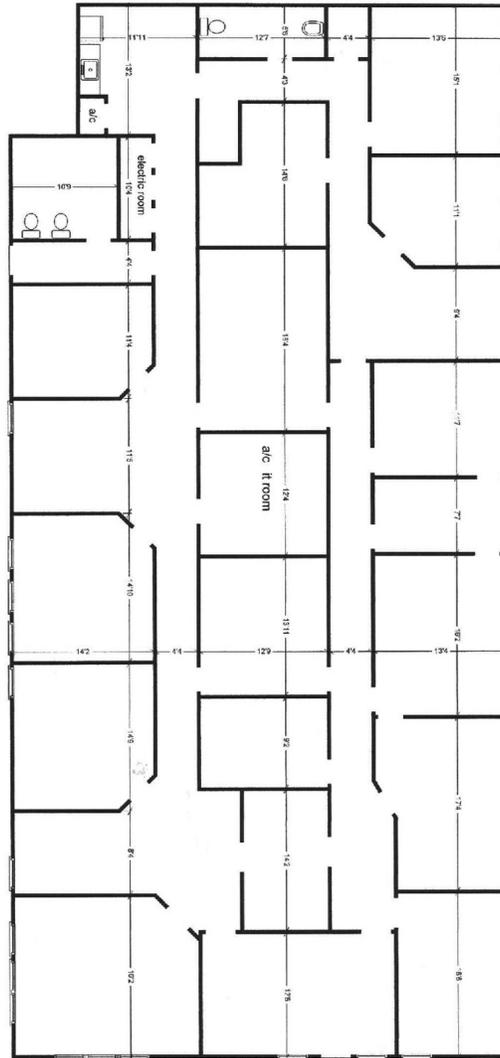
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1405-B/C

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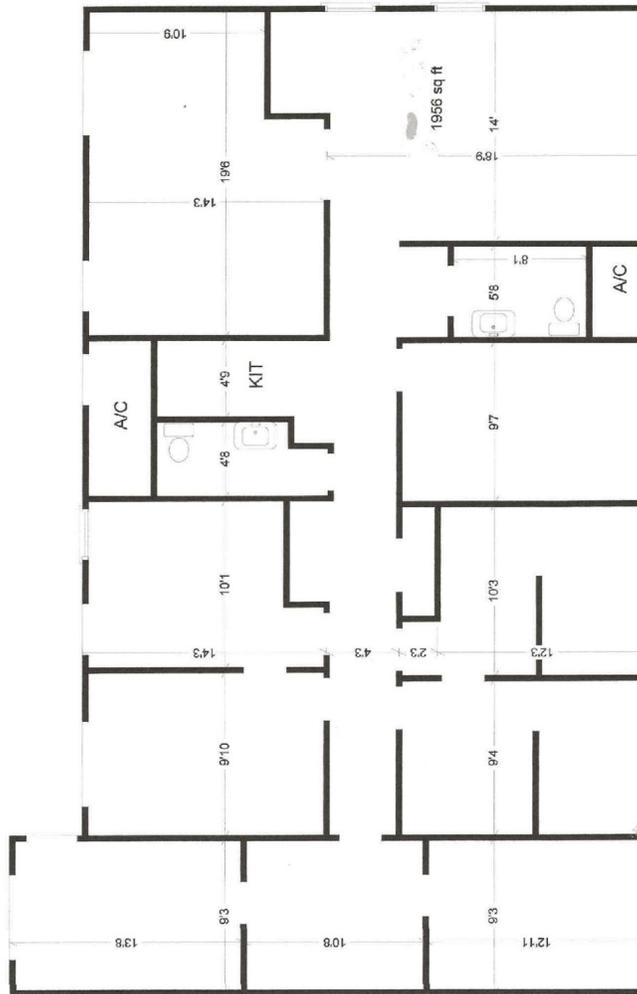
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1405-E

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Suite B



Suite B



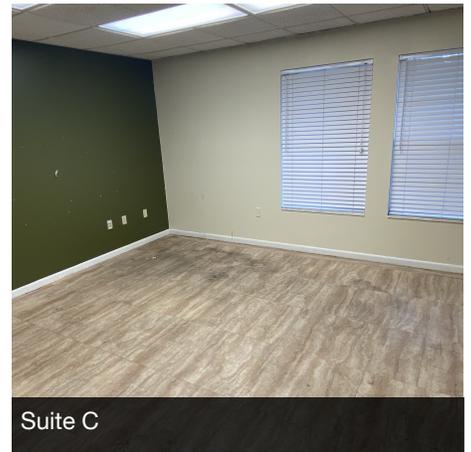
Suite B



Suite B



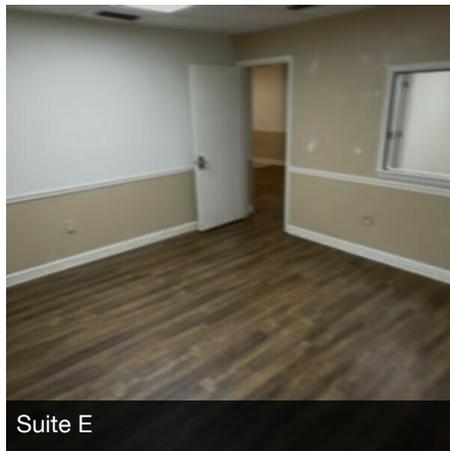
Suite C



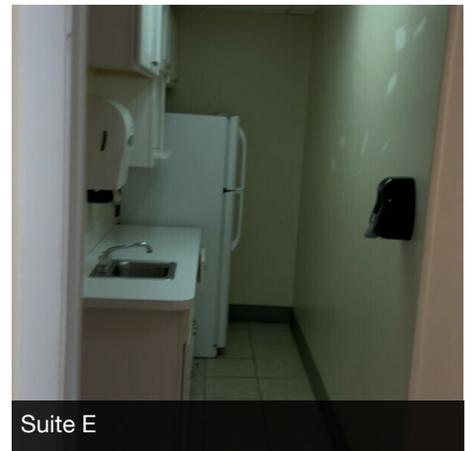
Suite C



Suite E



Suite E



Suite E

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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

Call to see what the CRE Pro Team can do for you!

