

LEASE

2700 NW 43RD ST

2700 NW 43rd St Gainesville, FL 32606



OFFERING SUMMARY

Lease Rate:	\$13.90 SF/yr (NNN)
Pass Thru Rate:	\$4.10/SF
Building Size:	12,936 SF
Available SF:	3,850 SF
Year Built:	1989
Zoning:	BUS
Traffic Count:	24500 AADT

PROPERTY OVERVIEW

This is one of the few truly Class A office properties available in the city. It is located in the heart of the 43rd Street office corridor in the front of the prestigious Meridien Center and near many restaurants, stores, post office and other amenities. Easy access to both NW 39th Avenue and Newberry Road with plenty of parking.

PROPERTY HIGHLIGHTS

- Prime location in Gainesville, FL
- Modern and attractive building design
- High visibility from NW 43rd St
- Ample parking for tenants and visitors
- Close proximity to major local amenities
- Great natural light

Craig Carter
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Dean R. Cheshire
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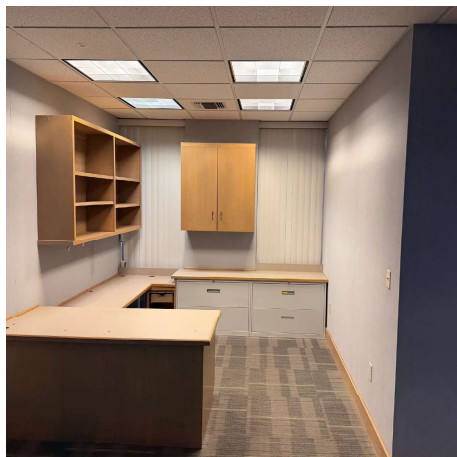
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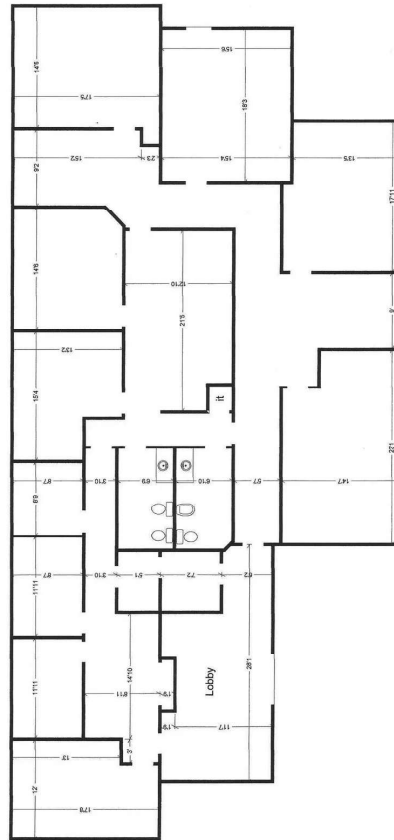
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Suite C Floorplan



LEASE INFORMATION

Lease Type:	NNN (\$4.10/SF)	Lease Term:	Negotiable
Total Space:	3,850 SF	Lease Rate:	\$13.90 SF/yr

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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!

