

# LEASE

## MADISON PARK

2850 NW 43rd Street Gainesville, FL 32605



### PROPERTY DESCRIPTION

Class A office spaces in perhaps the premier office building in Gainesville: Madison Park. Three story building featuring elevators for easy access to upper floors, after hours security access, and plenty of parking. The ADA compliant restrooms are in the common's area so not counted against your square footage.

### PROPERTY HIGHLIGHTS

- Beautiful Class A Office Suites
- ADA Compliant Common's Area Restrooms
- After Hours Security Access
- Conveniently located in NW Gainesville's Business Corridor

### OFFERING SUMMARY

|                |                   |
|----------------|-------------------|
| Available SF:  | 1,926 - 24,866 SF |
| Lease Type:    | NNN (\$7.70/SF)   |
| Lot Size:      | 0.02 Acres        |
| Building Size: | 35,853 SF         |
| Zoning:        | PD                |
| Traffic Count: | 26000 AADT        |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,873    | 30,358   | 66,885   |
| Total Population  | 8,532    | 69,830   | 159,076  |
| Average HH Income | \$93,391 | \$78,365 | \$70,319 |

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### AVAILABLE SPACES

| SUITE     | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION   |
|-----------|-----------|------------|---------------|---|
| Suite 160 | 3,850 SF  | NNN        | \$21.00 SF/yr | Suite 160 features 2 entrances, large and open work spaces, great windows providing natural lighting, 4 private offices, a large conference room, a kitchenette, and 2 showers. The ADA compliant restrooms are in the common's area.   |
| Suite 170 | 1,926 SF  | NNN        | \$21.00 SF/yr | Suite 170 features a reception area, 2 large private offices, a work room, library or conference room, a large file room, kitchenette, and private restroom.  |
| Suite 200 | 13,280 SF | \$7.70/SF  | \$21.00 SF/yr | Suite 200 is the entire second floor of the beautiful Madison Park office building. This suite could be demised into two approximately 6640 SF office spaces with a common area in between. North side of the suite contains 6 offices, 3 large executive offices or conference rooms, 1 large training room, open work space, breakroom, IT room. South side of the suite contains 8 offices, conference room, open work space, large break room, IT/server rooms. Restrooms are located in the common area in the center of the two sides, along with the stair access and elevators. |
| Suite 300 | 5,810 SF  | NNN        | \$21.00 SF/yr | Suite 300 is a third floor suite that features 2 entrances, large and open work spaces, great windows providing excellent natural lighting, 6 private offices, a large conference room and a kitchenette. The ADA compliant restrooms are in the common's area.   |

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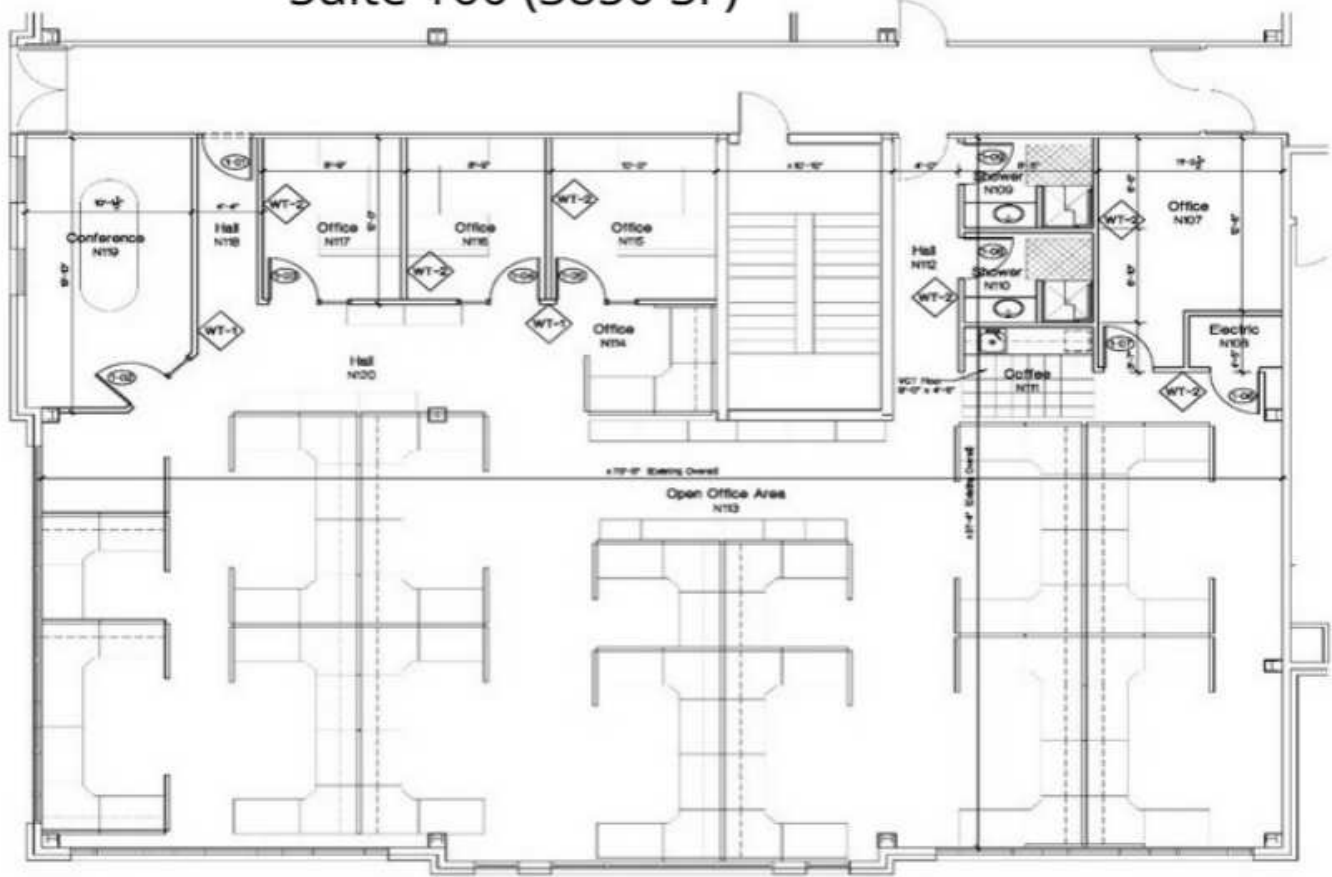
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### Suite 160 (3850 SF)



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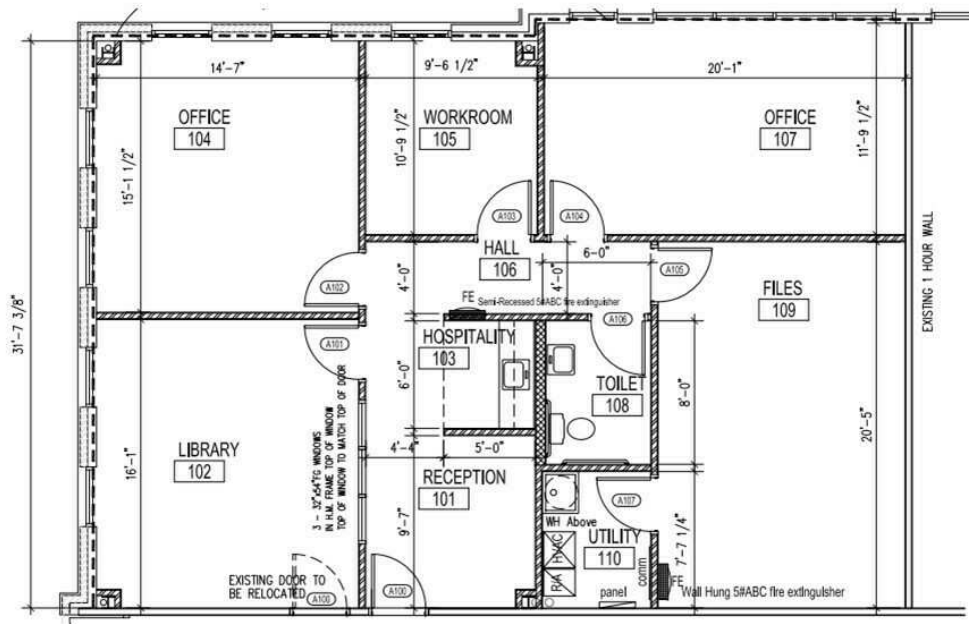
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### Madison Park- Suite #170 Floorplan



1,926 SF

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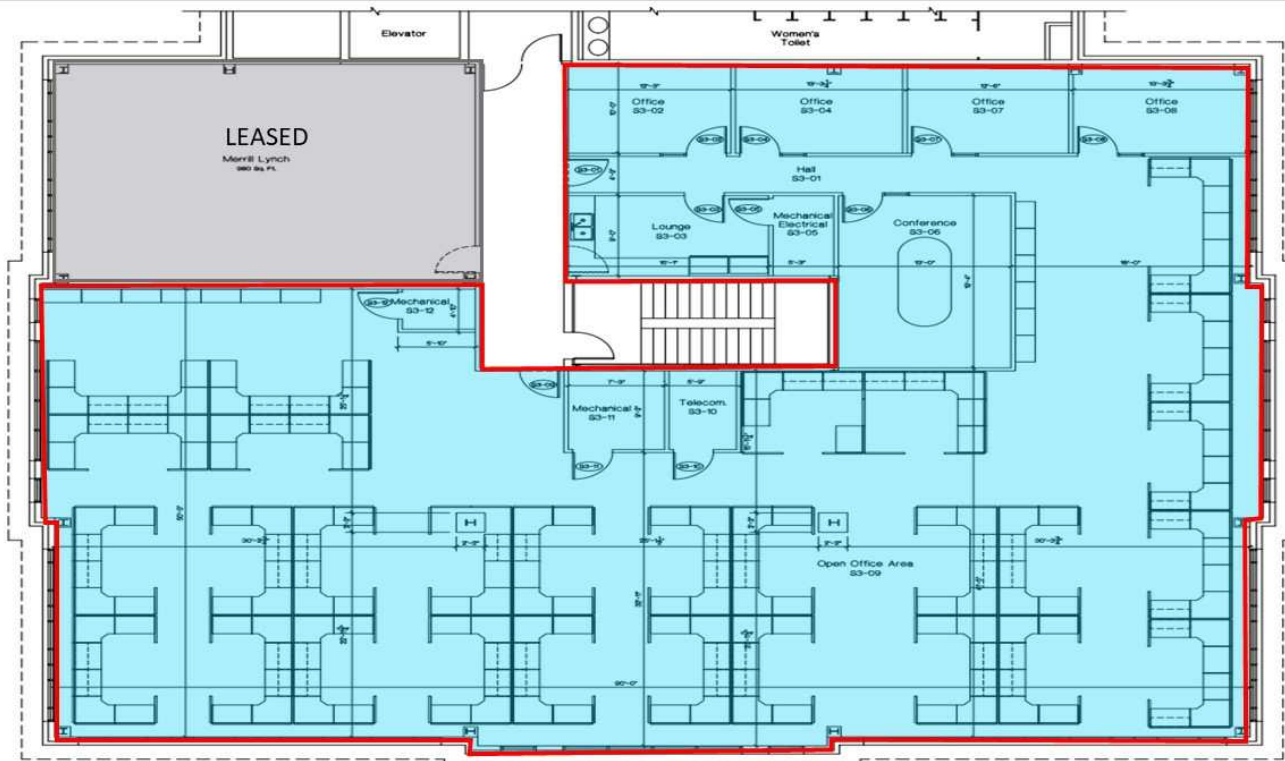


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Madison Park- Suite 300 5,810 SF



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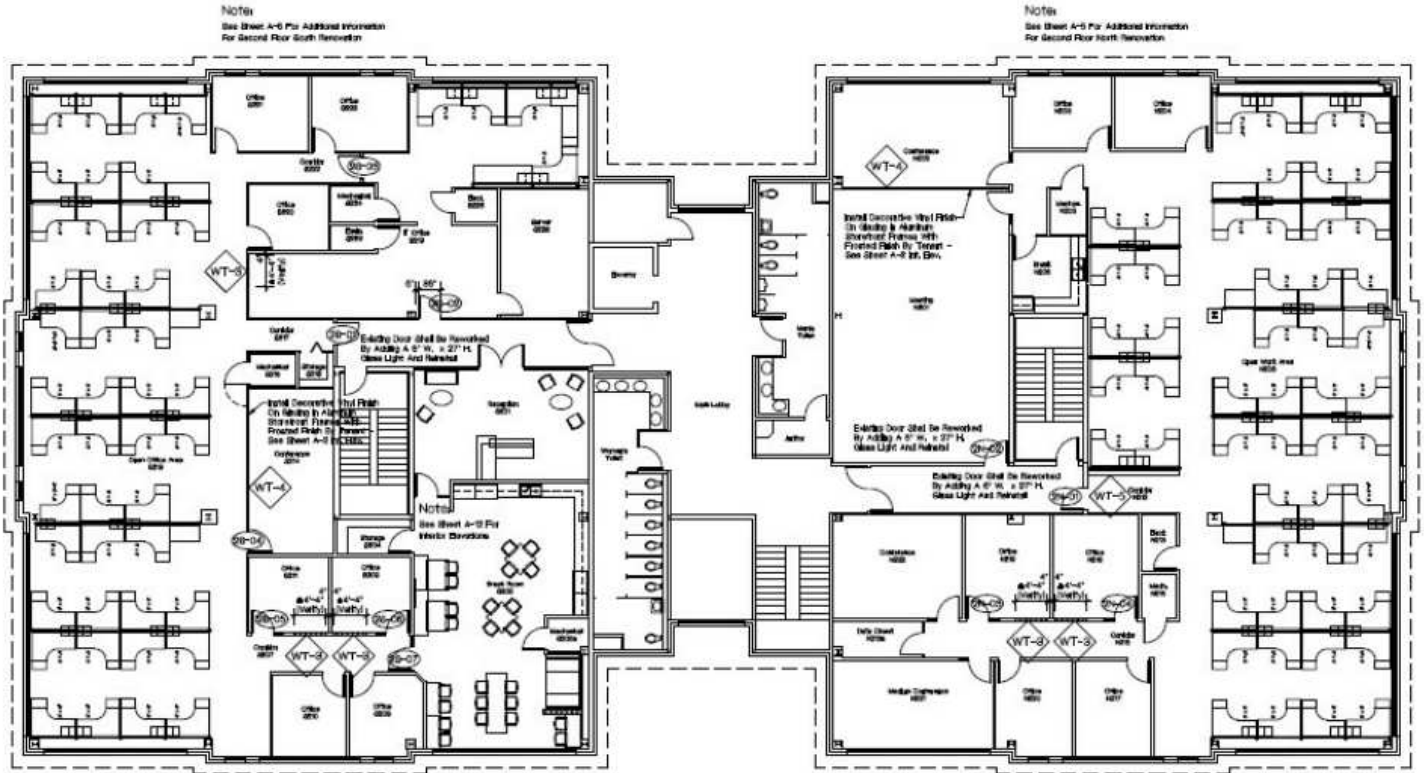


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**Overall Second Floor Plan - Renovation**  
1/8" = 1'-0"



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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!**

