



Crown Pointe V

Professional Office Space for Lease

2246 NW 40th Terrace, Suite B | Gainesville, FL 32605

Size: 2,250± SF | **Lease Rate:** \$18.50/SF Gross

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Property Details

Don't miss this outstanding opportunity to lease professional office space in **Crown Pointe V**, one of northwest Gainesville's most desirable office parks. This stand-alone, all-brick building offers a professional presence in a **convenient and highly visible location** just off NW 16th Boulevard, one of the city's major east-west corridors with an average daily traffic count of 19,700 vehicles.

Situated near the bustling intersection of NW 43rd Street and NW 16th Boulevard, Crown Pointe V enjoys **immediate proximity to shopping** and dining destinations including Publix, The Fresh Market and Thornebrook Village, providing convenience for clients, customers and employees alike.

Inside, this **2,250± square foot office** features a bright and functional floor plan designed for efficiency and comfort. The inviting lobby and reception area welcome guests into a space filled with **natural light and windows throughout** all offices. The layout includes four private offices, a conference room, a large open work area ideal for multiple workstations or creative collaboration, a break area with exterior access, ample storage and two restrooms.

Crown Pointe V offers **ample on-site parking** just steps from the entrance and monument signage for **prominent visibility** within the office park.

This is an excellent opportunity for professional users seeking office space in one of Gainesville's most accessible and convenient locations.



Highlights

- 2,250± SF professional office space
- Located in stand-alone, all-brick building in Crown Pointe Office Park
- Conveniently located just off NW 16th Boulevard, a major east-west corridor
- Steps from Publix, The Fresh Market and Thornebrook Village shopping and dining
- Functional layout with four private offices, conference room and open work area
- Bright and inviting lobby and reception area
- Windows throughout all work/office areas
- Break area with exterior access and two restrooms
- Ample on-site parking directly in front of the building
- Monument signage available for strong tenant visibility
- Available: December 2025

Photo Gallery

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Contact Us

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Area Demographics

Source: ESRI Business Analyst



**Population
(2025)**

1 Mile

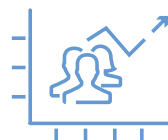
7,768

3 Mile

85,474

5 Mile

182,118



**Population
Projection (2030)**

7,691

85,916

184,425



**Average Household
Income (2025)**

\$128,297

\$95,183

\$86,453



**Projected Average
Household Income (2030)**

\$141,204

\$105,448

\$96,322

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