

LEASE

4111 NW 6TH ST

4111 NW 6th ST Gainesville, FL 32609



PROPERTY DESCRIPTION

Located on the busy business corridor of NW 6th Street, this building has easy access to many transit routes and amenities. There is great signage and frontage on NW 6th Street. Lease rate based on a 5-year lease terms.

Suite A consists of approximately 2200 SF of warehouse with the balance in office space.

Suite B has three private offices, a generous reception room, a very usable mezzanine area, and a spacious warehouse (approx. 900 square feet) with large bay door access.

COLUMN 1	LEASE RATE	TYPE	SPACE SIZE
Suite A	\$4496/month	NN	4028 SF
Suite B	\$2995/month	NN	2700 SF

OFFERING SUMMARY

Lease Rate	\$12.97 - 13.40 SF/yr NN
Available SF:	2,770 - 4,028 SF
Pass Thru (NN) Rate:	\$2.57/SF
Lot Size:	0.2 Acres
Building Size:	8,625 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,014	49,153	94,365
Total Population	4,208	122,652	231,978
Average HH Income	\$57,038	\$79,508	\$91,103

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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!

