

LEASE

1014 NW 57TH ST

1014 NW 57th St Gainesville, FL 32605



LEASE RATE

\$22.50 SF/yr

Shasta Schoellhorn

352 922 0048

Perry Pursell

352 665 9731

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



LEASE

1014 NW 57TH ST

1014 NW 57th St Gainesville, FL 32605



PROPERTY DESCRIPTION

Two story professional office building available in a great location off Newberry Road. Approximately one-half mile east of HCA North Florida Hospital and I-75. Underwent a major renovation in late 2014. Lot offers ample parking. First floor with a large reception area, a multitude of private offices/exam rooms, supply rooms, lab spaces, and 4 bathrooms. Elevator or stairs takes you to the second floor with another large reception area, many private offices/exam rooms, 2 supply rooms, a break room, a conference room, and 3 bathrooms. Floors can be leased separately. This is a sublease.

OFFERING SUMMARY

Lease Rate: \$22.50 SF/yr (NNN)

Tenant Responsible For: Electric/Gas, Water/Sewer, and Janitorial

Available SF: 9,456 SF

Building Size: 9,456 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
--	--------	---------	----------

Total Households	2,573	74,970	100,058
------------------	-------	--------	---------

Total Population	5,792	162,827	225,138
------------------	-------	---------	---------

Average HH Income	\$76,887	\$60,732	\$62,925
-------------------	----------	----------	----------

Shasta Schoellhorn
352 922 0048

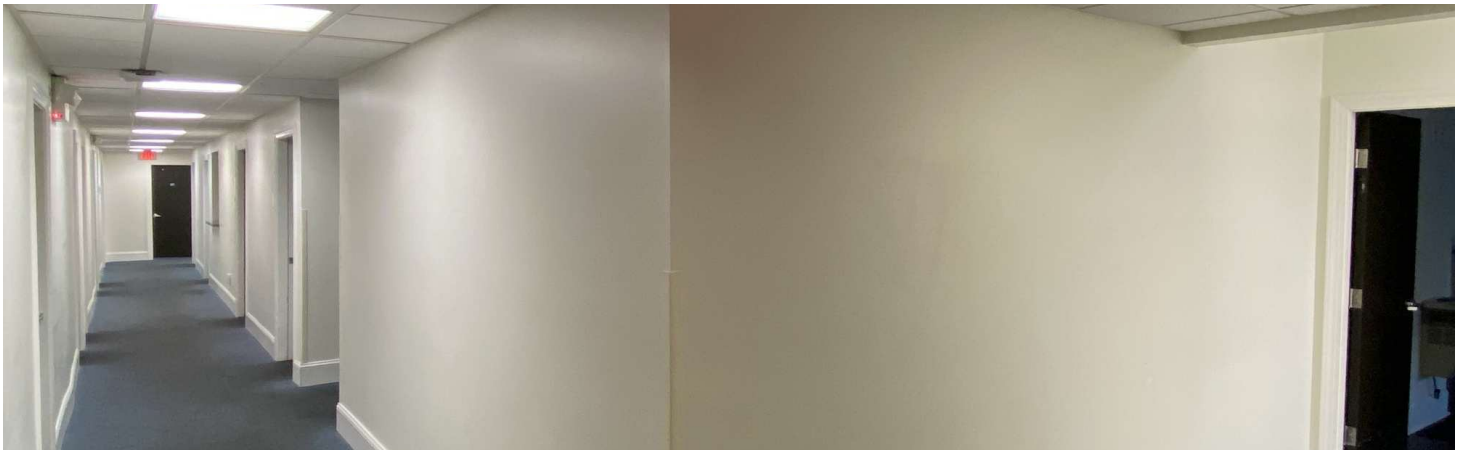
Perry Pursell
352 665 9731



COLDWELL BANKER
COMMERCIAL
M.M. PARRISH REALTORS

LEASE

1014 NW 57TH ST
1014 NW 57th St Gainesville, FL 32605



Shasta Schoellhorn
352 922 0048

Perry Pursell
352 665 9731



**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

LEASE

1014 NW 57TH ST

1014 NW 57th St Gainesville, FL 32605



Shasta Schoellhorn
352 922 0048

Perry Pursell
352 665 9731

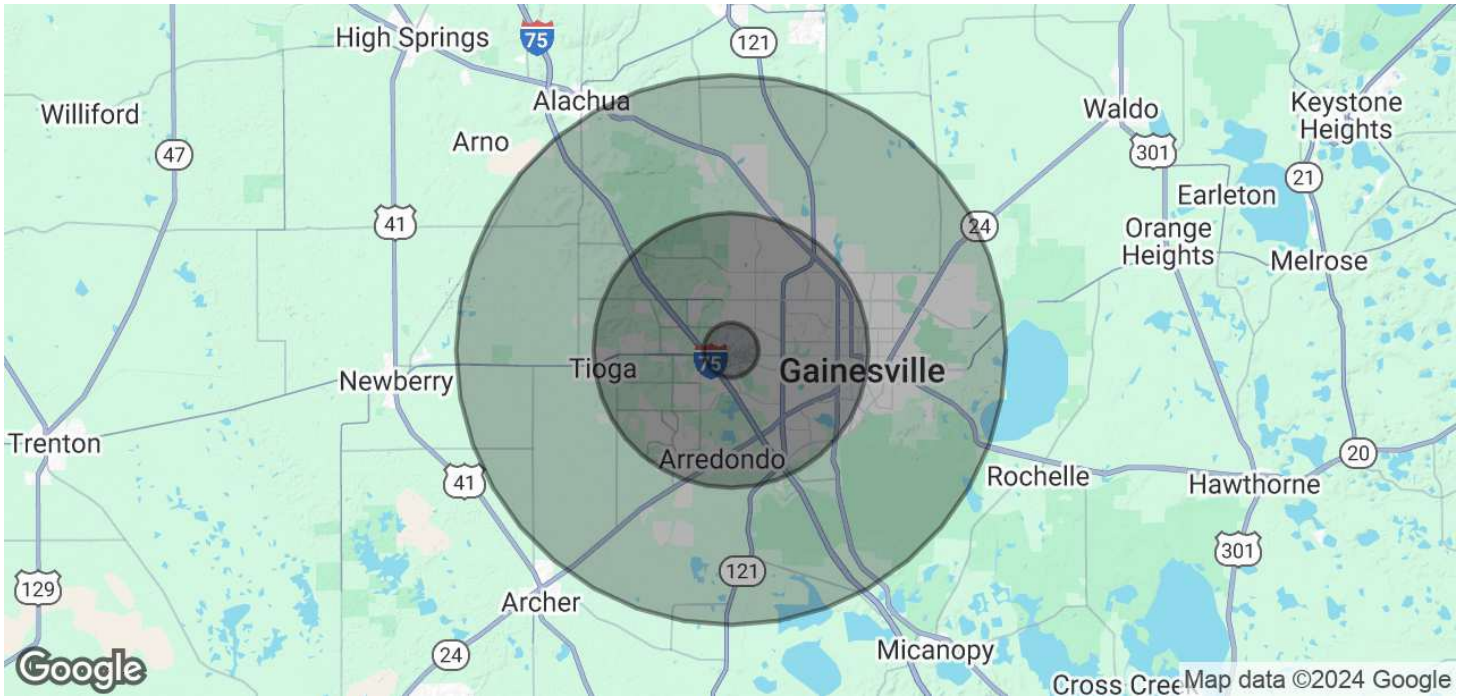


COLDWELL BANKER
COMMERCIAL
M.M. PARRISH REALTORS

LEASE

1014 NW 57TH ST

1014 NW 57th St Gainesville, FL 32605



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,792	162,827	225,138
Average Age	37.1	33.2	34.6
Average Age (Male)	39.4	32.4	33.6
Average Age (Female)	34.6	34.3	35.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,573	74,970	100,058
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$76,887	\$60,732	\$62,925
Average House Value	\$182,863	\$186,513	\$188,422

2020 American Community Survey (ACS)

Shasta Schoellhorn
352 922 0048

Perry Pursell
352 665 9731



**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

LEASE

1014 NW 57TH ST
1014 NW 57th St Gainesville, FL 32605



SHASTA SCHOELLHORN

Commercial Sales Associate

Direct: 352.922.0048 **Cell:** 352.922.0048
shasta@mmparrish.com

FL #259506759



PERRY PURSELL

Commercial Sales Associate

Direct: 352.665.9731 **Cell:** 352.665.9731
p2venture@aol.com

Shasta Schoellhorn
352 922 0048

Perry Pursell
352 665 9731



COLDWELL BANKER
COMMERCIAL
M.M. PARRISH REALTORS