

LEASE

THE 2610 EXECUTIVE CENTRE

2610 NW 43rd Street #1B Gainesville, FL 32606



PROPERTY DESCRIPTION

The 2610 Executive Centre is centrally located in the heart of Gainesville's professional services corridor and is ideally situated to serve both regional and local businesses. The building is nicely landscaped and each suite offers great views from large windows. Utilities are an additional \$2.75/SF/yr and include water, electric, and trash.

Suite 1B is a first floor suite located just inside the building through a welcoming lobby. The suite consists of spacious reception area, kitchenette, and four good sized offices. Restrooms are just outside the suite in the common area.

PROPERTY HIGHLIGHTS

- Prime location in Gainesville, FL
- Well-maintained building
- Ample parking for tenants and visitors
- High visibility with excellent signage opportunities
- Access to major transportation routes

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Number of Units:	8
Available Unit:	Suite 1B
Available SF:	1,247 SF
Building Size:	13,798 SF
Zoning:	BUS
Traffic Count:	26000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,581	26,760	62,686
Total Population	5,754	61,733	153,223
Average HH Income	\$85,570	\$62,644	\$53,883

Dean R. Cheshire

352 745 1883

Dean@mmparrish.com

Craig Carter

352 339 4038

ccarter@mmparrish.com

Michelle Carter

352 339 5734

mcarter@mmparrish.com



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

LEASE

THE 2610 EXECUTIVE CENTRE
2610 NW 43rd Street #1B Gainesville, FL 32606



Dean R. Cheshire
352 745 1883
Dean@mmparrish.com

Craig Carter
352 339 4038
ccarter@mmparrish.com

Michelle Carter
352 339 5734
mcarter@mmparrish.com



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



352.745.1883

dean@mmparrish.com

352.339.5734

mcarter@mmparrish.com

352.339.4038

ccarter@mmparrish.com

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!

