

Office Condo | For Sale

CBRE

# 43rd Street Professional Center 1,689± SF Office Condo for Sale

3720 NW 43rd St, Suite 101,  
Gainesville, FL 32606



Asking Price: \$295,000

Owner is a licensed real estate broker.



# Property Information

This is a newly-remodeled, fully leased, 1,689 square foot office condo located in the prestigious 43rd Street Office market. This opportunity is ideal for an investor seeking rental income in a stabilized office market with very low vacancy rates.

43rd Street Professional Center offers a great mix of administrative professional services including insurance, dental, real estate, and legal professionals.

## Key Features:

- 1,689 total square feet, split into two spaces (1,189 SF and 500 SF)
- Recently remodeled office space
- Ample parking direct to site
- Currently fully leased to two reputable tenants with the option to terminate agreements for an owner user
- Located in the southwest corner of NW 39th Ave and NW 43rd Street
- Building signage and monument signage located directly on NW 43rd Street with an average 24,500 cars per day
- **SELLER FINANCING AVAILABLE**

### Space 1 - 1,189 SF:

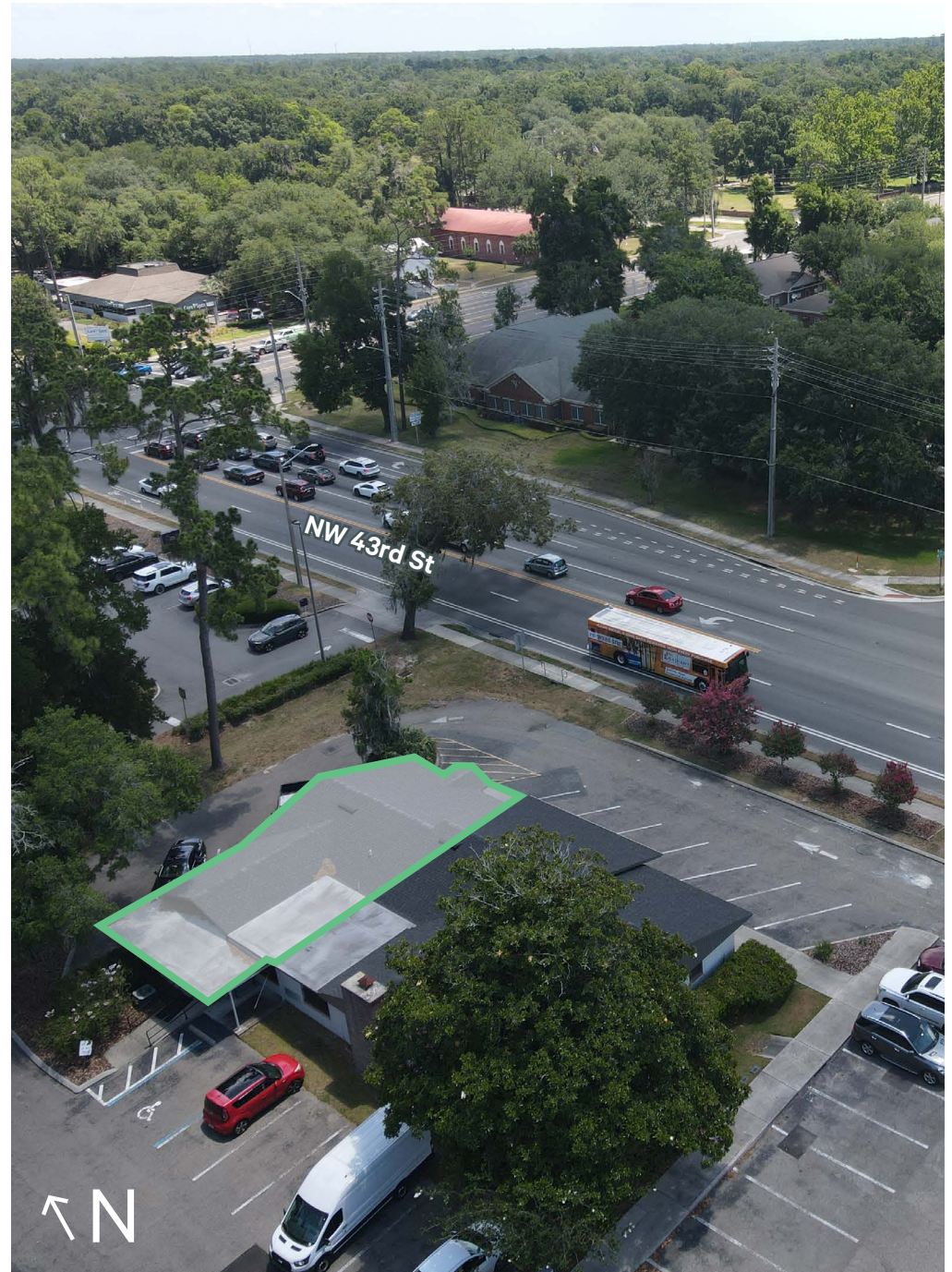
- Large reception and lobby area
- Three private offices with a kitchenette, full bath and two storage closets located in the larger office
- Conference room
- Two restrooms and storage area

### Space 2 - 500 SF:

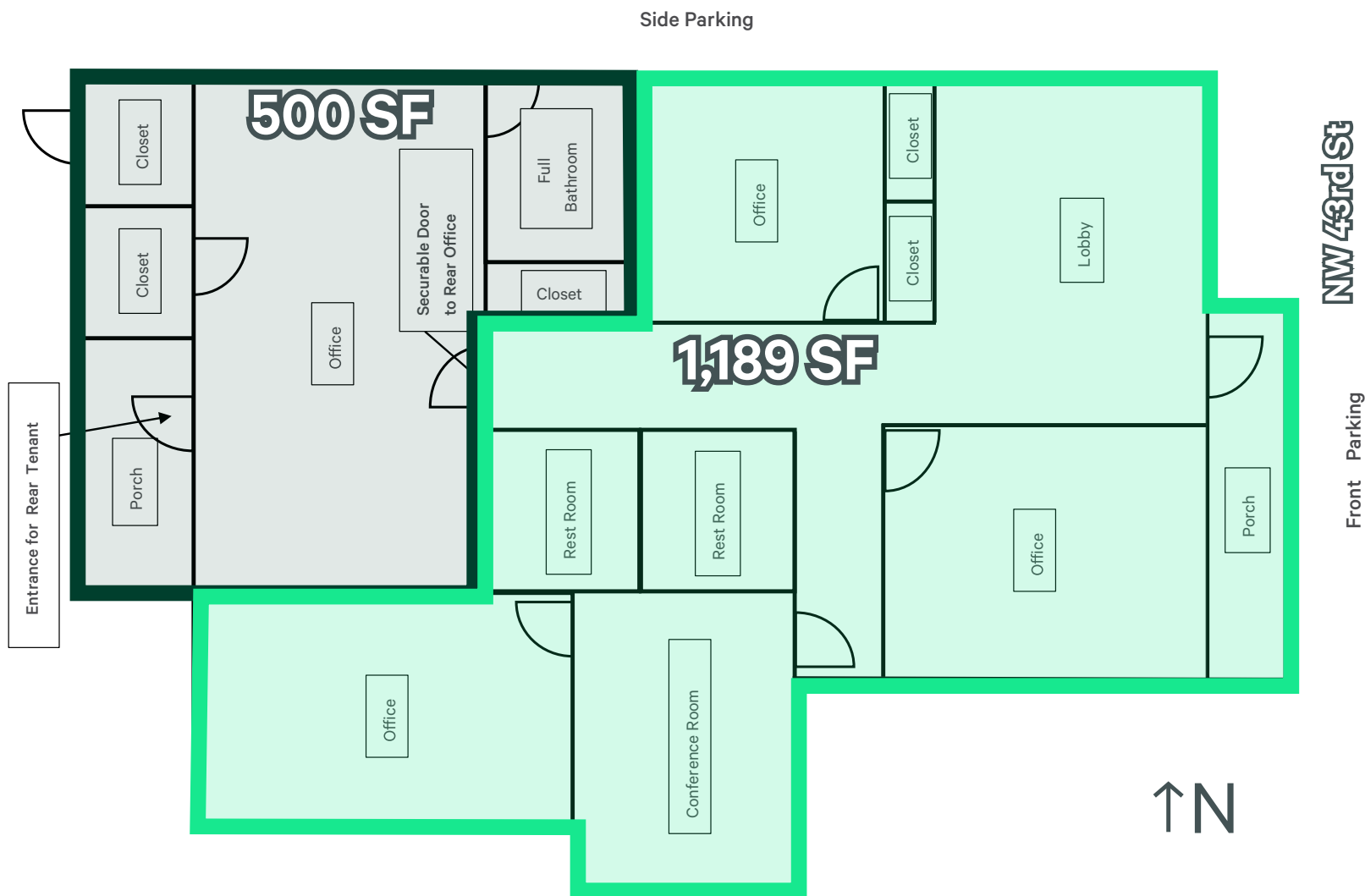
- Large 17' x 26' open office

### Usage:

Investment Opportunity: Lease the space to tenants for steady rental income.



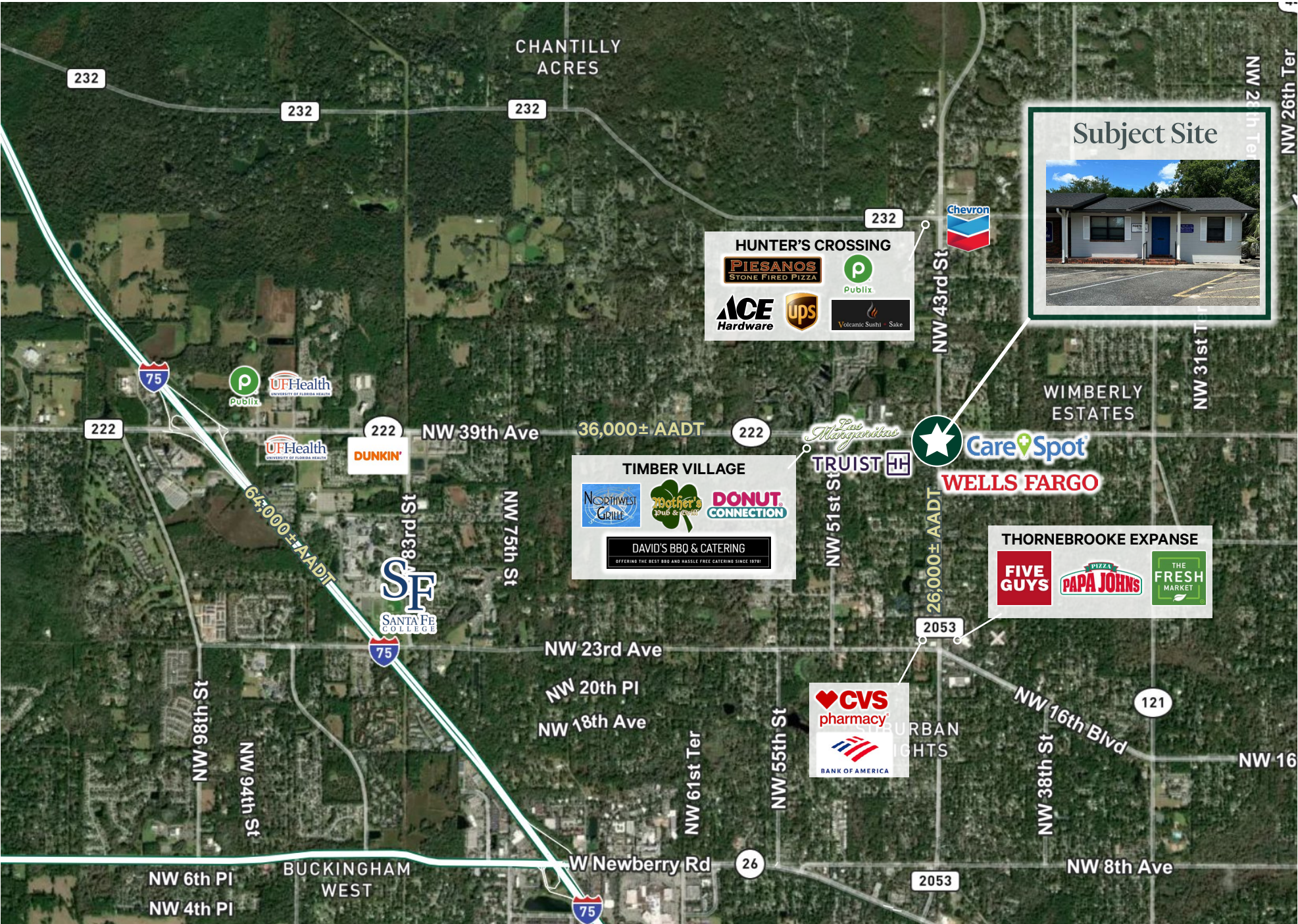
# Floor Plan



Tenant	Space Size	Rent PSF (Gross)	Annual Escalations	Annual Rent	Lease Expiration Date	Extension Options
Luxe Flo Spa	1,189	\$18.02	3%	\$21,426.00	12/31/27	1 - 3 year (annual escalations continue)
Dr. Trisha Biggers Peterson, Ph.D.	500	\$23.76	3%	\$11,880.00	12/31/25	1 - 3 year (annual escalations continue)
	1,689	\$19.11		\$33,306.00		



# Trade Aerial



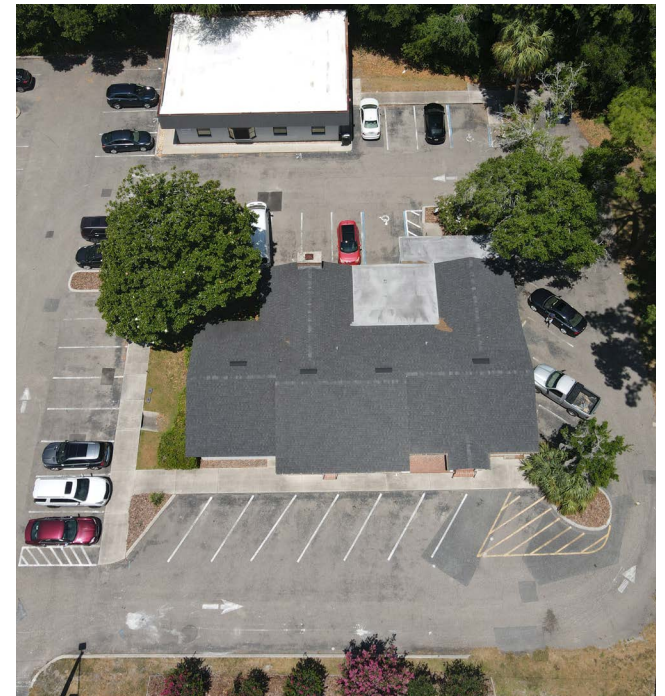


# Gainesville Aerial



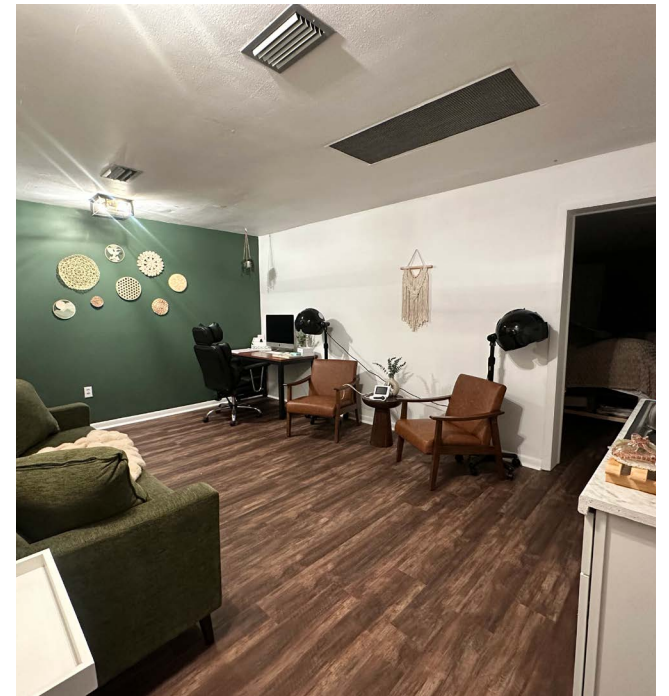
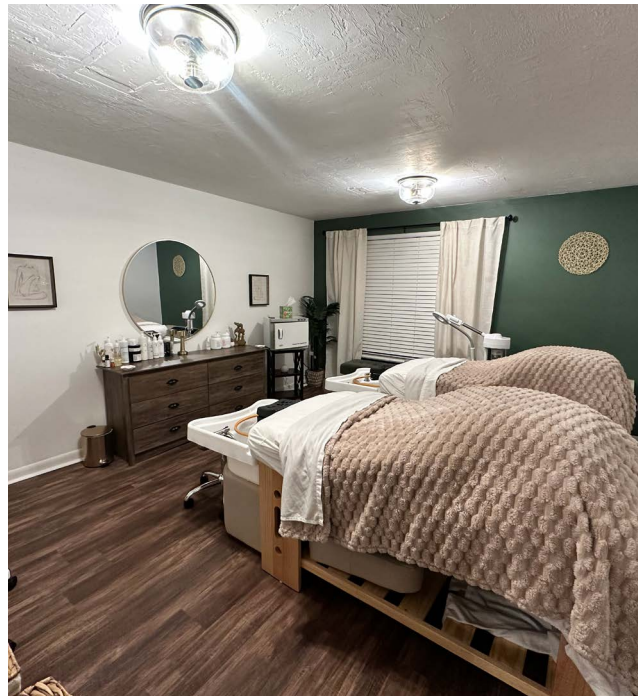


# Exterior Photos





# Interior Photos





# University of Florida

The University of Florida is an American public land-grant, sea-grant, and space-grant research university on a 2,000-acre campus in Gainesville, Florida. The University of Florida is home to 16 academic colleges and more than 150 research centers and institutes on one contiguous campus.

Classified as a  
**Research University**  
*with significant research by the  
Carnegie Foundation for the  
Advancement of Teaching*

**2nd Largest  
Florida University**  
*by student population*

**8th Largest  
Single-Campus University**  
*in the United States*

# #1

**Top Public  
University in the  
United States**  
*2023, U.S. News &  
World Report*

# 75,000+

**Students Live  
in Gainesville**

# 14,700+

**University  
Employees**

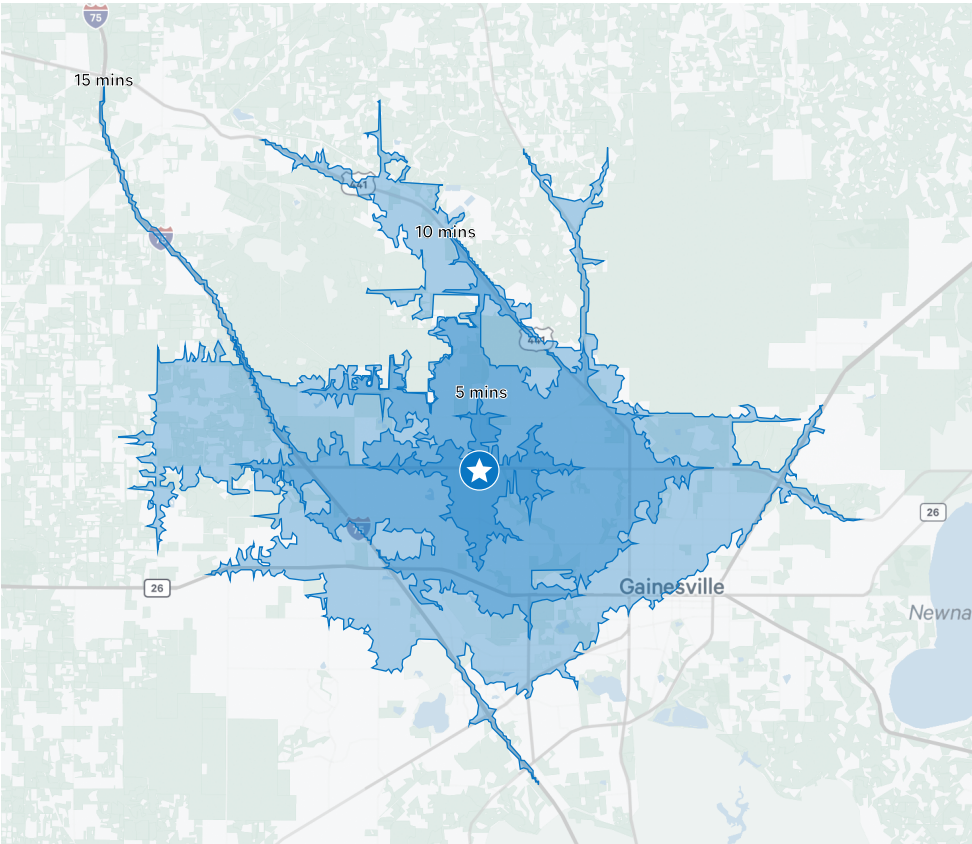
**Close Proximity to Ben  
Hill Stadium, with**  

# 1,000,000

  
**Visitors Annually**



# Demographics



	5 Minutes	10 Minutes	15 Minutes
2023 Population	21,154	74,348	164,674
2028 Population	20,919	73,708	164,840
2023-2028 Annual Population Growth Rate	-0.22%	-0.17%	0.02%
2023 Population	21,154	74,348	164,674
2023 Daytime Population	21,084	77,543	182,051
2023 Households	9,461	32,290	67,403
2028 Households	9,434	32,260	68,040
2023 Average Household Income	\$121,221	\$101,173	\$85,712
2028 Average Household Income	\$141,646	\$118,976	\$100,093
2023 Median Age	44	37	29
Bachelor`s Degree	4,799	14,802	25,598
Graduate or Professional Degree	5,050	14,193	25,188
2023 Median Value of Owner Occ. Housing Units	\$305,901	\$279,121	\$286,111
2023 Average Value of Owner Occ. Housing Units	\$330,765	\$307,216	\$313,789

## Contact Us

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