

# 43rd Street Professional Center 500± SF Office Available for Lease

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



Call for Pricing

Owner is a licensed real estate broker.



# Property Information

This is a newly remodeled, 1,689-square-foot office space located in the prestigious 43rd Street Professional Center. Whether you're an investor seeking rental income or an owner-user looking to occupy part of the space, this property offers exceptional value.

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

### Space 1 - 1,189 SF:

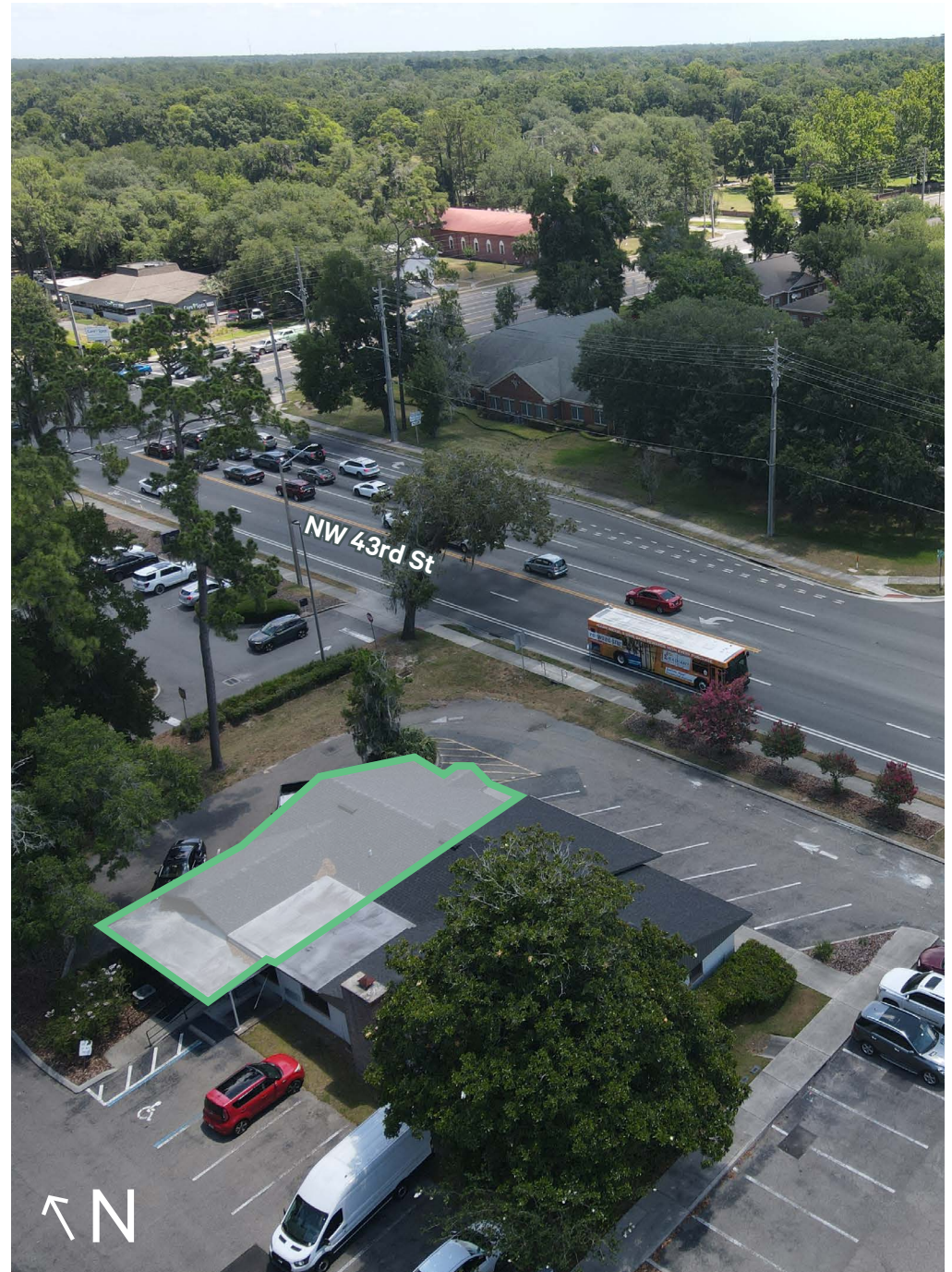
- Large reception and lobby area
- Three private offices with a kitchenette, full bath and two storage closets located in the larger office
- Conference room
- Two restrooms and storage area

### Space 2 - 500 SF:

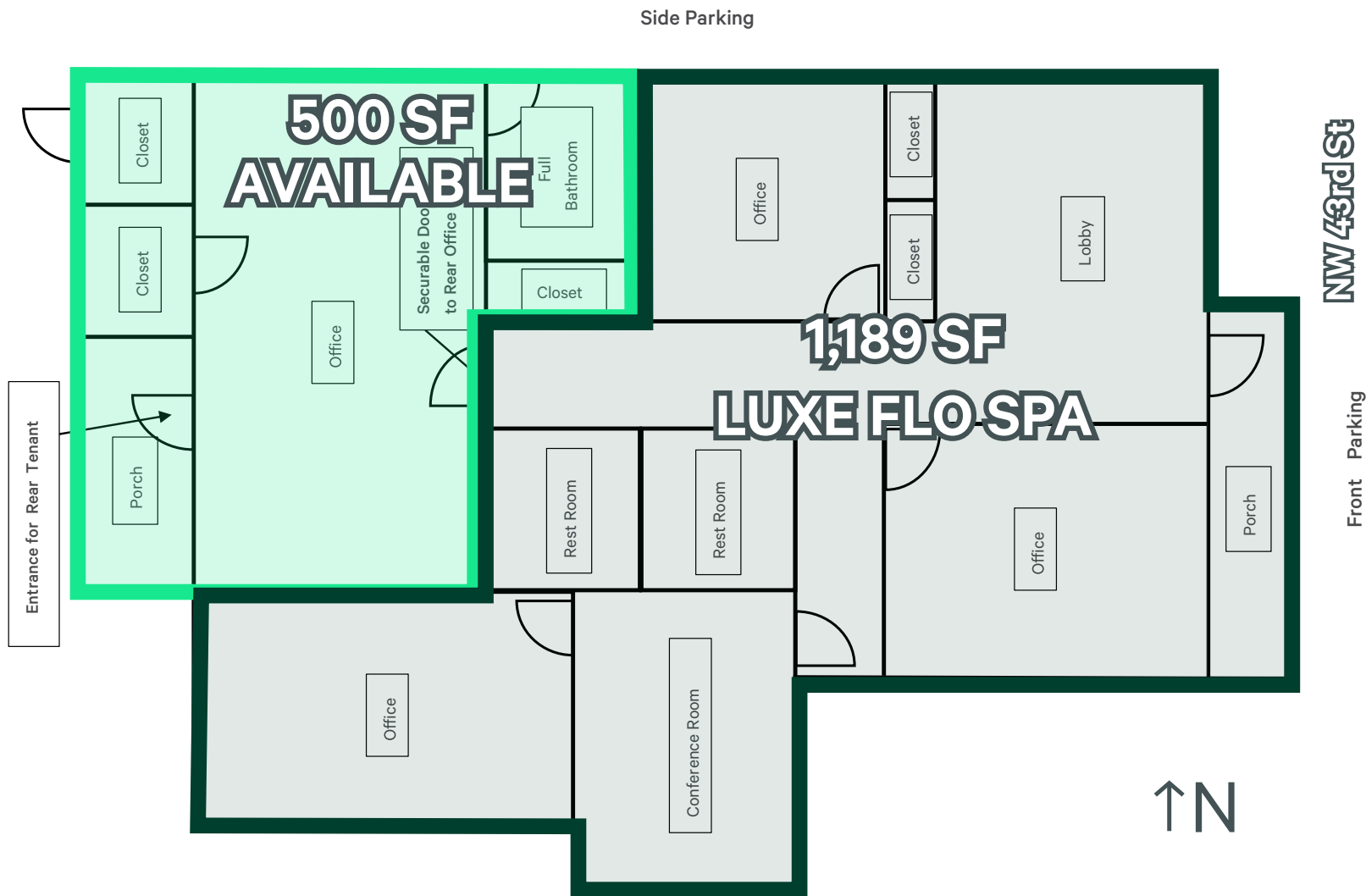
- Large 17' x 26' open office

### Usage Options:

1. Investment Opportunity: Lease the space to tenants for steady rental income.
2. Owner-User: Occupy part of the space while leasing the remainder to a tenant.

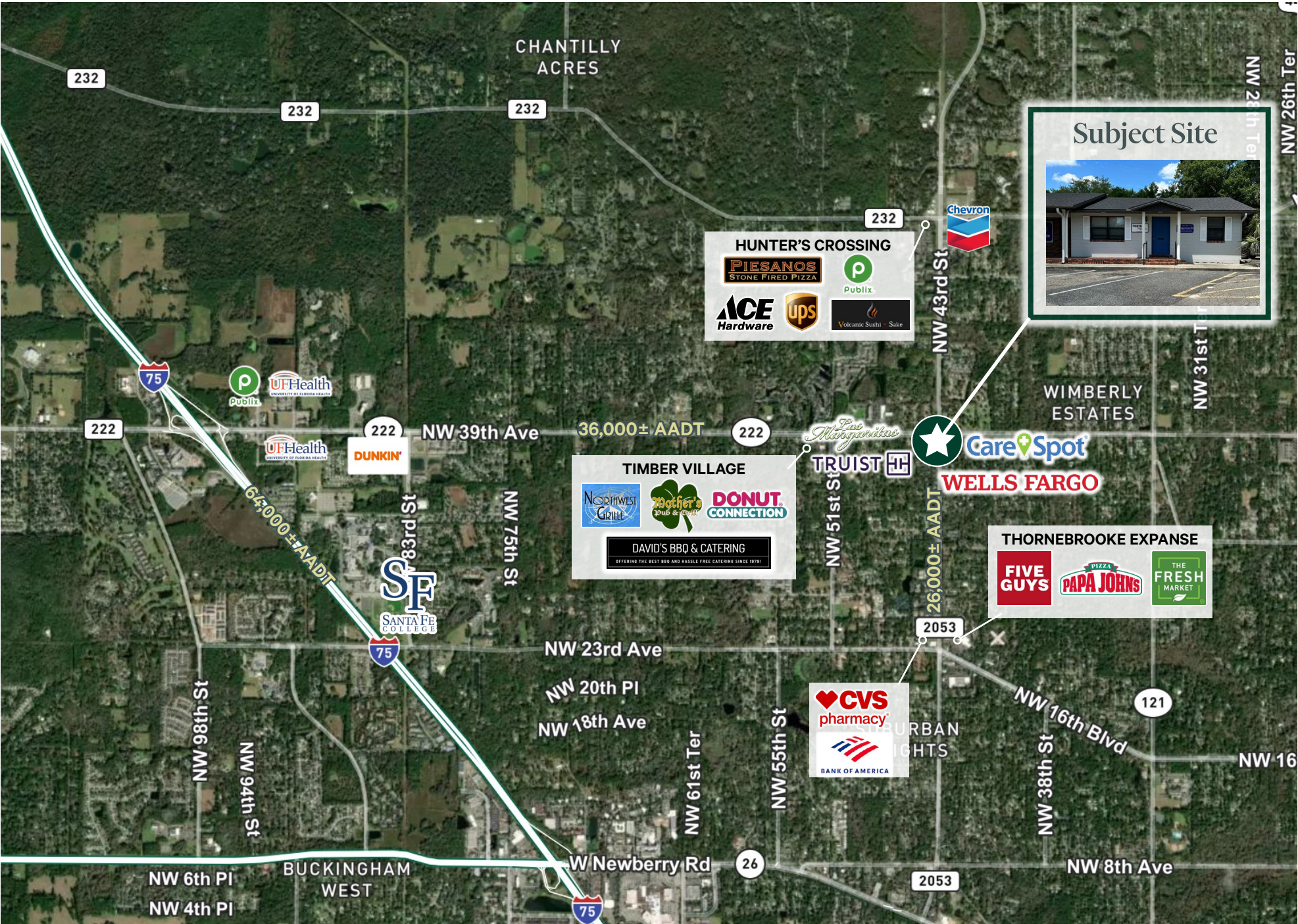


# Floor Plan





# Trade Aerial



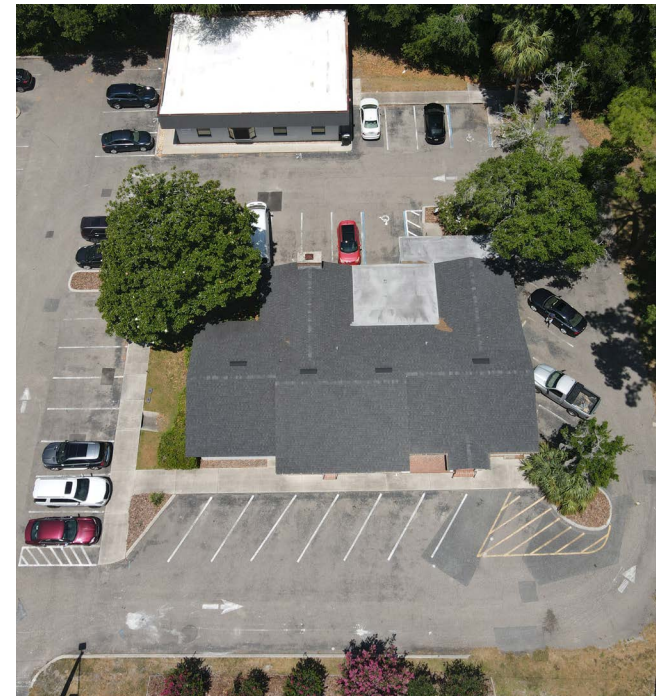


# Gainesville Aerial



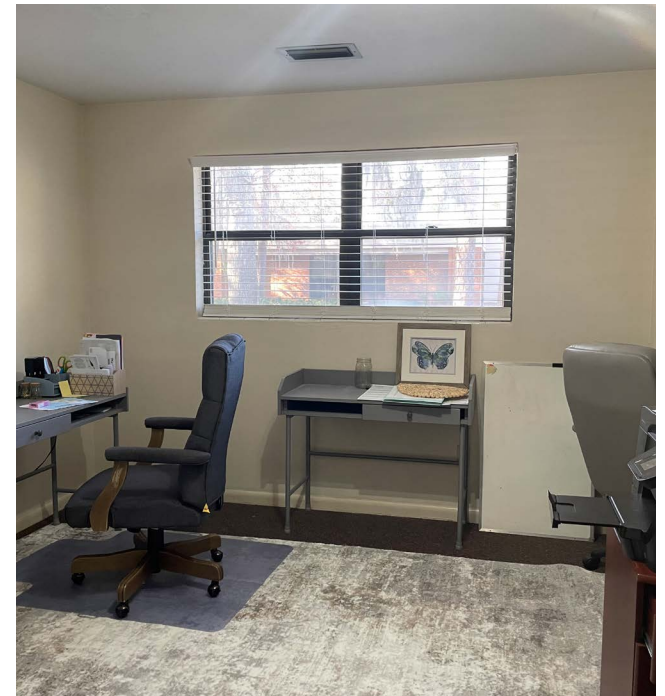


# Exterior Photos





# 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**

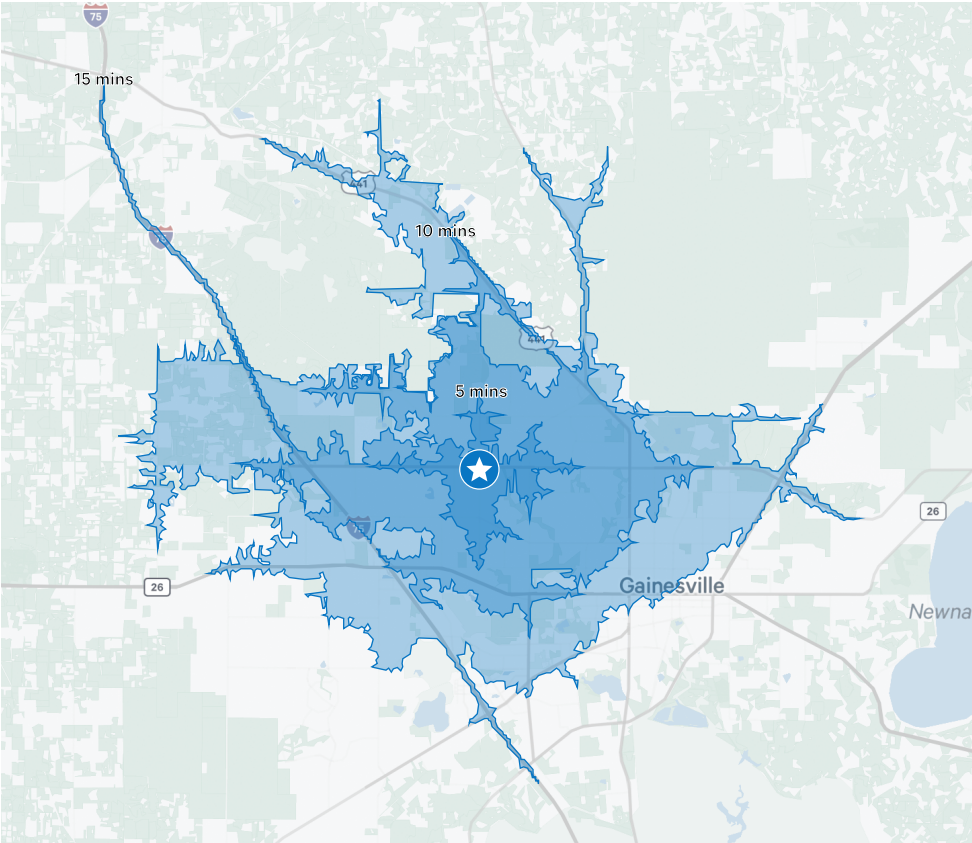
**Close Proximity to Ben  
Hill Stadium, with**  

# 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

**Jason J. Hurst, MBA**  
Senior Associate | Retail  
jason.hurst@cbre.com  
T +1 904 596 2940 C +1 352 256 6714

**Damaris Arroyo**  
Associate | Retail  
damaris.arroyo@cbre.com  
T +1 904 596 2952 C +1 662 769 5329

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

