

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:

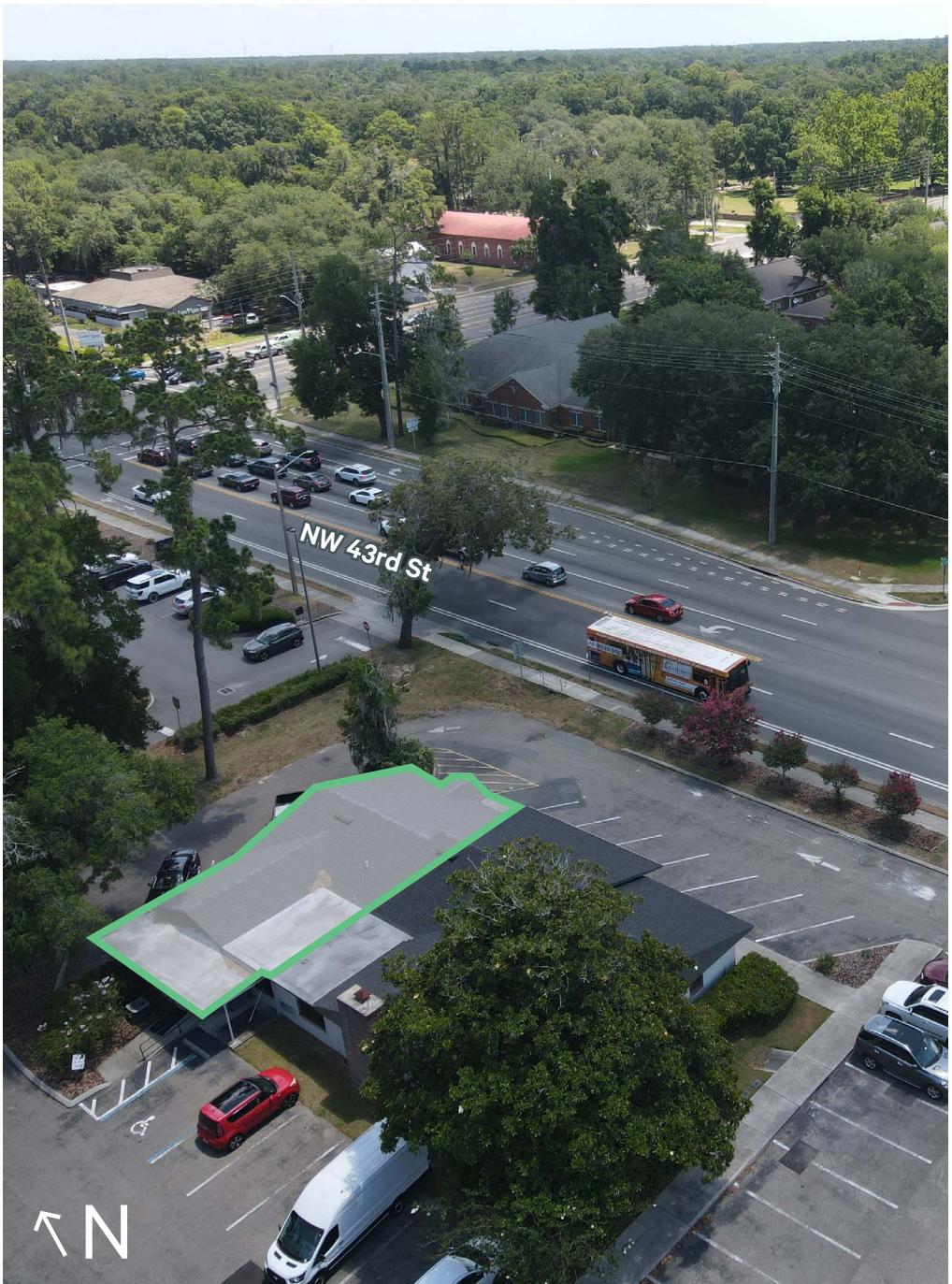
- Large reception and lobby area
- Three private offices with a kitchenette, full bath and two storage closets located in the larger office
- Conference room
- Two restrooms and storage area

Space 2 - 500 SF:

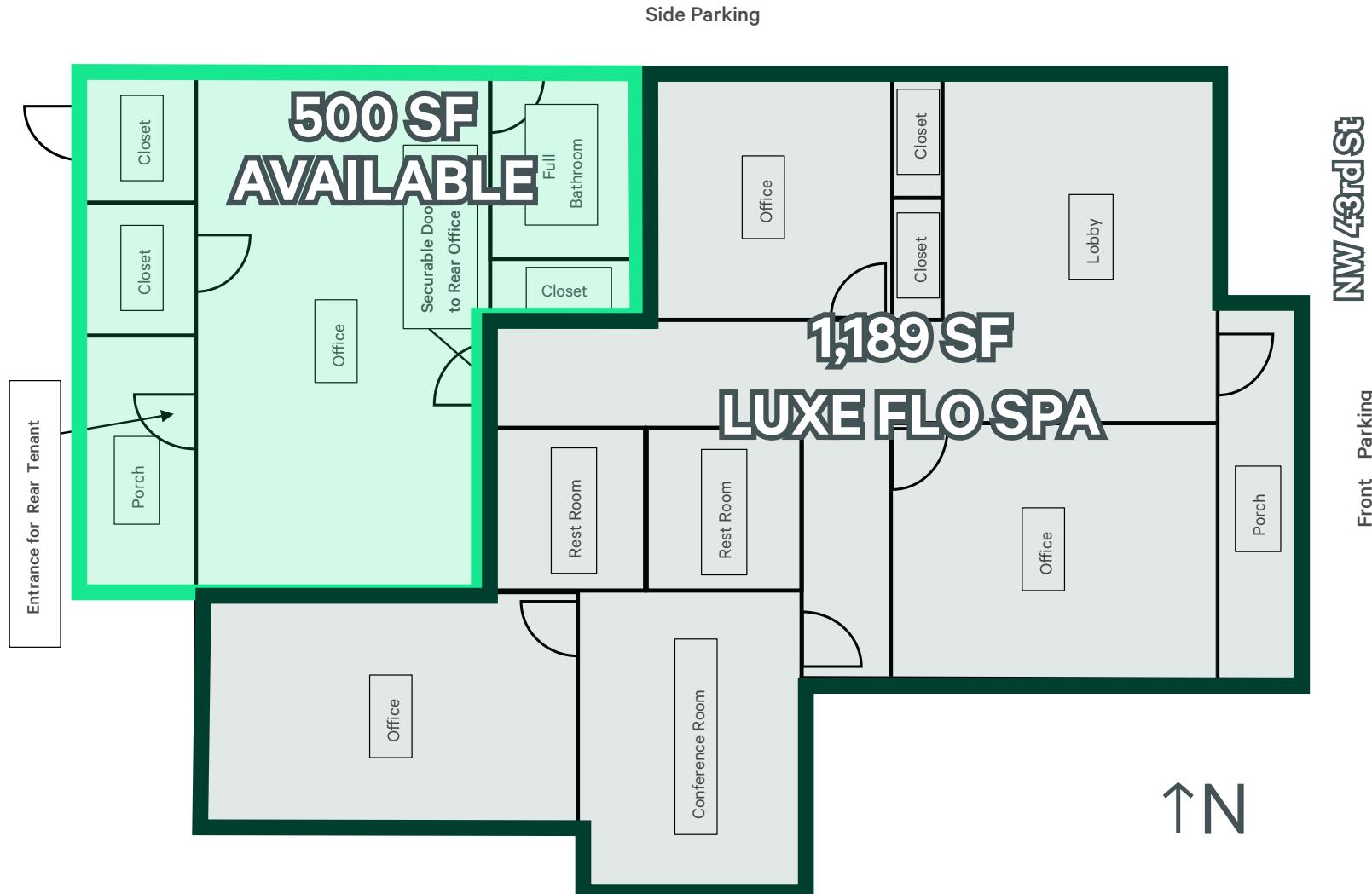
- Large 17' x 26' open office

Usage Options:

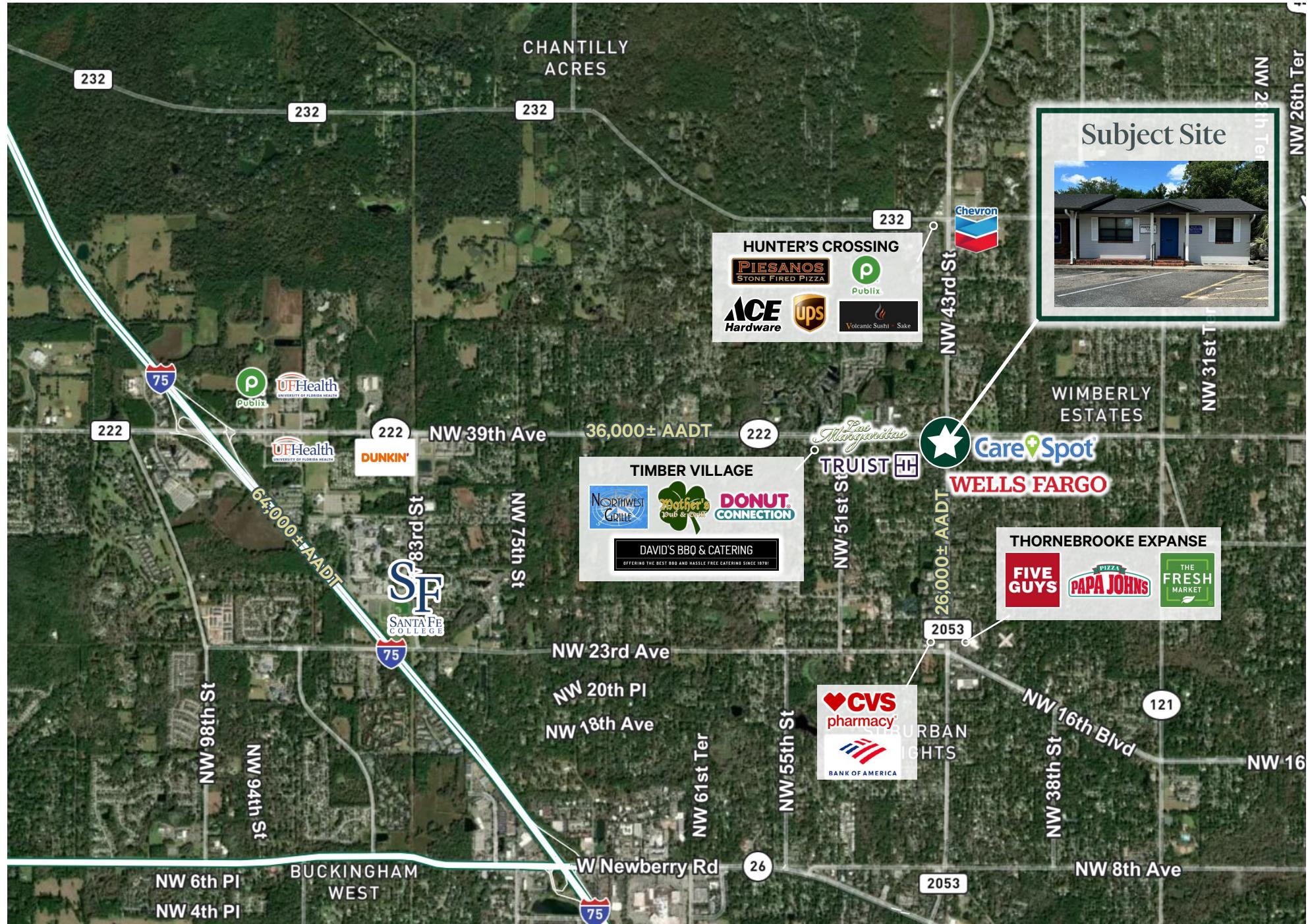
1. Investment Opportunity: Lease the space to tenants for steady rental income.
2. Owner-User: Occupy part of the space while leasing the remainder to a tenant.



Floor Plan



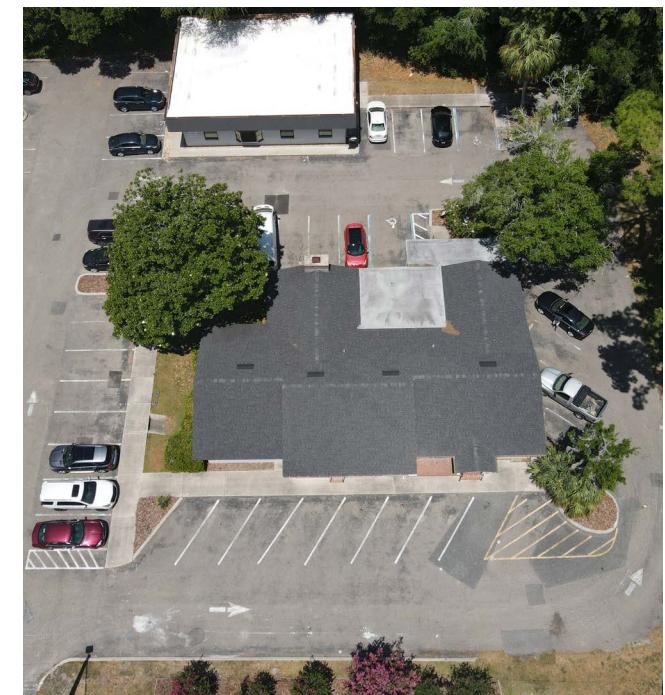
Trade Aerial



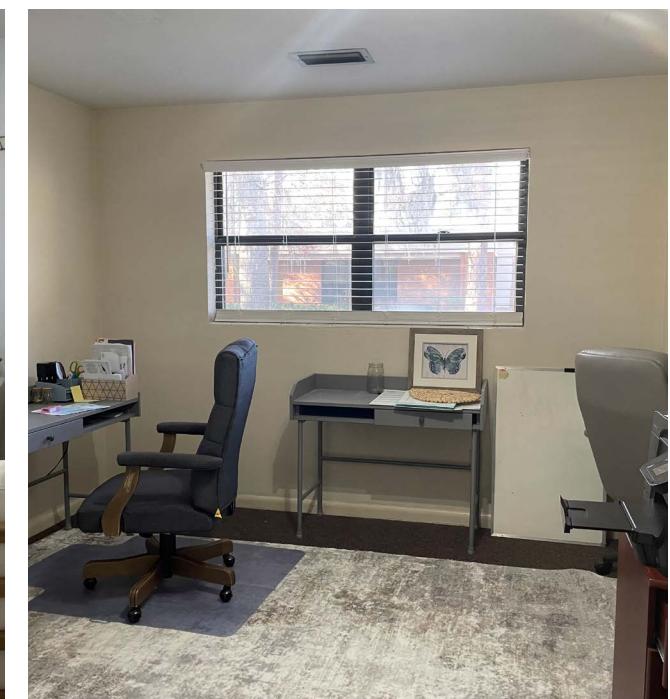
Gainesville Aerial



Exterior Photos



Interior Photos



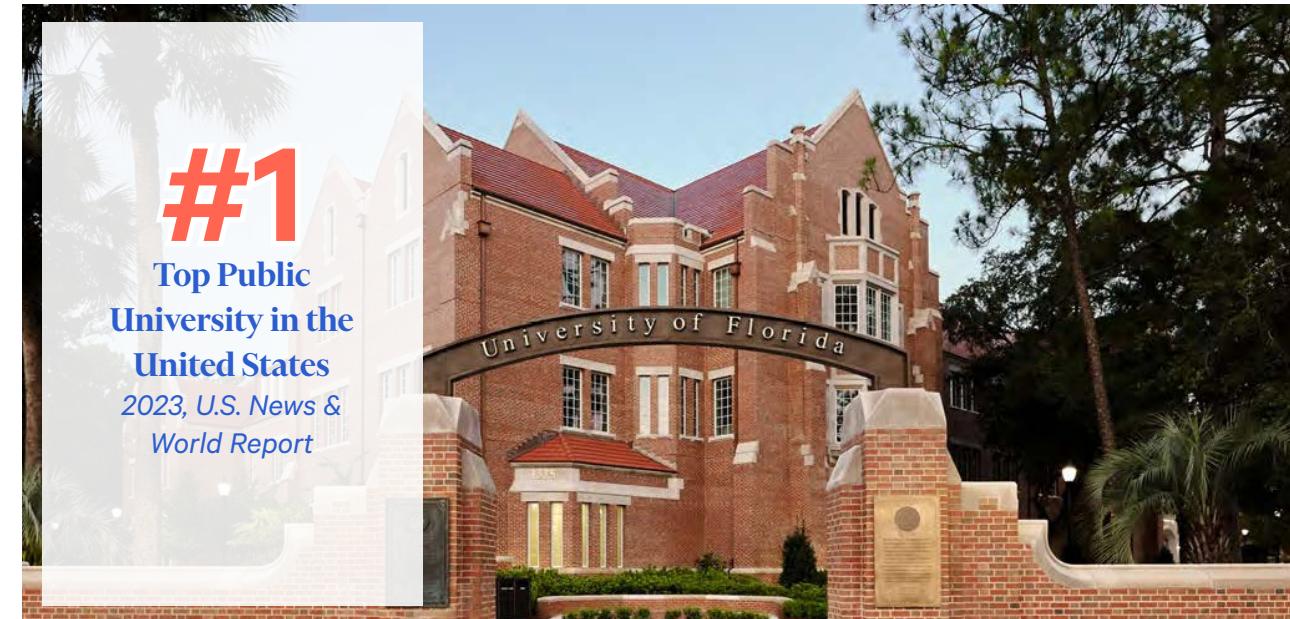
University of Florida

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.

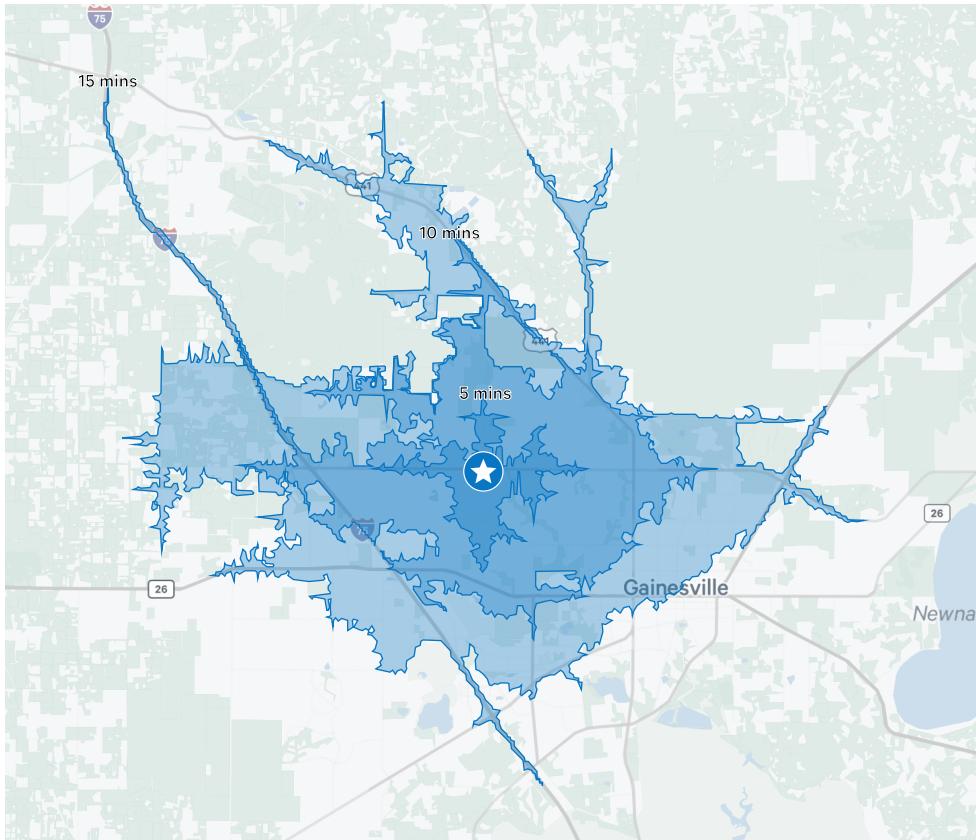
Classified as a Research University with significant research by the Carnegie Foundation for the Advancement of Teaching

2nd Largest Florida University by student population

8th Largest Single-Campus University in the United States



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

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