

# PROFESSIONAL OFFICE SPACE FOR LEASE

Crown Pointe IV | 2209 NW 40th Terrace, Gainesville, FL 32605 | Suite A

6,093± SF | \$18/SF NNN



**DAN DROTOS, MSRE, SIOR, CCIM**

*President & Managing Principal*

☎ 352.420.9889

☎ 954.551.9846

ddrotos@lee-associates.com

**LAUREN VAZQUEZ, SIOR**

*Vice President*

☎ 352.420.9889

☎ 352.222.4590

lvazquez@lee-associates.com

**RORY CAUSEAUX, P.E.**

*Principal*

☎ 352.420.9889

☎ 352.317.6341

rcauseaux@lee-associates.com

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY DETAILS

2209 NW 40th Terrace, Suite A

**Don't miss this rare opportunity to lease professional office space in the heart of Gainesville.** Located in the highly desirable Crown Pointe Office Park, this stand-alone, well-maintained brick building offers a polished professional presence just off NW 16th Boulevard—one of Gainesville's major east-west corridors, with an impressive average of 19,700 vehicles per day.

Positioned mere steps from the high-traffic intersection of NW 43rd Street and NW 16th Boulevard, this office is surrounded by high-profile retail including Publix, Fresh Market and the popular Thornebrook Village Shopping Center. The central location ensures convenient access for clients, customers and staff alike.

With approximately 6,093± SF, this flexible and thoughtfully designed office space features a welcoming reception area, five private offices, a large and small conference room and three expansive work areas, each equipped with six built-in workstations and central collaboration spaces. Additionally, the space includes an IT/telecom room, lounge/break room, copy room, generous storage area, restrooms and a private side exit.

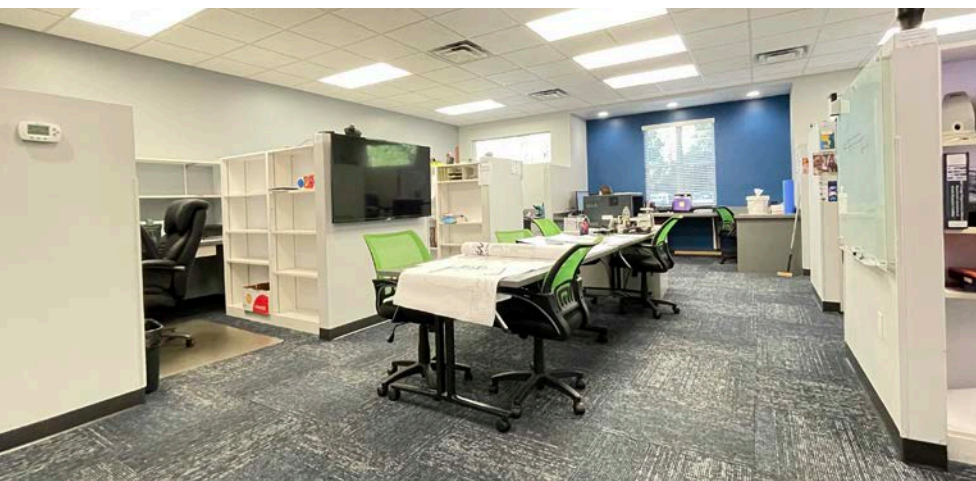
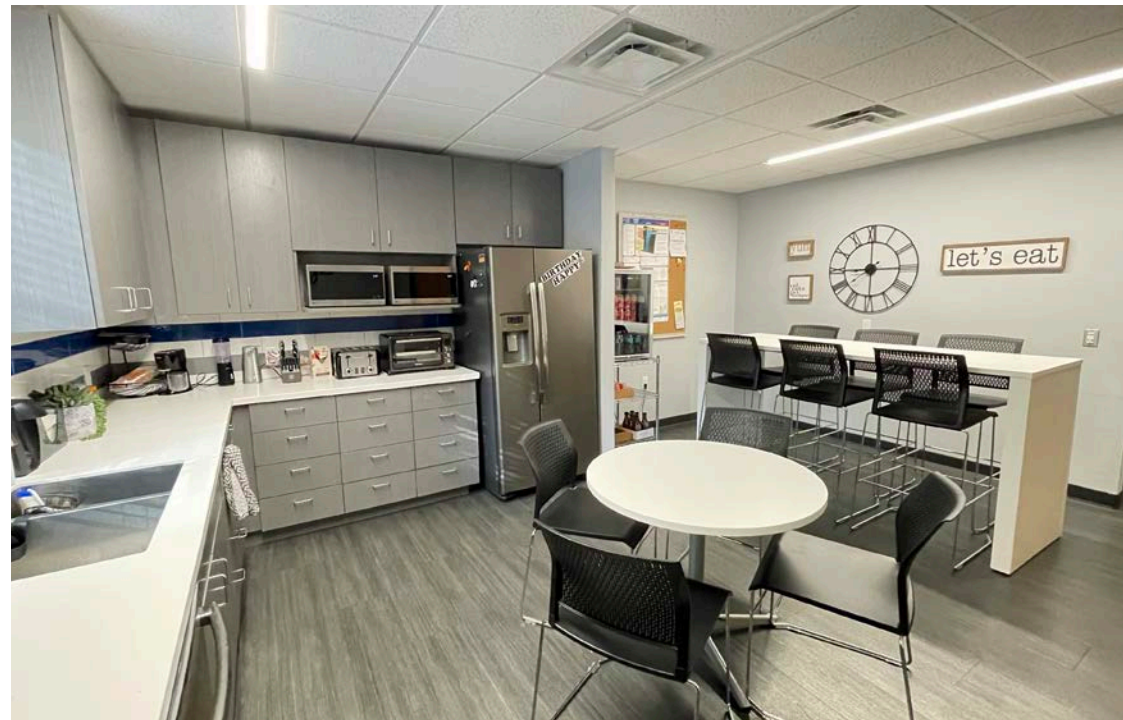


## Highlights

- Flexible floor plan
- Immediate access to NW 16th Blvd with 19,700 AADT
- Prime location near NW 43rd St & NW 16th Blvd intersection
- Zoning: PD
- Renovated in 2023
- Steps from Publix, Fresh Market and Thornebrook Village
- Restrooms and private side building exit
- Well-maintained and move-in ready

# PROPERTY PHOTOS

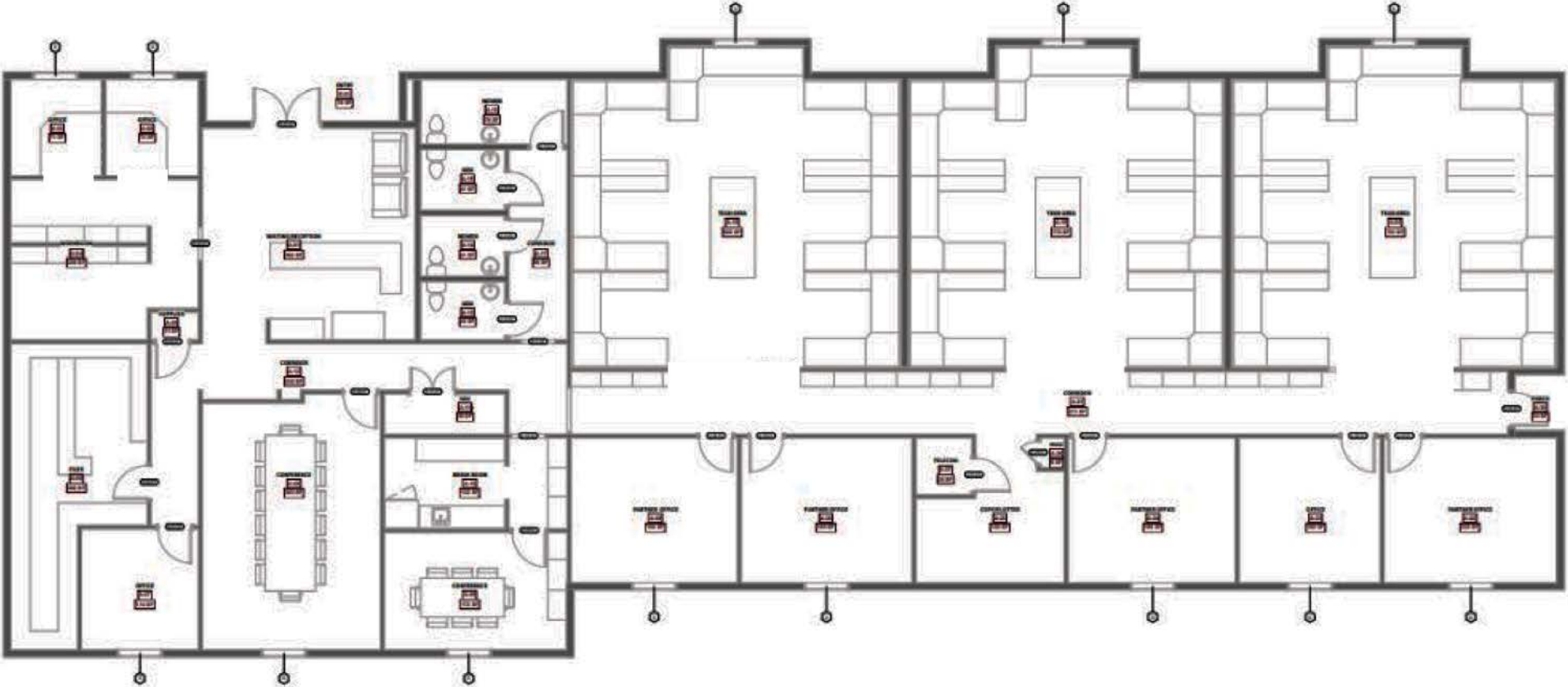
2209 NW 40th Terrace, Suite A



# FLOOR PLAN

2209 NW 40th Terrace, Suite A

Front Parking Area





**Population  
(2025)**



**Population  
Projection (2030)**



**Average Household  
Income (2025)**



**Projected Average  
Household Income (2030)**

	Population (2025)	Population Projection (2030)	Average Household Income (2025)	Projected Average Household Income (2030)
<b>1 MILE</b>	7,361	7,313	\$131,368	\$144,640
<b>3 MILE</b>	80,546	81,373	\$98,370	\$108,838
<b>5 MILE</b>	181,318	183,943	\$88,762	\$98,999

# FOR LEASE

2209 NW 40th Terrace, Suite A



**6,093± SF PROFESSIONAL OFFICE SPACE**

---

## **DAN DROTOS, MSRE, SIOR, CCIM**

*President & Managing Principal*

☎ 352.420.9889

☎ 954.551.9846

ddrotos@lee-associates.com

## **LAUREN VAZQUEZ, SIOR**

*Vice President*

☎ 352.420.9889

☎ 352.222.4590

lvazquez@lee-associates.com

## **RORY CAUSSEAU, P.E.**

*Principal*

☎ 352.420.9889

☎ 352.317.6341

rcausseau@lee-associates.com