

Lease

1701 NW 80th Boulevard

1701 NW 80th Boulevard Gainesville, FL 32606



PROPERTY DESCRIPTION

Situated just off of Fort Clark Boulevard near both Newberry road and NW 23rd Avenue, this office space is perfectly located for companies seeking excellent accessibility to west Gainesville and Jonesville. This well-located building in NW Gainesville area is perfect for companies seeking the flexibility of private offices combined with modern "flex" open work environments.

PROPERTY HIGHLIGHTS

- Convenient access to major highways
- Flexible and customizable office spaces
- Ample parking for tenants and visitors
- Close proximity to public transportation
- Possibility to combine both suites

OFFERING SUMMARY

Lease Type:	NN
Pass Thru Rate:	\$2.75/SF
Available SF:	1,910 - 2,570 SF
Lot Size:	1.93 Acres
Building Size:	10,498 SF
Zoning:	ML

SPACES	LEASE TYPE:	SPACE SIZE
#103	\$12.95 SF/yr	2,570 SF
#104	\$13.25 SF/yr	1,910 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	115	616	2,441
Total Population	267	1,375	5,356
Average HH Income	\$93,585	\$90,113	\$98,859

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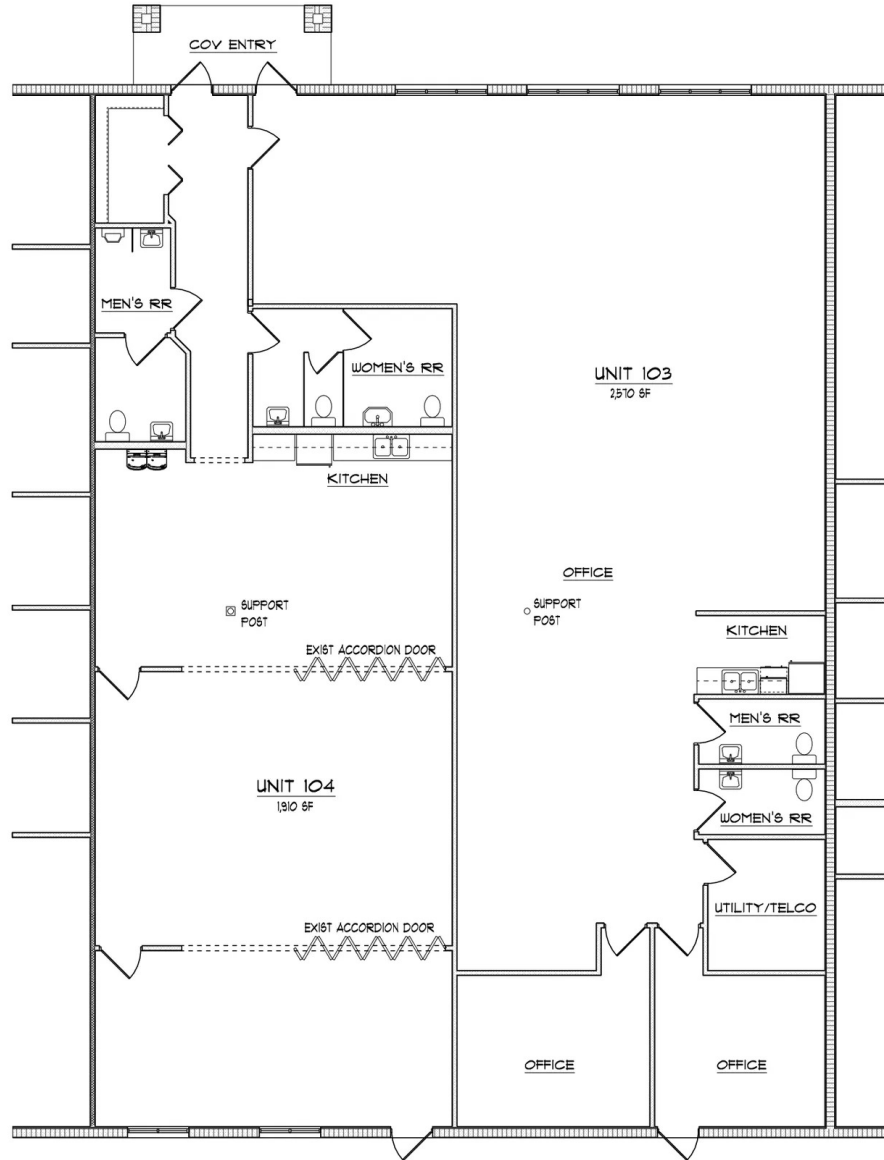


**COLDWELL BANKER
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M.M. PARRISH REALTORS

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EUR Investments

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Suite 103



Suite 103



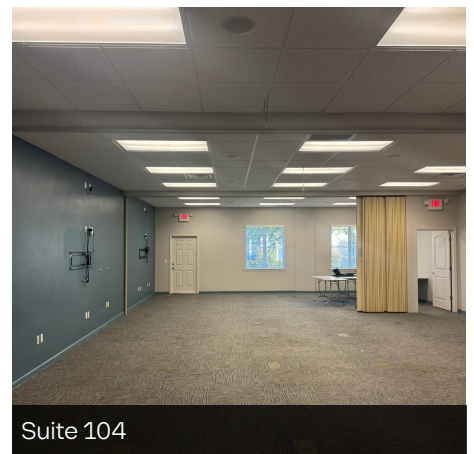
Suite 103



Suite 104



Suite 104



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DEAN R. CHESHIRE, MBA Licensed Real Estate Broker	MICHELLE CARTER Commercial Realtor*	CRAIG CARTER Commercial Realtor*
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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!

