



PROPERTY DESCRIPTION

Former doctor's office available for lease in the newly renovated Catalyst Park! Catalyst Park is conveniently located blocks away from Downtown Gainesville, the University of Florida and the Innovation District. In addition to the eye catching renovations- Catalyst Park features plenty of on-site parking and landscaping that is fully maintained by the Landlord.

Suite #20 consists of a large reception/waiting area, 8 exam rooms with sinks, 2 private offices, private restrooms and a kitchenette.

OFFERING SUMMARY

Lease Rate:	\$ 5,643.00 per month (MG)
Available SF:	3,078 SF
Lot Size:	3.7 Acres
Zoning:	U4
Building Size:	24,393 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	478	1,497	8,397
Total Population	1,102	3,555	19,364
Average HH Income	\$59,868	\$64,755	\$51,987

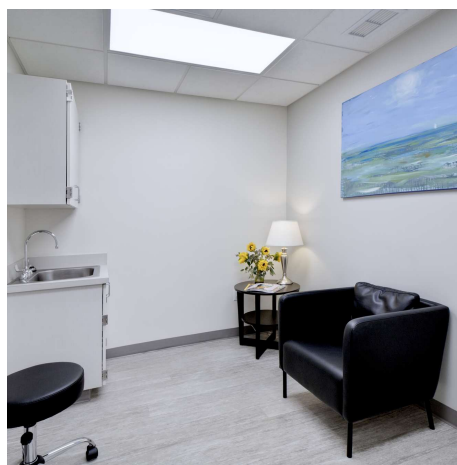
Craig Carter
 (352) 339-4038
 ccarter@mmparrish.com

Michelle Carter
 (352) 339-5734
 mcarter@mmparrish.com

Dean R. Cheshire
 (352) 745-1883
 Dean@mmparrish.com



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 M.M. PARRISH REALTORS



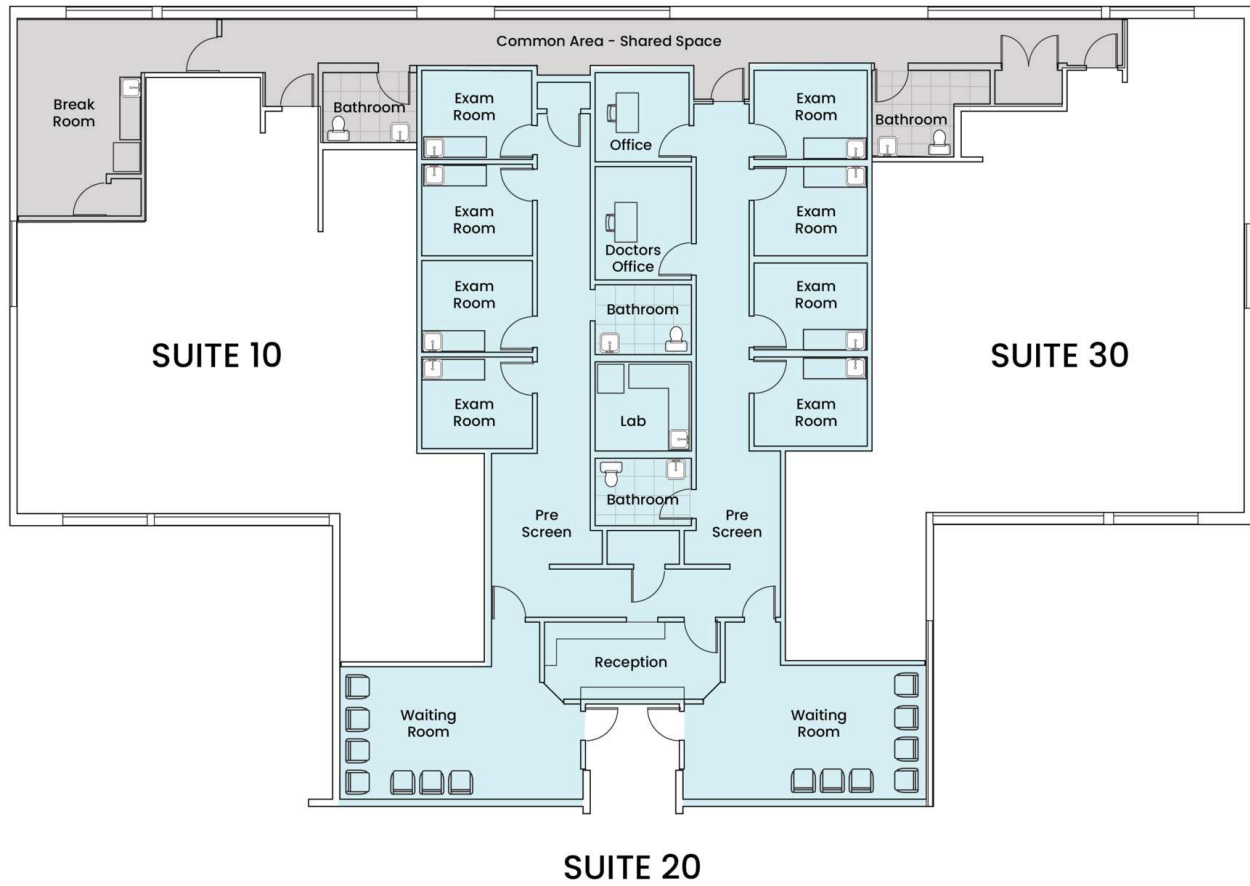
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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County 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!

