

# Centre Pointe Office Building For Sale or Lease

2837 NW 41st Street, Suite 310 | Gainesville, FL 32605



Size: 2,600± SF | Sale Price: ~~\$465,000~~ \$429,000 | Lease Rate: ~~\$20/SF~~ \$17.00/SF Gross



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# Property Details

Experience the epitome of convenience and functionality at 2837 NW 41st Street, Suite 310. The office offers 2,600± square feet, providing ample space for your growing business. Nestled in the heart of Gainesville's thriving NW 16th Blvd/NW 43rd Street corridor, this exceptional property offers a strategic location, just steps away from shopping, banking, restaurants, a community playhouse and public transportation.

This one-story office in a multi-tenant building showcases beautiful millwork, two remodeled bathrooms, carpet tiles and built-ins throughout. There is a small, tiled reception area with check-in window, five huge private offices, a large conference room, storage closets, a mechanical room and three restrooms (one with a walk-in shower).

There is ample parking and on-building signage. Don't miss this opportunity to lease this well-appointed office.



## Highlights:

- Size: 2,600± SF
- Convenient NW Gainesville location
- Surrounded by amenities
- Proximity to major routes
- Ample parking
- Monument signage available
- Zoning: MU2 (Mixed Use Low Density)
- Association Dues are \$5,178/yr
- Tax parcel: #06108-040-003

**Sale Price: ~~\$465,000~~ \$429,000**

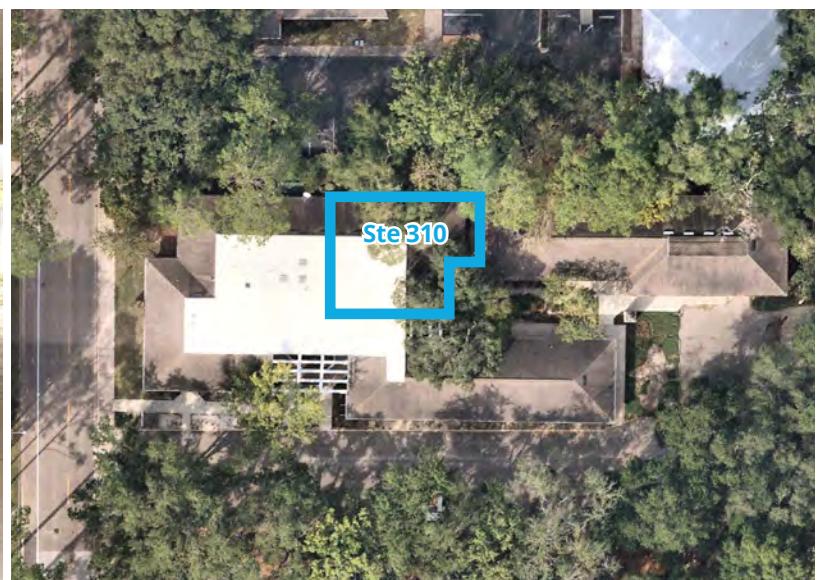
**Lease Rate: ~~\$20/SF~~**

**\$17.00/SF Gross**

# Photo Gallery



## Exterior



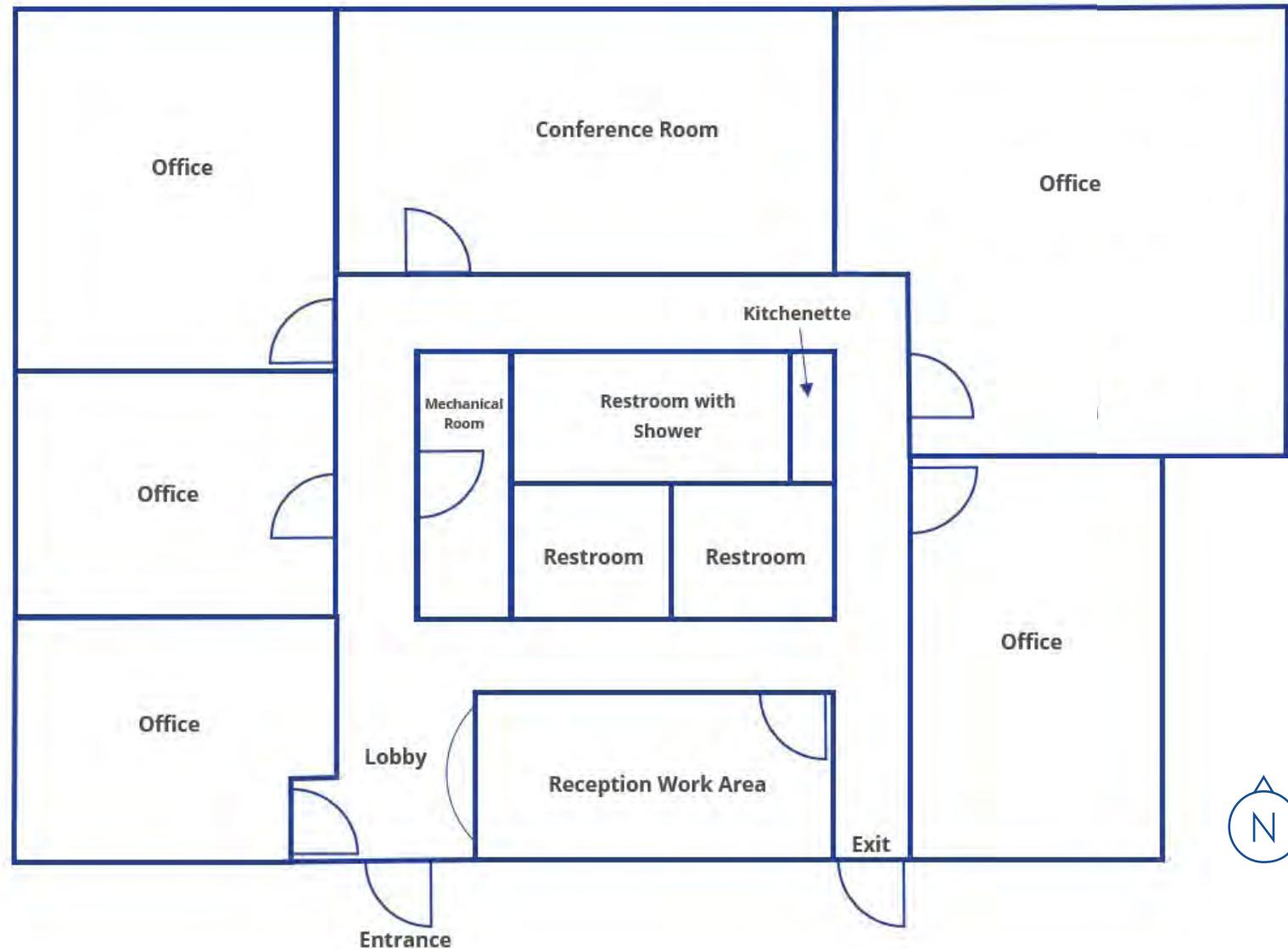
# Photo Gallery



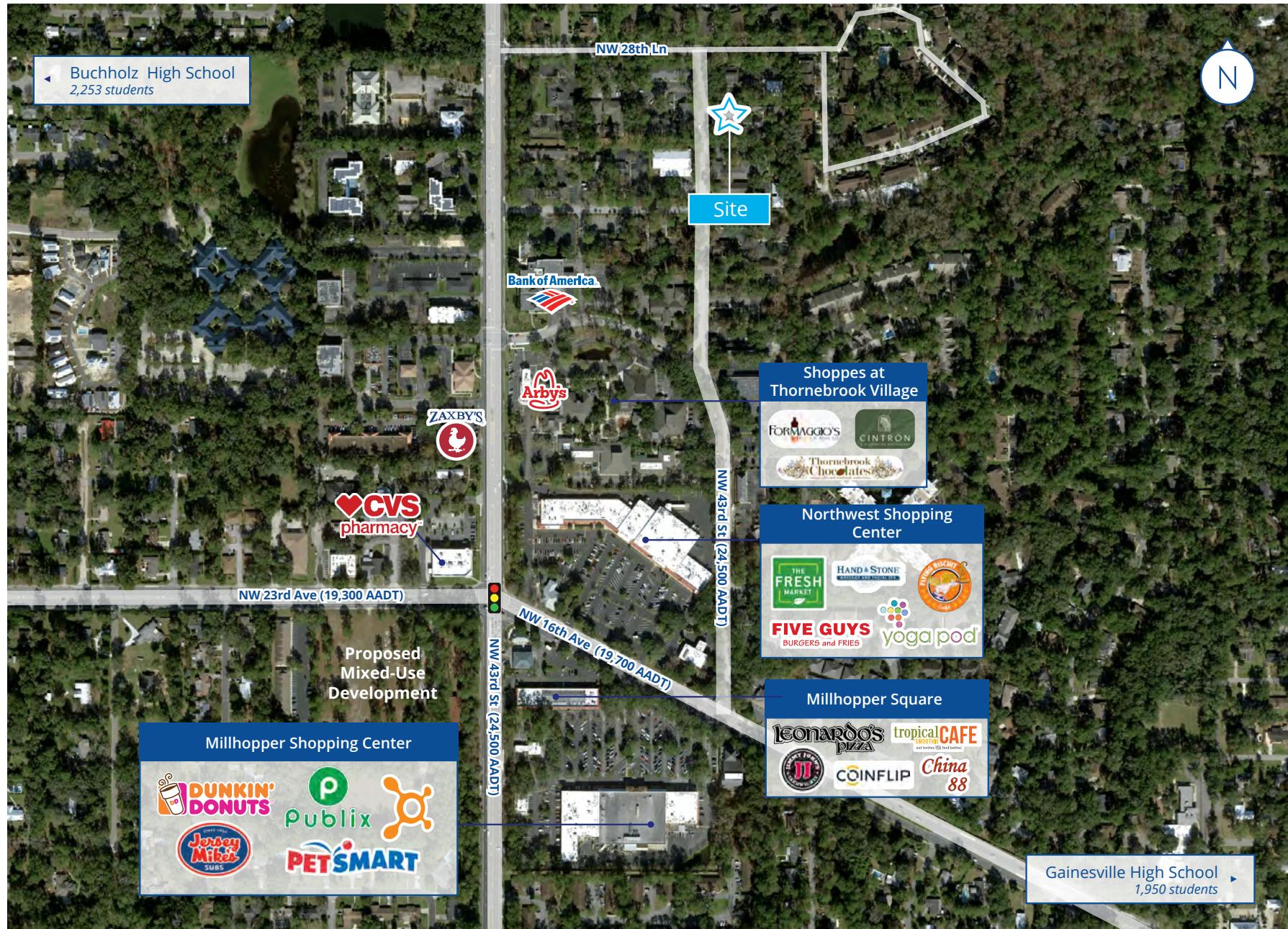
## Interior



# Floor Plan

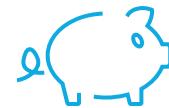


# Area Retail



# Area Demographics

Source: ESRI Business Analyst



	Population (2024)	Population Projection (2029)	Average Household Income (2024)	Projected Average Household Income (2029)
1 Mile	7,532	7,427	\$122,528	\$142,024
3 Mile	74,640	74,107	\$96,750	\$113,805
5 Mile	176,671	177,445	\$80,724	\$95,530



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