

# LEASE

**2720 NW 6TH ST**  
2720 NW 6th St Gainesville, FL 32609



## PROPERTY DESCRIPTION

With a recent comprehensive remodel and top-notch premium finishes, this building instantly reveals itself to be one of the most well-appointed office spaces in Gainesville. Nestled in the convenient NW 6th St corridor near NW 23rd Avenue., the building is convenient to many amenities and easy to access from the main arteries in Gainesville.

## AVAILABLE SPACES

SPACES	LEASE TYPE	SPACE SIZE
Suite B	\$12.00 SF/yr	2,778 SF
Suite A	\$12.00 SF/yr	2,619 SF
Suite A/B	\$12.00 SF/yr	5,397 SF

## OFFERING SUMMARY

Lease Type	NNN
Pass Thru Rate:	\$3.82/SF
Available SF:	2,619 - 5,397 SF
Building Size:	7,156 SF
Lot Size:	0.54 acre
Zoning:	OF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	171	1,024	4,059
Total Population	370	2,061	8,275
Average HH Income	\$56,831	\$59,246	\$67,938
Traffic Count:	14200 AADT		

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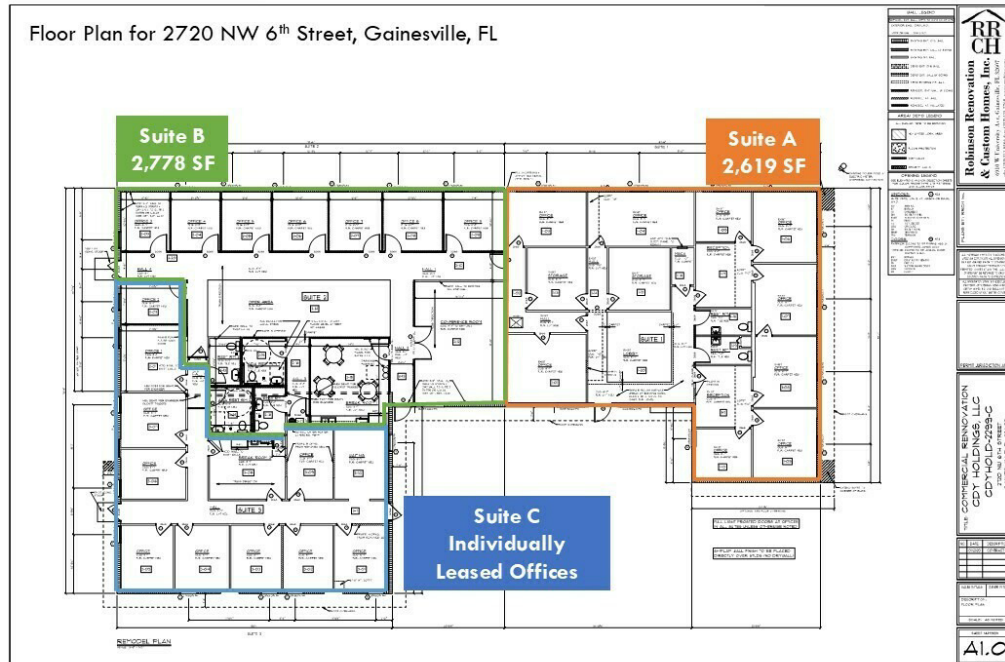
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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B	2,778 SF	NNN	\$12.00 SF/yr	Fully remodeled and meticulously finished, Suite B stands amongst the most finely appointed office suites in the Greater Gainesville area. With 8-10 offices (depending on user's intent), a gorgeous executive conference room, large kitchenette with premium finishes, and a very modern flex/common area, this office space must be toured to be appreciated. Owner offering 3 month abated rent with minimum 3-year lease. List rate is an introductory offer for year 1; year 2 at \$14/SF/YR.
Suite A	2,619 SF	NNN	\$12.00 SF/yr	Suite A is 2619 SF and features a generous reception area, six offices, two flex/copy rooms, two bathrooms, a file room and a file/storage room. If you tour this space, you will immediately realize the quality of the finishes and efficiency of the floorplan - this listing is showroom quality and ready for occupancy. Owner offering 3 month abated rent with minimum 3-year lease. List rate is an introductory offer for year 1; year 2 at \$14/SF/YR.
Suite A/B	5,397 SF	NNN	\$12.00 SF/yr	Suite A/B is a combination of the two suites, totaling 16 offices, a large conference room, kitchenette, multiple bathrooms, file rooms and copy / flex rooms. Owner offering 3 month abated rent with minimum 3-year lease. List rate is an introductory offer for year 1; year 2 at \$14/SF/YR.

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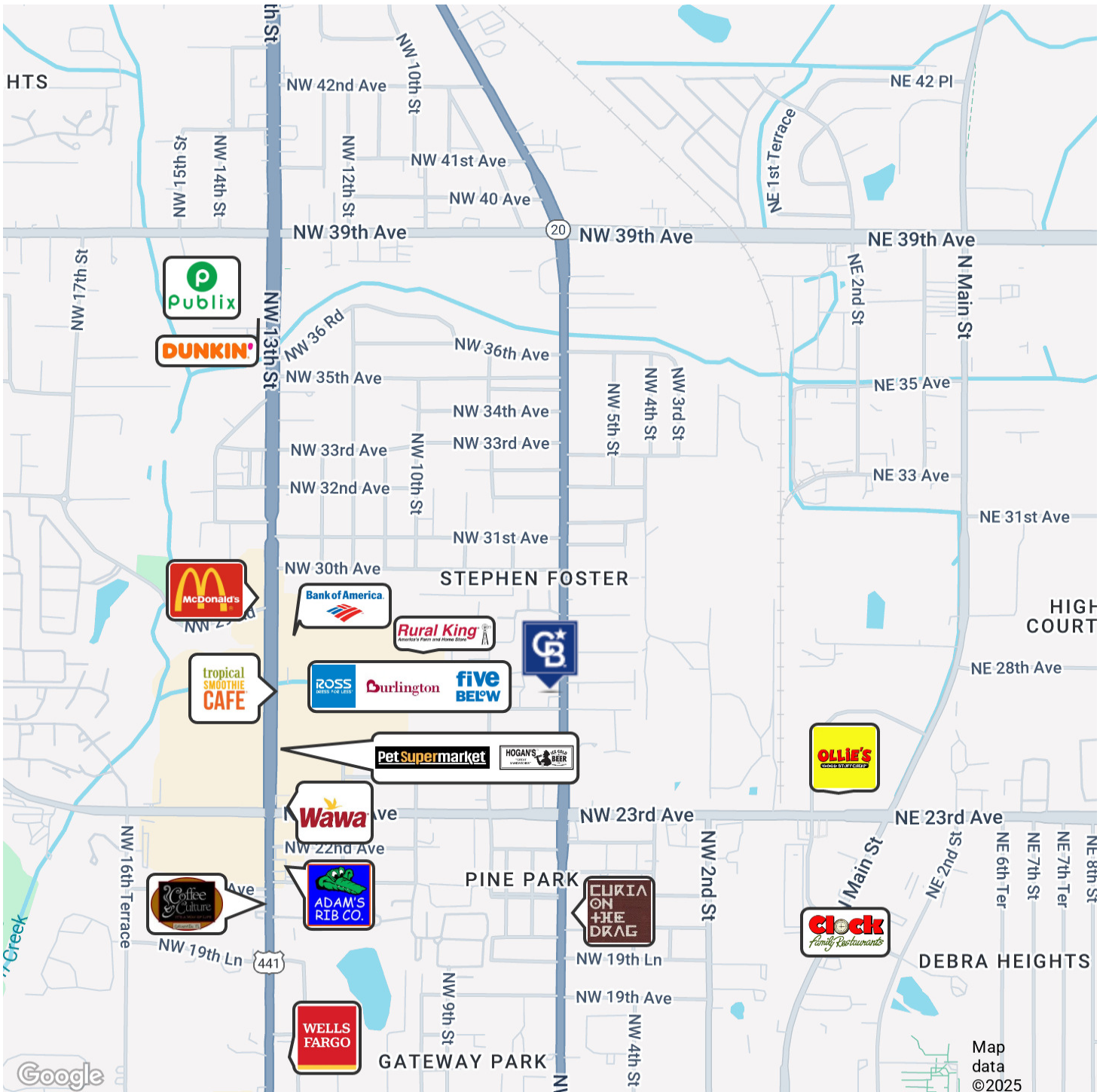
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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County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

