

LEASE

4001 NEWBERRY ROAD

4001 Newberry Road Suite D4, Gainesville, FL 32607



PROPERTY DESCRIPTION

The 4001 Office Complex is a fantastic location with rare vacancies and unbeatable rent. Located in one of Gainesville's most desirable office parks on Newberry Road near Plaza Royale, this space has outstanding access to UF, I-75, and North Florida Regional Medical Center. Lease rates are based upon 5 year leases.

Suite D4 consists of large reception area, 4 offices, conference room (or executive office), kitchenette, 2 bathrooms and storage room. Flooring is vinyl plank, all the offices have windows for great light and there is AT&T fiber in the building.

PROPERTY HIGHLIGHTS

- Prime location on Newberry Road
- High visibility and easy access
- Well-maintained building
- Ample parking for tenants and visitors
- Proximity to amenities and dining

OFFERING SUMMARY

Lease Rate:	\$1,995.00 per month (MG)
Available SF:	1,500 SF
Suite #	D4
Zoning:	OR
Building Size:	25,360 SF
Traffic Count:	31500 AADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,998	32,229	66,748
Total Population	6,705	80,491	161,825
Average HH Income	\$51,226	\$49,488	\$52,542

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**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

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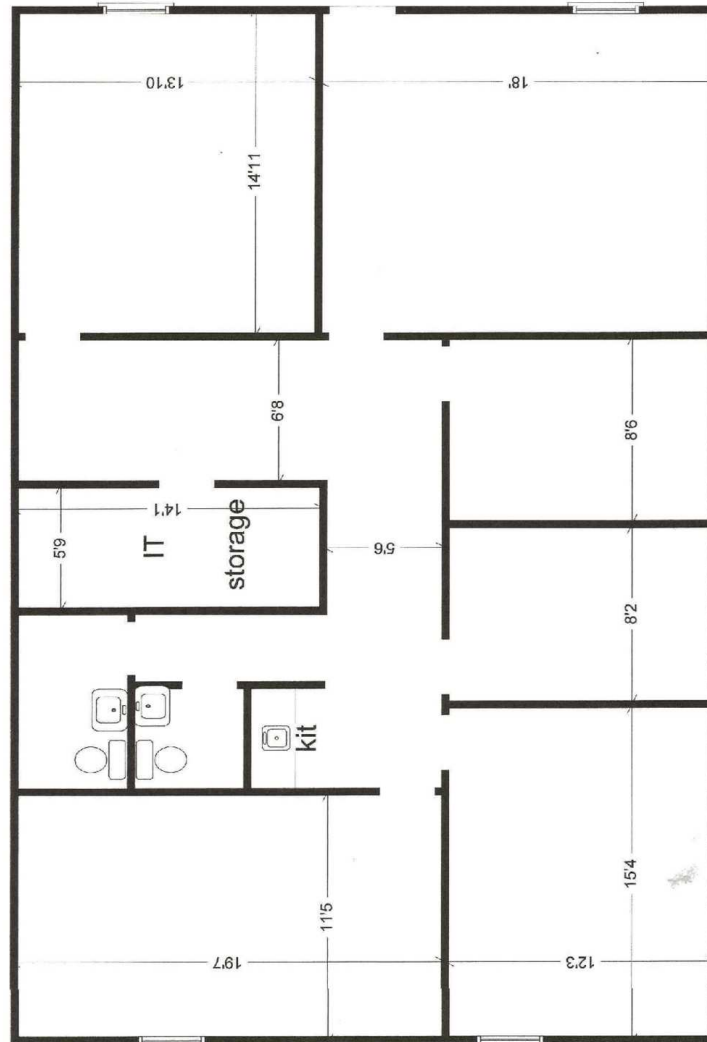
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(Not to Scale)

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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!

