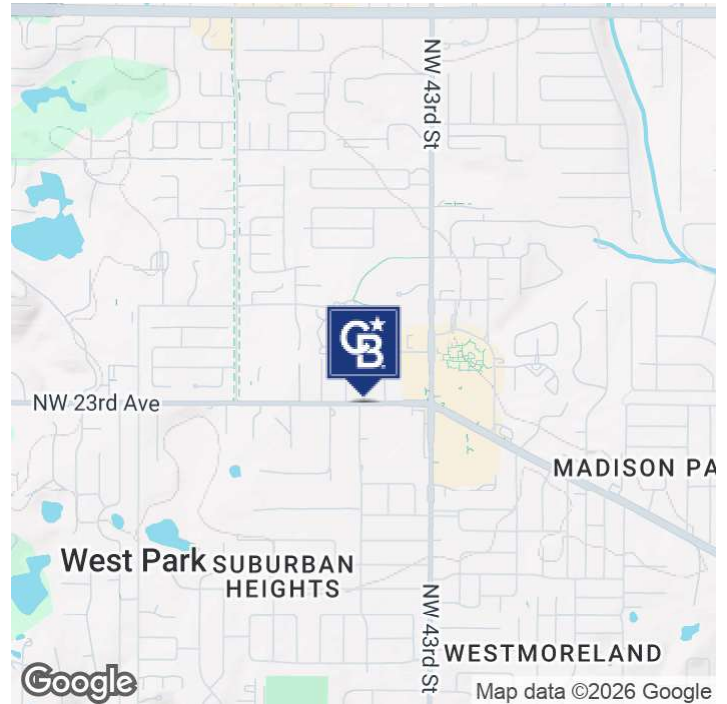


# Lease

## Suburban Office Park

4509 NW 23rd Avenue Gainesville, FL 32606



### PROPERTY DESCRIPTION

Suburban Office Park is centrally located in the heart of Gainesville's professional services corridor, convenient to many of the city's professional services, plenty of eateries and shopping. Rates are based on 5-year leases. The landlord will offer shorter-term lease at a negotiable rate. Tenant is responsible for a proportionate share of the property taxes and insurance.

### PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Well-maintained building
- Ample parking
- Common Area Restrooms
- Multiple private offices and open space
- Private restrooms

### OFFERING SUMMARY

|                |                |
|----------------|----------------|
| Lease Type:    | NN (\$2.02/SF) |
| Zoning:        | OF             |
| Building Size: | 17,824 SF      |
| Traffic Count: | 18700 AADT     |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,554    | 31,839   | 69,268   |
| Total Population  | 7,829    | 75,408   | 164,546  |
| Average HH Income | \$93,439 | \$76,099 | \$70,968 |

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# Lease

## Suburban Office Park

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### LEASE INFORMATION

|              |                |                 |           |
|--------------|----------------|-----------------|-----------|
| Lease Type:  | NN             | Lease Term:     | 60 months |
| Total Space: | 140 - 1,200 SF | Pass Thru Rate: | \$2.02/SF |

### AVAILABLE SPACES

| SUITE     | SIZE (SF) | LEASE RATE        | DESCRIPTION                                                                                             |
|-----------|-----------|-------------------|---------------------------------------------------------------------------------------------------------|
| Suite 13  | 365 SF    | \$775 per month   | Two-office suite with common area bathrooms; suite is currently occupied with tenant looking to vacate. |
| Suite 17  | 1,200 SF  | \$1,695 per month | 5 offices, open work area, 2 private restrooms.                                                         |
| Suite 18  | 1,120 SF  | \$1,575 per month | Large entry/reception, 3 offices, large conference room or open work area, private restrooms.           |
| Suite 19A | 140 SF    | \$725 per month   | Single room office; newly remodeled. Common area restrooms.                                             |

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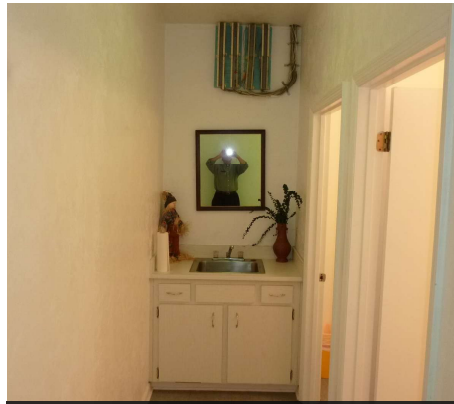
# Lease

## Suburban Office Park

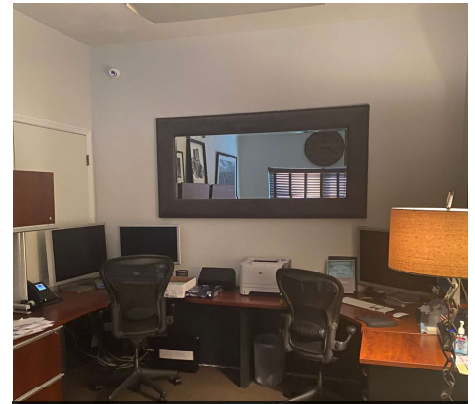
4509 NW 23rd Avenue Gainesville, FL 32606



Suite 13



Suite 13



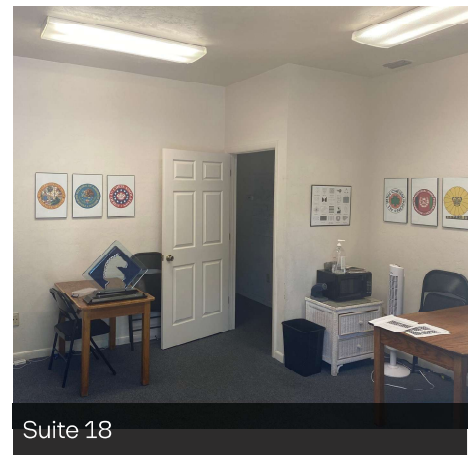
Suite 17



Suite 17



Suite 17



Suite 18



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Floor plan of a bathroom with the following dimensions and features:

- Overall Dimensions:** 46'-11 15/16" (Total Width) x 15'-11 3/16" (Total Depth).
- Room Layout and Dimensions:**
  - Top Left Room:** 10'-6" wide x 12'-0" deep.
  - Top Right Room:** 10'-10 1/8" wide x 14'-0" deep. Contains a toilet, a vanity, and a shower area.
  - Bottom Left Room:** 10'-2" wide x 15'-11 3/16" deep.
  - Bottom Right Room:** 10'-2" wide x 12'-0" deep.
- Fixtures and Features:**
  - Toilet:** Located in the top right room.
  - Vanity:** Located in the top right room.
  - Shower Area:** Located in the top right room.
  - Doorways:** Indicated by arcs showing the swing of the doors.

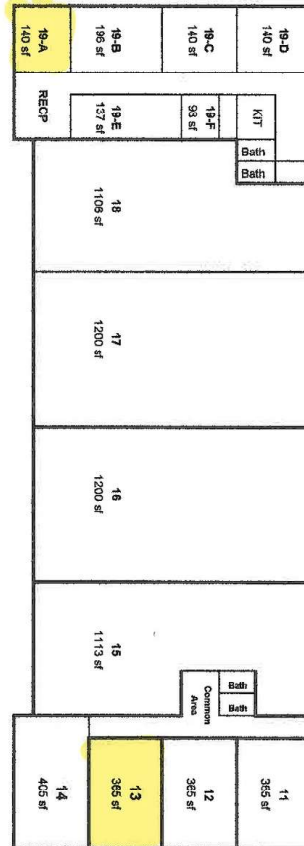
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### Suite 13 and 19A location layout

Parking Lot

FRONT OF BUILDING #2



Plaza Front

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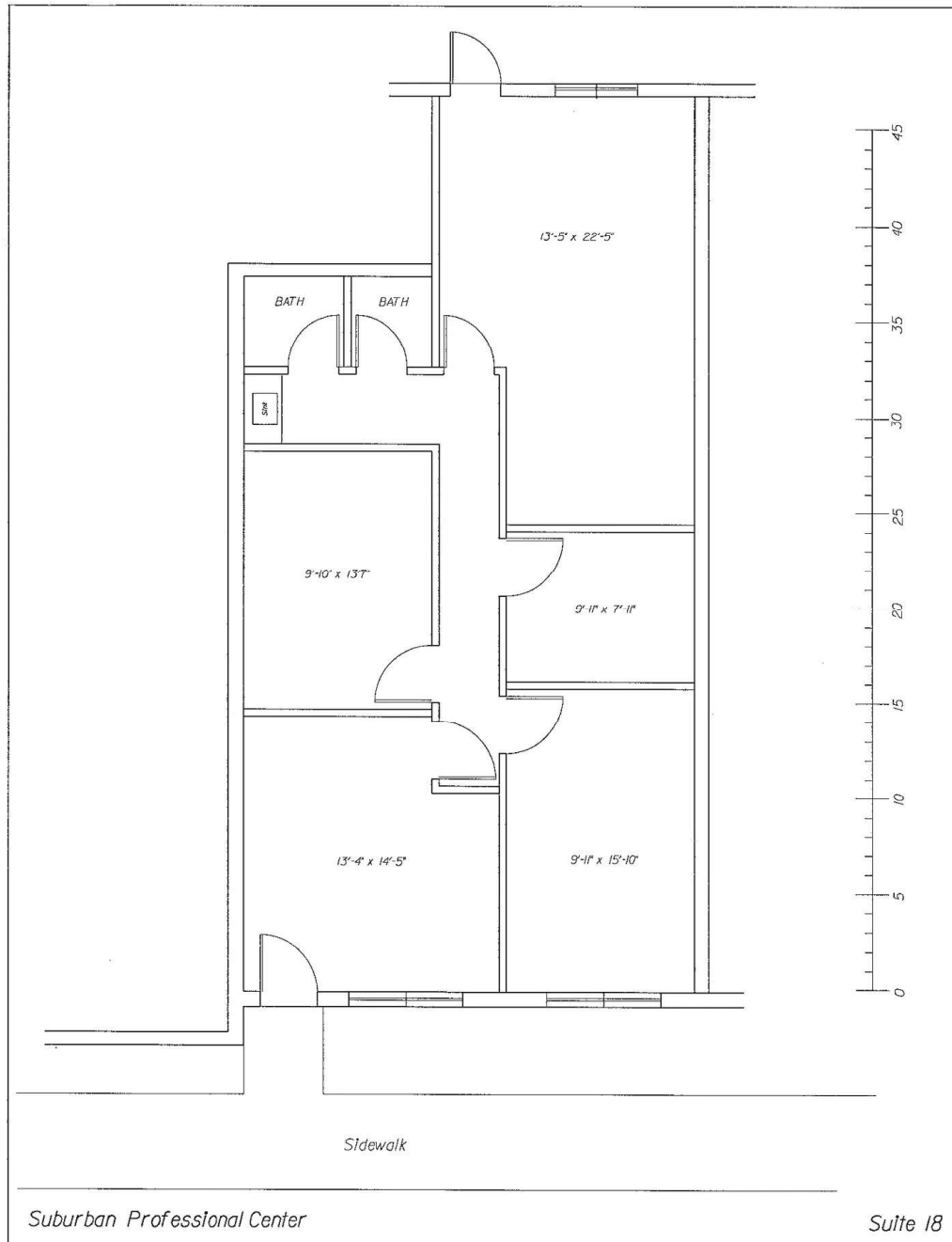


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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County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

