

METRO CORP CENTER

Gainesville, Florida

100% LEASED



Confidential Offering Memorandum



COSTEL VANATORU, Lic. Real Estate Broker
Vanwald&Associates LLC • 407-403-5775 • costel@vanwald.com

The information contained in this flyer is deemed to be reliable but not guaranteed. All facts should be independently verified.

PROPERTY SNAPSHOT

LOCATION OVERVIEW

PROPERTY OVERVIEW

PROPERTY PHOTOS

TENANT LINE-UP

MARKET AREA

CONTACT INFORMATION

FOR MORE INFORMATION, CONTACT:

COSTEL VANATORU

Lic. Real Estate Broker

321.947.9536

Costel@VanWald.com

VanWald & Associates LLC • 6000 Metrowest BLVD, STE 101, Orlando, FL 32835





METRO CORP

VanWald & Associates is pleased to present the opportunity to acquire a 100% leased office building, located at 3801 NW 40th Terrace, Gainesville, FL.

The offering consists of a very attractive, (1) single-story multi-tenant office building totaling 3,881 square feet.

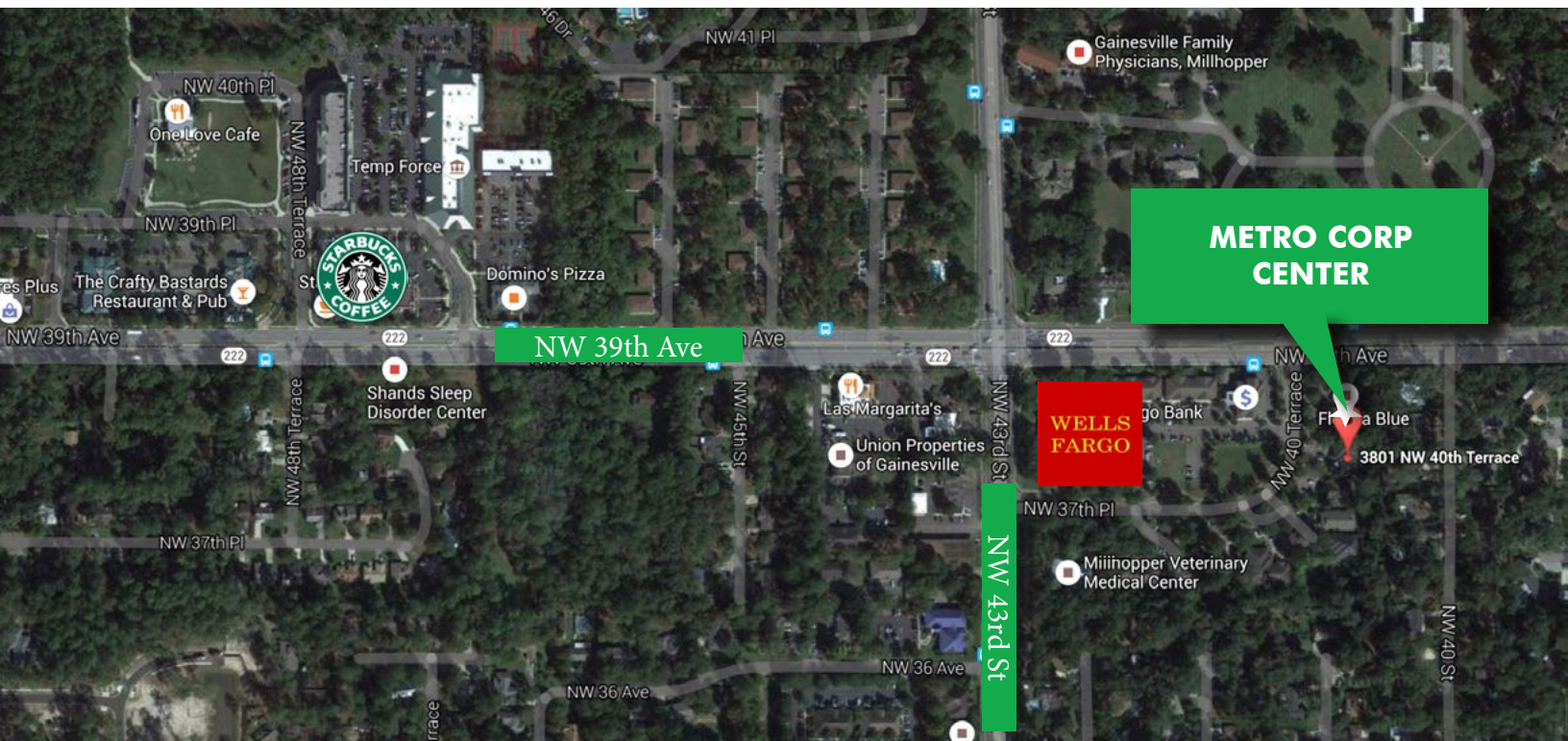
The building is 100% leased and located in a very attractive and well maintained office park, with close proximity to shopping and other key areas of Gainesville.

The property is divided into 2 (two) individual office suites currently leased by strong tenants, and used as professional business offices.

- ▶ **100% LEASED**
- ▶ **NEW 5 YEAR LEASE**
- ▶ **STRONG TENANT LINEUP**
- ▶ **VERY EASY TO MANAGE**
- ▶ **AMPLE PARKING**
- ▶ **BRICK QUALITY CONSTRUCTION**
- ▶ **ATTRACTIVE CAP RATE**

PROPERTY SNAPSHOT

Property	METRO CORP CENTER
Address	3801 NW 40th Terrace
City, State	Gainesville, FL 32653
County	Alachua County
Type	Office
Year Built	1995
Square feet	3,962 total
Buildings	1
Suites	2
Floors	One
Class	A
Parking	Ample Parking Available
SUITE A	2,167 SF
SUITE B	1,714 SF
Occupancy	100%
Lease Type	MG
Years On Term	5 YRS +/-
NOI	\$38,885
Purchase Price	\$539,000
CAP RATE	7.21%
Price/SF	\$136.04



STRATEGIC LOCATION

METRO CORP CENTER is strategically located on one of the main arteries in Gainesville. The property is situated in a very nice Office Business Park featuring excellent access to I-75, about 20 minutes to the Gainesville International Airport, and The University of Florida.

The site benefits from ample parking and great placement. The Office Park is very well appointed, with matured oak trees and well manicured landscaping.

The aforementioned location, construction quality, and tenant line-up provide an investor a unique opportunity to add this Class A Quality Asset to their portfolio.



PROPERTY OVERVIEW

BUILDING DATA

Building Use	Professional Office
Type	Free Standing
Occupancy	100%
Tenancy	Multiple
Total SF	3,962 +/-
Leasable SF	3,881 +/-
Buildings	1
Suites	2
Floors	One
Year Built	1995
Building Class	B
Exterior Construction	Brick and Stucco
Interior Construction	Drywall
Roof Cover	Architectural Shingles
AC	Central
Heating	Forced Air/Electric
Parking	Ample Parking



SITE DATA

Property	METRO CORP CENTER
Address	3801 NW 40th Terrace
State	Gainesville, FL 32653
County	Alachua
PID	06110-003-003
Area	4,000 SF
Zoning	PD
Use	01700-Office 1 Story



Front-Right View



Metro Corp Center



Top View



Aerial View

Boundary Lines are Approximate



ABOUT

WHAT WE DO

PLANS

GET STARTED

FAQ

NEWS & EVENTS

CONTACTS

Screen Connect

E-mail

Tickets

Join.Me

Our Store

West Networks has redefined the meaning of outsourced IT support with our customer-centered experience for small and mid-sized businesses. Specializing in Microsoft-based networks, West Networks offers refreshing IT support, management, and outsourcing solutions to businesses seeking a valuable IT partner. We understand that choosing an IT team is critical to your growth. We focus on developing strong partnerships with our customers by delivering quality service, technical competence, and a variety of skillsets. As a team, we work together to ensure your IT needs are fully addressed so you can focus on your business needs and its growth.

We work with all types of businesses and industries in small-mid-sized businesses. Many of our clients are in construction, law, healthcare, property management, realty, education, technology, manufacturing, and contracting.

Our unlimited support includes computer desktop support, and where applicable server system support. The unlimited support is for existing systems and applications only and does not include projects, web design, graphics design, or programming. If we cannot solve a problem with our expertise and need to reach out to a vendor such as Microsoft, any fees charged by those vendors will be add to your next invoice. With our unlimited technical support plans, you only pay for hardware and software. All labor is take care of.

Our services support your network (workstations, phones, servers, printers, ect.) and we support your company's growth through our variety of other services such as Office 365, routers, VOIP phone systems.



SUITE A

Tenant	WEST NETWORKS
Use	Business Office
Website	www.westnetworks.com
Size	2,167 SF
Lease Type	MG
Lease Terms	60 months
Lease Commencement	May 15th, 2017
End of Initial Term	May 14th, 2022
Yearly Gross Rent	\$32,396.95
Yearly Escalations	3%

ArmaLaser

OWN THE SITUATION™

TRSERIES

FAQs

FIND YOUR PISTOL

WORLD'S FINEST CONCEALED CARRY LASER



U.S. Patent 9,338,994
Additional Patents
Pending

SUITE B

Tenant	ARMA LASER
Use	Business Office
Website	www.armalaser.com
Size	1,714 SF
Lease Type	MG
Lease Term	60 months
Lease Commencement	April 1st, 2016
End of Initial Term	March 31st, 2018
Yearly Gross Rent	\$19,800



Gainesville is the county seat and largest city in Alachua County, Florida, and the principal city of the Gainesville, Florida Metropolitan Statistical Area (MSA). The population of Gainesville in the 2013 US Census was 127,488, a 2.4% growth from 2010. Gainesville is the largest city in the region of North Central Florida. In addition, it is also a component of the Gainesville-Lake City Combined Statistical Area, which had a 2013 population of 337,925.

Gainesville is home to the University of Florida, the nation's eighth largest university campus by enrollment, as well as to Santa Fe College. The Gainesville MSA was ranked as the #1 place to live in North America in the 2007 edition of Cities Ranked and Rated.

Also in 2007, Gainesville was ranked as one of the "best places to live and play" in the United States by National Geographic Adventure.

GAINESVILLE: 2ND FASTEST-GROWING CITY IN THE NATION

Gainesville has been highlighted as the second fastest growing city in the United States in a study conducted by NerdWallet.com. Among the cities highlighted, Gainesville finished first in growth in median income and second in growth in employment rate. The study focused on three factors to determine the growth score of each city:

Population: Population growth in the working-age population (16+) between 2007 and 2011

Employment: Growth in the percentage of employed residents 16+ between 2007 and 2011

Income: Growth in median income for workers between 2007 and 2011

The following is an excerpt from their report focusing on Gainesville:

A growing startup hub (Gainesville is home to music startup Groovespark), Gainesville has plenty of resources for entrepreneurs. The Gainesville Technology Enterprise Center provides tools and training for early-stage startups. High schoolers can benefit from this entrepreneurial environment as well by participating in the University of Florida's outreach and youth program, such as the Young Entrepreneurs for Leadership and Sustainability Summer Program.

by Gainesville Chamber of Commerce

DEMOGRAPHICS

	1-mi.	3-mi.	5-mi.
2015 Total Population	6,868	76,465	160,662
2015 Households	3,052	30,689	64,655
Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	3,116	29,229	64,407
2015 Occupied Housing Units	3,008	27,129	59,218
2015 Owner Occupied Housing Units	2,339	13,201	25,249
2015 Renter Occupied Housing Units	669	13,928	33,969
2015 Household Income: Median	\$61,392	\$41,602	\$36,303
2015 Household Income: Average	\$93,598	\$64,349	\$58,168
2015 Per Capita Income	\$41,666	\$27,846	\$25,036
From www.Loopnet.com			

University of FLORIDA

A Walking Tour

WELCOME TO UF

Welcome To The University of Florida

Welcome to the home of The Gator Nation – the University of Florida – one of the nation's top public research universities. UF's campus is a blend of traditional Gothic and striking contemporary architecture, making it a university recognized for its beauty, as well as its academic excellence. We hope you enjoy your self-guided walking tour that will acquaint you with our campus buildings and general history. Walking at a steady pace, this tour should take about one hour. The tour begins at the University's Welcome Center in the J. Wayne Reitz Union. The tour route is accessible to individuals using wheelchairs by following the sidewalks. The large numbers on the following pages coincide with your tour route, shown on the map on the back cover.

Did you know?

UF is home to approximately 36,000 undergraduate students. Combined with graduate and professional students, the UF campus is 50,000 strong.

University of Florida 3





ENVISION ALACHUA WILL:

- ▶ Accommodate approximately 30,000 potential jobs over 50 years in eastern Alachua County, where the employment need is the greatest.
- ▶ Attract advanced manufacturing and agricultural related jobs, many of which require only a high school diploma or some specific training, to help overcome jobs competition that residents face with college students.
- ▶ Assist to increase the tax base, and allow for the services and recreation opportunities close by that support a vibrant community.
- ▶ Enable Alachua County, the University of Florida and Santa Fe College and the region to compete in the state, national and global economies.

Envision Alachua will accomplish this by:

Providing land that is zoned and ready to meet the expansion needs of local companies. Alachua County has limited land suitable for advanced manufacturing and modern industrial uses that is well-served by transportation, a factor that limits the County's ability to attract new industry. A 2007 report by the Council for Economic Outreach documents this. Many locally grown businesses end up leaving the County when they want to expand, taking jobs and local talent with them.

Creating the types of employment-oriented development that employers want. Increasingly, employers are seeking to locate in a high quality community that allows people to live close to where they work. They also want to be close to strong educational institutions like the University of Florida and Santa Fe College that are creating a well-trained work force for a variety of jobs at all skill levels.

Economic Progress Initiative

Weyerhaeuser is committed to realizing the community vision developed through Envision Alachua. The vision articulates the type of community and high quality environment that can attract these desired employers and provide space for local, established businesses to expand and prosper. Envision Alachua features the "Economic Progress Corridor," which stretches from East Gainesville to Hawthorne, and is well-served by existing highways and rail lines linking the county's economic assets.

Economic progress is not just about the number of jobs being created, but the quality of the employers and the types of jobs they bring. The Economic Progress Initiative seeks to build on the data and community input generated through Envision Alachua by conducting targeted research to determine how best to identify and attract these companies. To attract a significant employer, our community needs to have an attractive location and the resources available to support it.

Weyerhaeuser, partnering with the Gainesville Area Chamber of Commerce, the Council of Economic Outreach, Innovation Gainesville, the University of Florida and Santa Fe College, worked to create a regional marketing plan for economic development. With the economic development initiative, Weyerhaeuser funded the baseline analysis of the greater Alachua County area, a higher education asset report of UF, and is currently producing a regional marketing plan with the necessary tools. As part of the higher education asset report, over 150 interviews comprised the data research and relationship mapping including administration, deans and researchers at UF and SFC, businesses, government officials and community members interested in bettering the economy. No other university in the United States has ever had such a comprehensive asset mapping undertaking. To answer an immediate need, Weyerhaeuser produced a marketing piece for UF's Institute of Food and Agricultural Sciences (IFAS) for its use in recruiting companies to locate in the greater Gainesville area. Overall, the community partnership, led by Weyerhaeuser and the Gainesville Area Chamber of Commerce, will support this effort as it executes the forthcoming plans.

MARKET AREA

Envision Alachua is a community-led initiative started by Plum Creek to bring prosperity to all of Greater Gainesville. Since 2011, more than 2,000 community members have collaborated to balance competing community needs and develop a plan to achieve both economic and conservation goals.

▶ Increasing Regional Competitiveness

Alachua County can build a reputation as an ideal environment for business and compete with nearby cities ramping up their economic progress initiatives. Lands in East Alachua County provide the space and infrastructure that large-scale businesses are looking for when selecting a new location. Envision Alachua positions Greater Gainesville as a competitive hub for industry — establishing the region as a major player in local, state and national economies.

▶ Realizing Our Potential

To fully participate in the 21st century economy, elected officials and business community leaders are recognizing the need for Alachua County to play a proactive role in the region. Our community has economic growth potential waiting to be realized in East Alachua County — and Envision Alachua is a once-in-a-lifetime chance to extend economic growth to our entire region.



www.envisionalachua.com



The information contained in this flyer is deemed to be reliable but not guaranteed. All facts should be independently verified.

COSIEL VANAIUKU, Lic. Real Estate Broker
Vanwald&Associates LLC • 407-403-5775 • costel@vanwald.com



COSTEL VANATORU

Lic. Real Estate Broker/ Founding Partner
321-947-9536
Costel@vanwald.com

VanWald & Associates LLC
6000 Metrowest BLVD, STE 101, Orlando, FL 32835

Disclosure: One of the sellers holds an active real estate broker license in the State of Florida.



COSTEL VANATORU, Lic. Real Estate Broker
Vanwald&Associates LLC • 407-403-5775 • costel@vanwald.com

The information contained in this flyer is deemed to be reliable but not guaranteed. All facts should be independently verified.