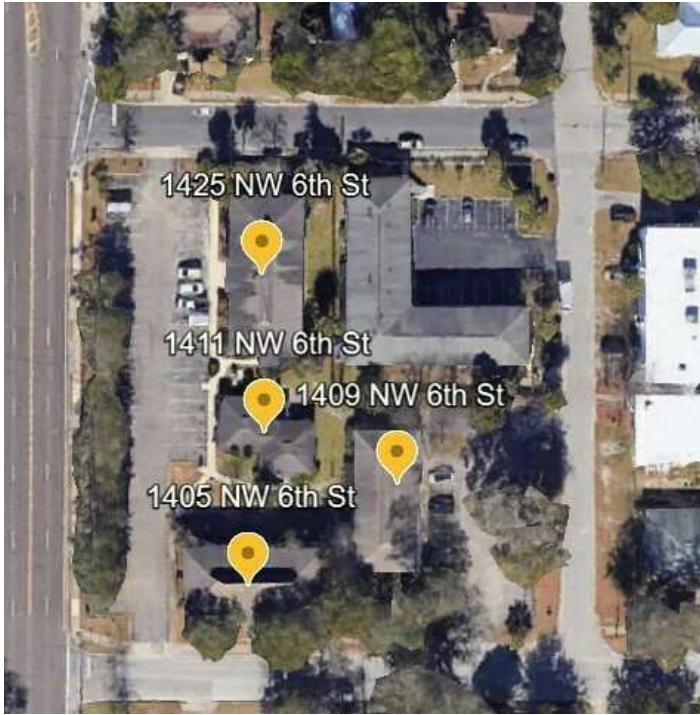


LEASE

REGENCY NORTH

1405/1409/1411/1425 NW 6th Street Gainesville, FL 32601



PROPERTY DESCRIPTION

For lease - suites in a beautiful retail/office complex on the busy NW 6th Street corridor.

PROPERTY HIGHLIGHTS

- 17,706 SF office/retail building
- Prime location in Gainesville
- Ample parking for tenants and visitors
- High visibility and accessibility
- Close proximity to amenities
- Proximity to major transportation routes

OFFERING SUMMARY

Zoning:	U4
Available SF:	1,150 - 3,800 SF
Lot Size:	0.31 Acres
Building Size:	17,706 SF
Lease Type:	NNN (\$4/SF)

SPACES	LEASE RATE	SPACE SIZE
1405-220	\$10.00 SF/yr	1,150 SF
1409-210	\$10.00 SF/yr	1,150 SF
1425-200	\$10.00 SF/yr	3,800 SF

Craig Carter
(352) 339-4038
ccarter@mmparrish.com

Dean R. Cheshire
(352) 745-1883
Dean@mmparrish.com

Michelle Carter
(352) 339-5734
mcarter@mmparrish.com



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

LEASE

REGENCY NORTH

1405/1409/1411/1425 NW 6th Street Gainesville, FL 32601



Craig Carter
(352) 339-4038
ccarter@mmparrish.com

Dean R. Cheshire
(352) 745-1883
Dean@mmparrish.com

Michelle Carter
(352) 339-5734
mcarter@mmparrish.com



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

SALE / LEASE

REGENCY NORTH

1405/1409/1411/1425 NW 6th Street Gainesville, FL 32601



Craig Carter
(352) 339-4038
ccarter@mmparrish.com

Dean R. Cheshire
(352) 745-1883
Dean@mmparrish.com

Michelle Carter
(352) 339-5734
mcarter@mmparrish.com



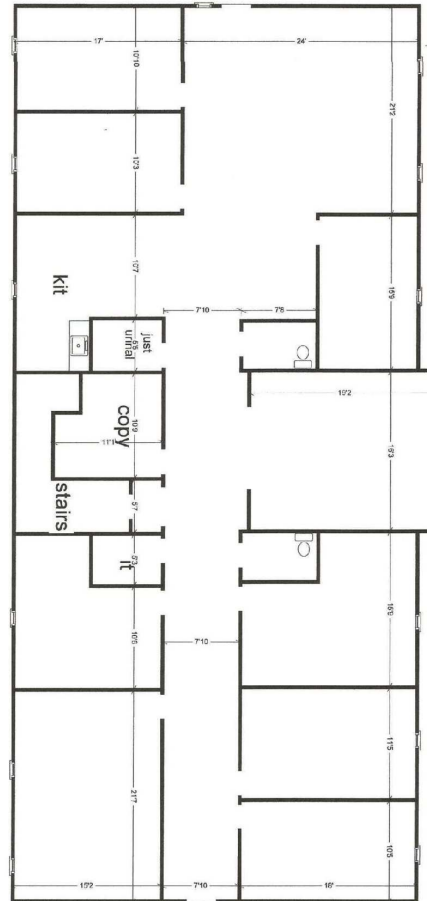
**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

SALE / LEASE

REGENCY NORTH

1405/1409/1411/1425 NW 6th Street Gainesville, FL 32601

Suite 1425-200 Floorplan



LEASE INFORMATION

Lease Type:	NNN (\$4.00/SF)	Lease Term:	Negotiable
Total Space:	3,800 SF	Lease Rate:	\$10.00 SF/yr

Craig Carter
(352) 339-4038
ccarter@mmparrish.com

Dean R. Cheshire
(352) 745-1883
Dean@mmparrish.com

Michelle Carter
(352) 339-5734
mcarter@mmparrish.com

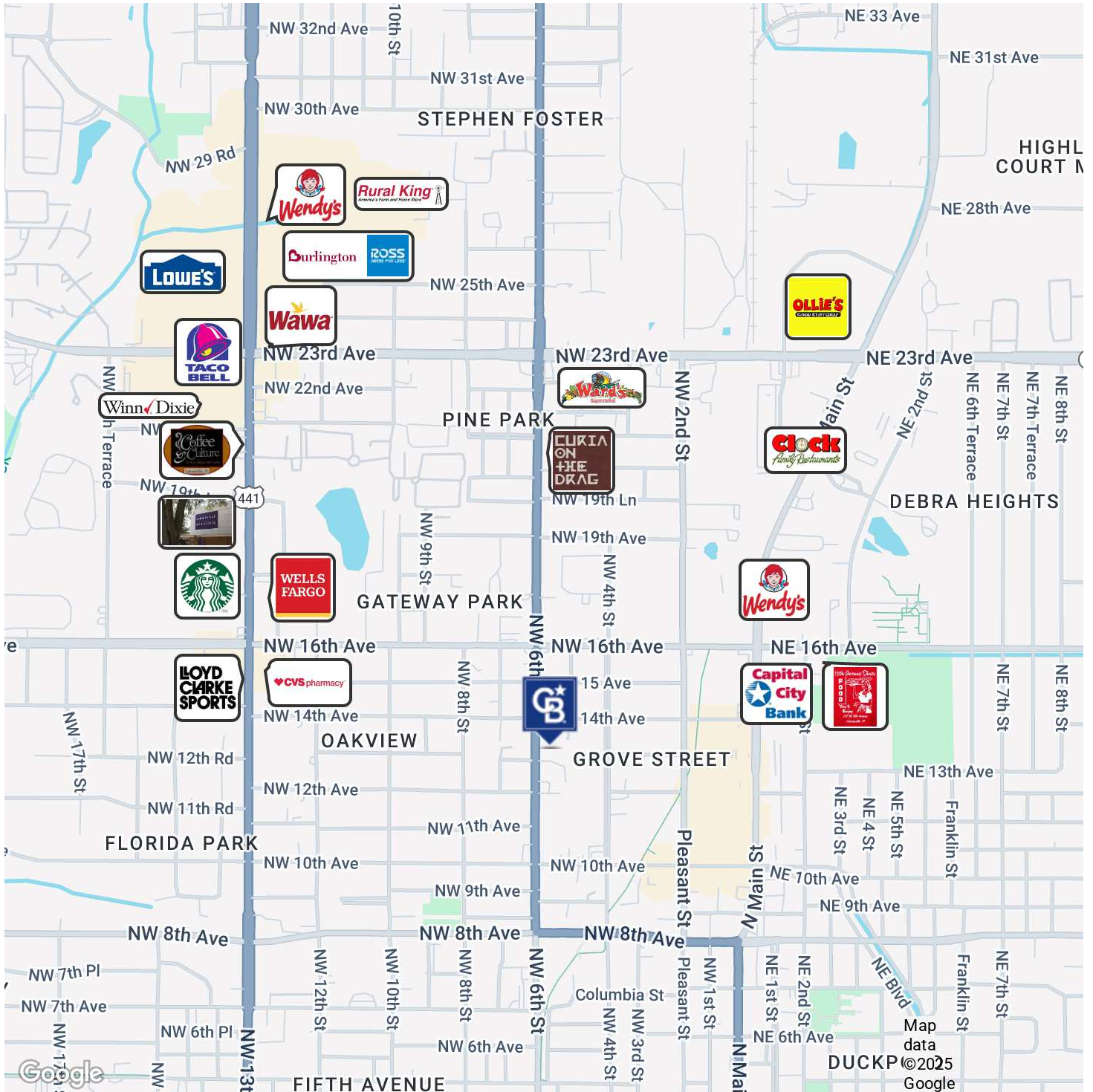


**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

SALE / LEASE

REGENCY NORTH

1405/1409/1411/1425 NW 6th Street Gainesville, FL 32601



Craig Carter
(352) 339-4038
ccarter@mmparrish.com

Dean R. Cheshire
(352) 745-1883
Dean@mmparrish.com

Michelle Carter
(352) 339-5734
mcarter@mmparrish.com



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



352.745.1883

dean@mmparrish.com

352.339.5734

mcarter@mmparrish.com

352.339.4038

ccarter@mmparrish.com

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!

