

LEASE

MADISON PARK

2850 NW 43rd Street, Suite 160, Gainesville, FL 32605



PROPERTY DESCRIPTION

First floor, Class A office space in perhaps the PREMEIR office building in Gainesville available for lease. Madison Park. Suite 160 features two entrances, large and open work spaces, great windows providing natural lighting, four private offices, a large conference room, a kitchenette, and two showers. The ADA compliant restrooms are in the common's area so not counted against your square footage. Join prestigious clients like Merrill Lynch in this iconic building.

PROPERTY HIGHLIGHTS

- Class A Office
- ADA Compliant Common Area Restrooms
- After Hours Security Access
- Close to many amenities

OFFERING SUMMARY

Lease Rate:	\$6,737.50 (NNN)
Available SF:	3,850 SF
Pass Thrus:	\$7.70/SF
Zoning:	PD
Traffic Count:	24500 AADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,873	30,358	66,885
Total Population	8,532	69,830	159,076
Average HH Income	\$93,391	\$78,365	\$70,319

Dean R. Cheshire

(352)745-1883

Dean@mmparrish.com

Craig Carter

(352)339-4038

ccarter@mmparrish.com

Michelle Carter

(352)339-5734

mcarter@mmparrish.com

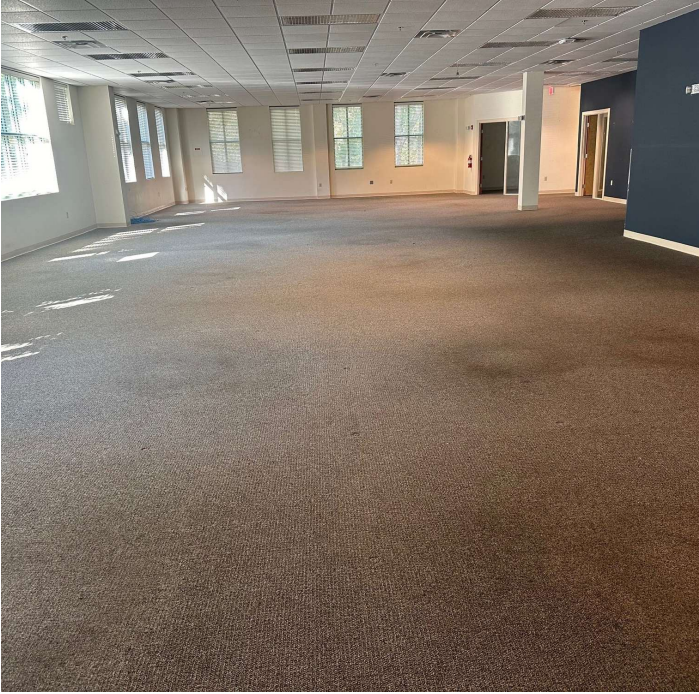


**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

LEASE

MADISON PARK

2850 NW 43rd Street, Suite 160, Gainesville, FL 32605



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

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

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

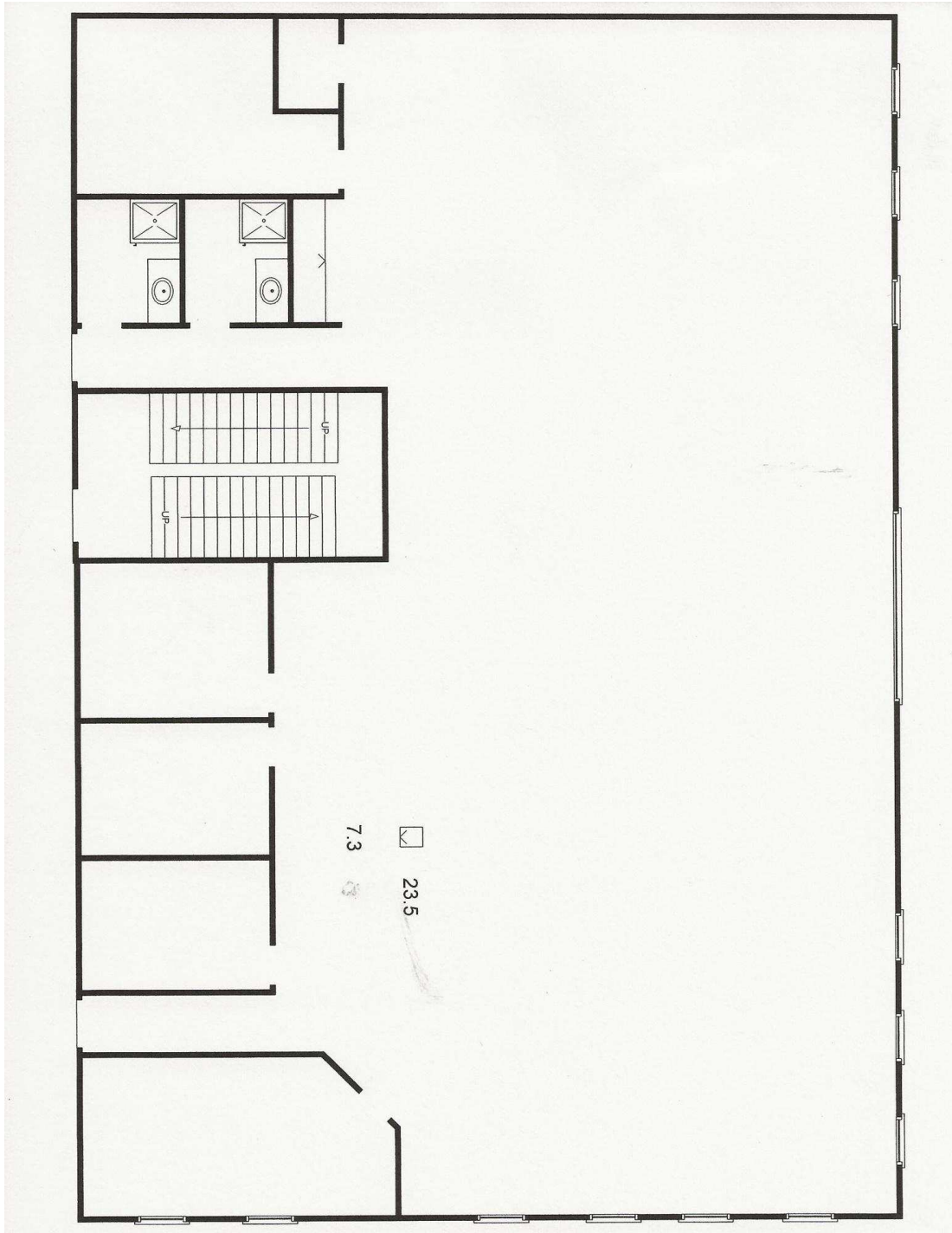


**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

LEASE

MADISON PARK

2850 NW 43rd Street, Suite 160, Gainesville, FL 32605



(Not to Scale)

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

Craig Carter
(352)339-4038
ccarter@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!

