

OFFICE SPACE FOR LEASE

CROWN POINTE IV | 2201 NW 40TH TERRACE, GAINESVILLE, FL 32605



ENTIRE BUILDING 6,012± SF | \$16 SF GROSS

SUITE 1 2,322± SF | \$16 SF*

SUITE 2 3,690± SF | \$16 SF*

**ADDITIONAL \$4.10/SF TO COVER UTILITIES AND JANITORIAL*

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

2201 NW 40TH TERRACE, GAINESVILLE, FL 32605

Don't miss this opportunity to lease professional office space in **Crown Pointe IV!** This stand-alone, well-maintained brick building is located in Crown Pointe Office Park just off NW 16th Blvd. - **one of Gainesville's major east-west corridors** with an average of 19,700 vehicles of daily traffic. The office building is just steps away from the busy NW 43rd Road/NW 16th Blvd intersection anchored by shopping plazas containing Publix and Fresh Market as well as the Thornebrook Village shopping complex, making it a very convenient location for customers, clients, and employees.

The entrance to this 6,012± SF building has a beautiful white portico with columns and direct access to **24 Dedicated parking spaces with cross-easement to additional common spaces.** Offering three separate leasing options: full building, Suite 1 (2,322± SF) or Suite 2 (3,690± SF). If leasing one of the separate suites, the shared common area includes a lobby that is bright and inviting with a bathroom serving the comfort of clients and customers alike. Also included in the common area is an air-conditioned IT room with two-hour fire-rated walls in the server room, a computer room, a large lounge/break area with exterior access, and two additional restrooms.

Suite 1 includes a large 17'x20' conference/AV room perfect for presentations or training sessions. There are five private offices and an open work area for separate workstations and/or creative space. Suite 2 boasts a reception desk, copy/print area, 14 private offices, conference room, open creative area and multiple supply closets. See the floor plan for details on location of shared/common area when leasing separate suites.

There is monument signage located directly on NW 40th Terrace for ease of business identification.



CORPORATE NEIGHBORS

< BUCHHOLZ HIGH SCHOOL
2,253 STUDENTS



SHOPPES AT
THORNEBROOK VILLAGE



SITE

NW 23rd Avenue (19,000 AADT)

MILLHOPPER SQUARE



NORTHWEST SHOPPING CENTER



MILLHOPPER SHOPPING CENTER



GAINESVILLE HIGH SCHOOL >
1,950 STUDENTS

NW 16th Avenue (19,700 AADT)

NW 43rd Street (24,500 AADT)

DEMOGRAPHICS & PROPERTY DETAILS

2201 NW 40TH TERRACE, GAINESVILLE, FL 32605

- Great location off busy east/west Gainesville corridor
- Well maintained, stand-alone building
- Monument signage
- Flexible floorplan
- Large air-conditioned IT room
- 2-hour fire rated walls in Server Room
- Steps away from shopping, restaurants, banking, services, etc.
- 24 dedicated parking spaces with cross easement to additional common spaces
- Zoning: PD
- If leasing individual suites, there will be an additional \$4.10/SF to cover utilities and janitorial



Source: ESRI Business Analyst



Population
1 Mile: 7,858
3 Mile: 67,885
5 Mile: 142,015



Daytime Population
1 Mile: 8,325
3 Mile: 83,949
5 Mile: 194,224



Households
1 Mile: 3,472
3 Mile: 34,312
5 Mile: 70,633



Average HH Income
1 Mile: \$94,659
3 Mile: \$71,234
5 Mile: \$67,107

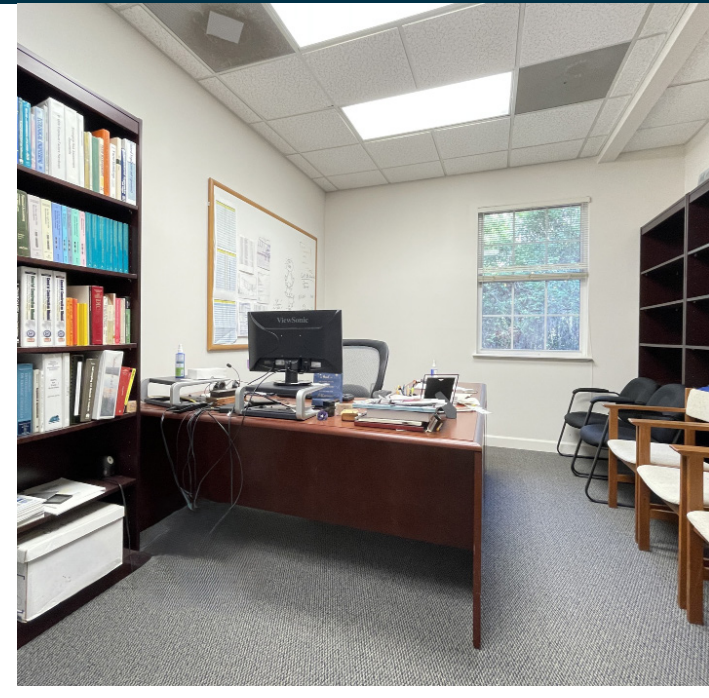
PHOTO GALLERY

2201 NW 40TH TERRACE, GAINESVILLE, FL 32605

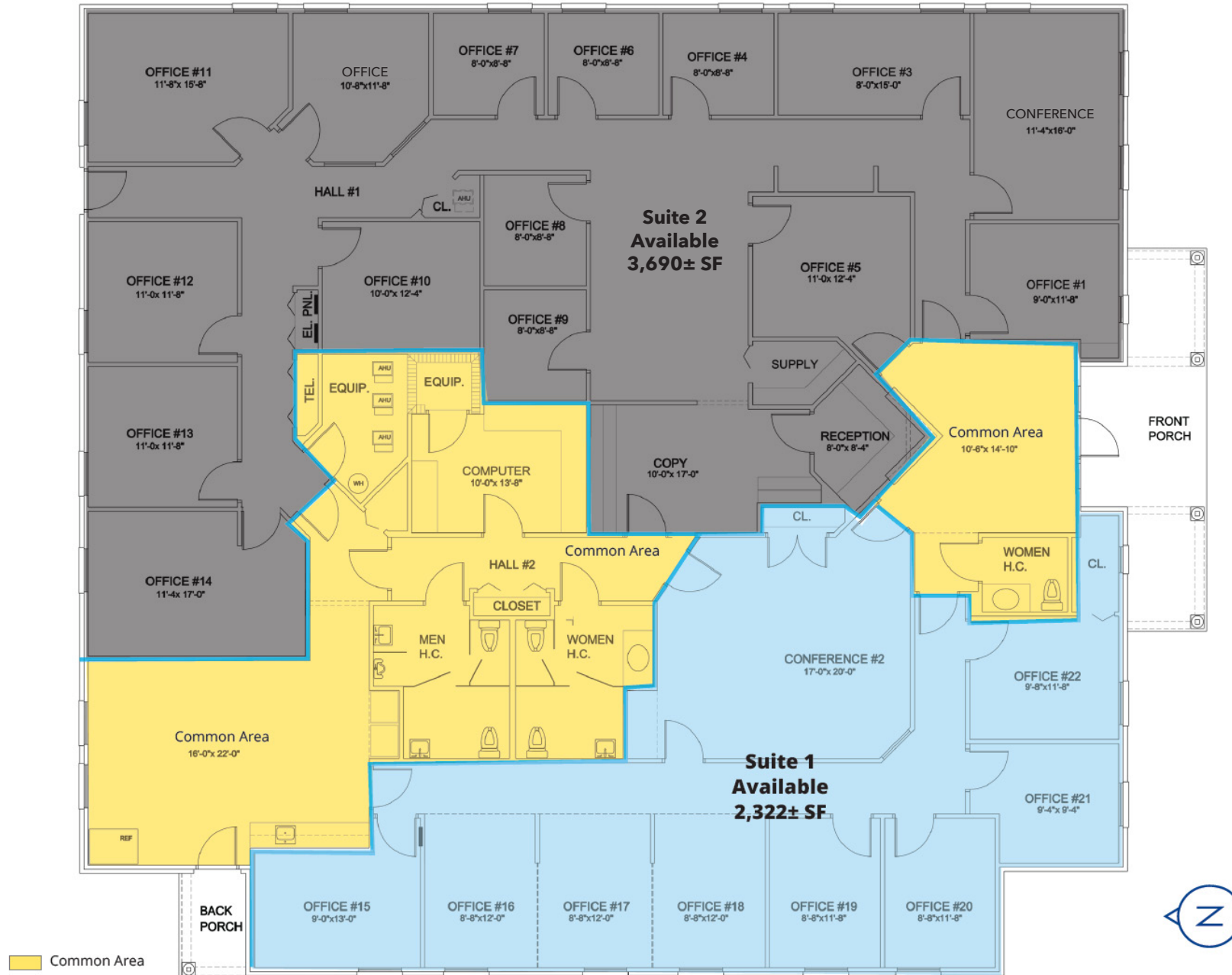


PHOTO GALLERY

2201 NW 40TH TERRACE, GAINESVILLE, FL 32605



FLOOR PLAN



CROWN POINTE IV OFFICE SPACE FOR LEASE

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