

LEASE

MADISON PARK

2850 NW 43rd Street Suite 250 Gainesville, FL 32605



PROPERTY DESCRIPTION

Suite 250 is a second story suite in the beautiful Madison Park office building. It features multiple private offices, large open workspaces with partitioned desks/workspaces, kitchen, conference room, and fantastic windows providing natural lighting. Madison Park offers security features and plenty of parking. Located on the busy business corridor of NW 43rd Street and near many amenities.

Suite contains eight offices, conference room, open work space, large training room, break room, IT/server room. Restrooms are located in the common area in the center of the two sides, along with the stair access and elevators. Beautiful decor welcomes your employees and customers.

OFFERING SUMMARY

Lease Rate:	\$21.00/SF/YR (NNN)
Available SF:	6640 SF
Pass Thrus:	\$8.30/SF
Zoning:	PD
Traffic Count:	26000 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

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**COLDWELL BANKER
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M.M. PARRISH REALTORS

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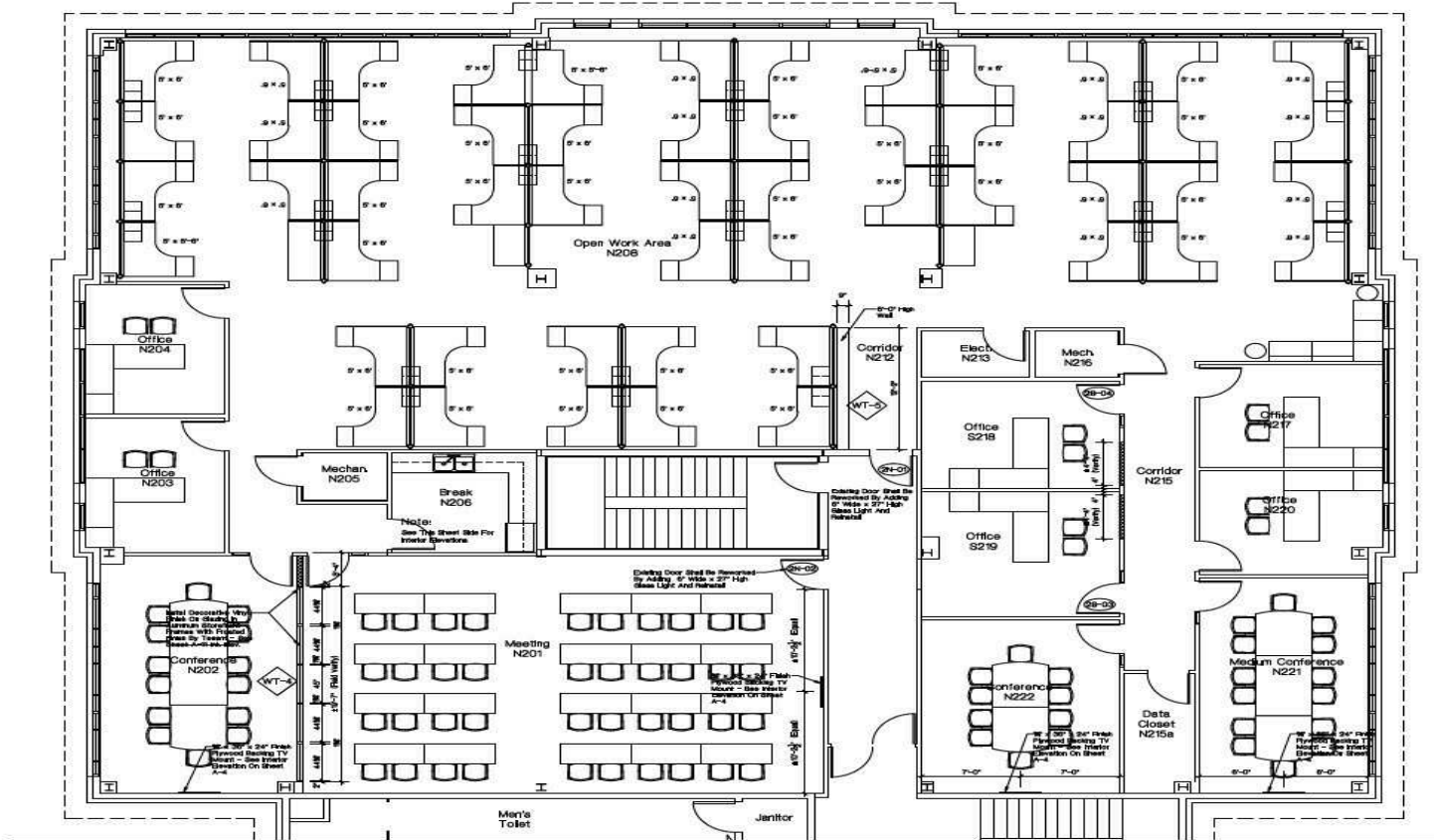


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Partial Second Floor Plan North - Renovation
1/8" = 1'-0"



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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!

