

LEASE

PINE GROVE

4051/4061 NW 43rd St #20, Gainesville, FL 32606



PROPERTY DESCRIPTION

Office suites for lease in Pine Grove off NW 43rd ST. Pine Grove provides plenty of parking and is close and convenient to many amenities located just off the intersection of NW 39th AVE and NW 43rd St. The recently renovated exterior is inviting and highly visible from the road.

Suite 20 consists of 1,001 SF and features reception, open work area, three private offices, a server room and common area restrooms.

Suite 33 is 384 SF and had two offices and common area restrooms.

OFFERING SUMMARY

Suite 20 Lease Rate:	\$1,835.16 per month (MG)
Suite 20 Available SF:	1,001 SF
Suite 33 Lease Rate:	\$900.00 per month (MG)
Suite 33 Available SF:	384 SF
Building Size:	4,488 SF
Zoning:	OF
Traffic Count:	3800 AADT

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,412	64,229	99,331
Total Population	7,465	138,312	223,051
Average HH Income	\$74,590	\$58,275	\$61,905

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