



## FOR LEASE

1,450 sf Available  
\$16.00 sf/yr (MG)  
Office

### HIGHLIGHTS

- Beautiful move-in ready office space available for lease in MetroCorp near the intersection of NW 43rd Street and NW 39th Ave. Space features a lobby and reception area, large conference room, four professional offices, a kitchenette, and restroom.
- Located in the heart of the 43rd Street district and surrounded by a variety of professional offices and restaurants. Nearby restaurants include Las Margaritas, Starbucks, Donut Connection, Ichiban Sushi, Chopstix and many more.
- Centrally located in an affluent section of Gainesville with traffic counts of 37,000 average daily trips on NW 39th Ave and 28,500 on NW 43rd Street.

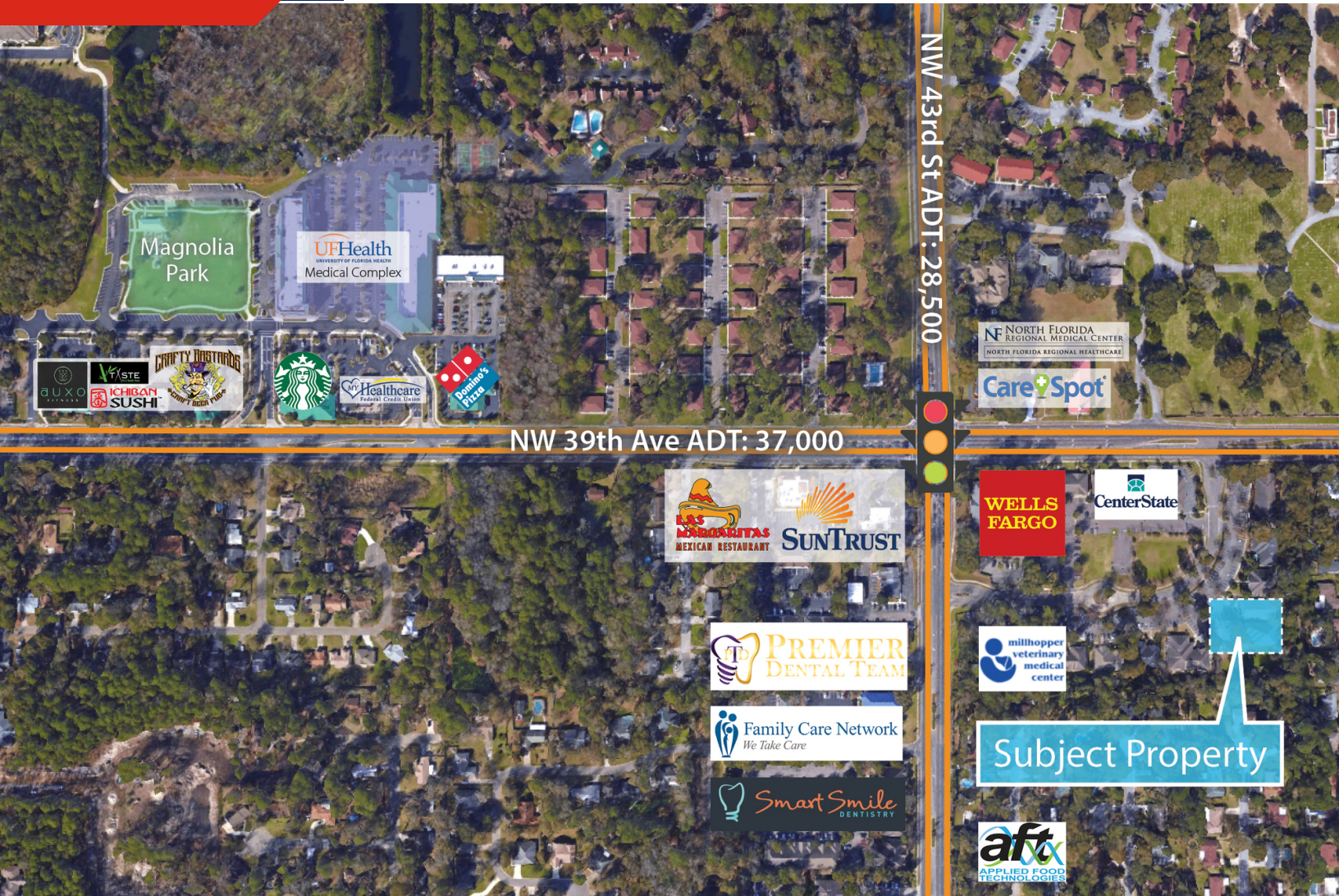
**Rick Cain, CCIM, SIOR**

352.505.7588

[rick.cain@avisonyoung.com](mailto:rick.cain@avisonyoung.com)



### Aerial Map



#### Location

Intersection of NW 39th Ave.  
and NW 43rd Street



#### Features

4 professional offices, lobby,  
reception area, and more



#### Proximity

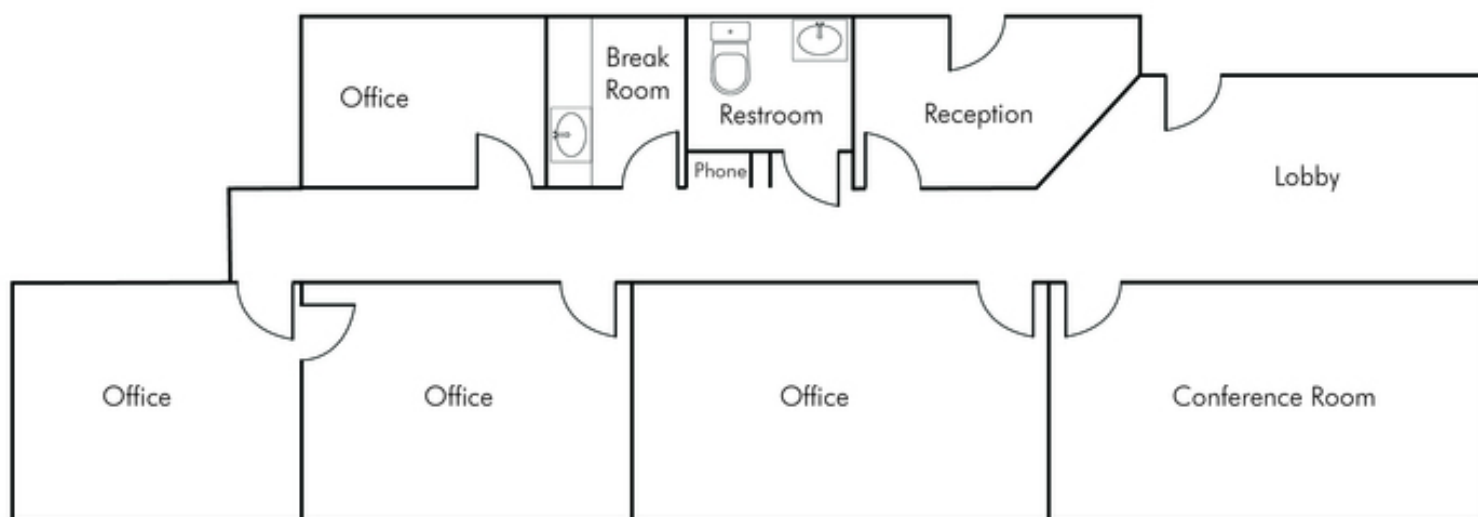
Near CenterState Bank,  
Wells Fargo, and more



#### Lunch Options

Las Margaritas, Domino's  
Pizza, Starbuck's, and more

Floor Plan

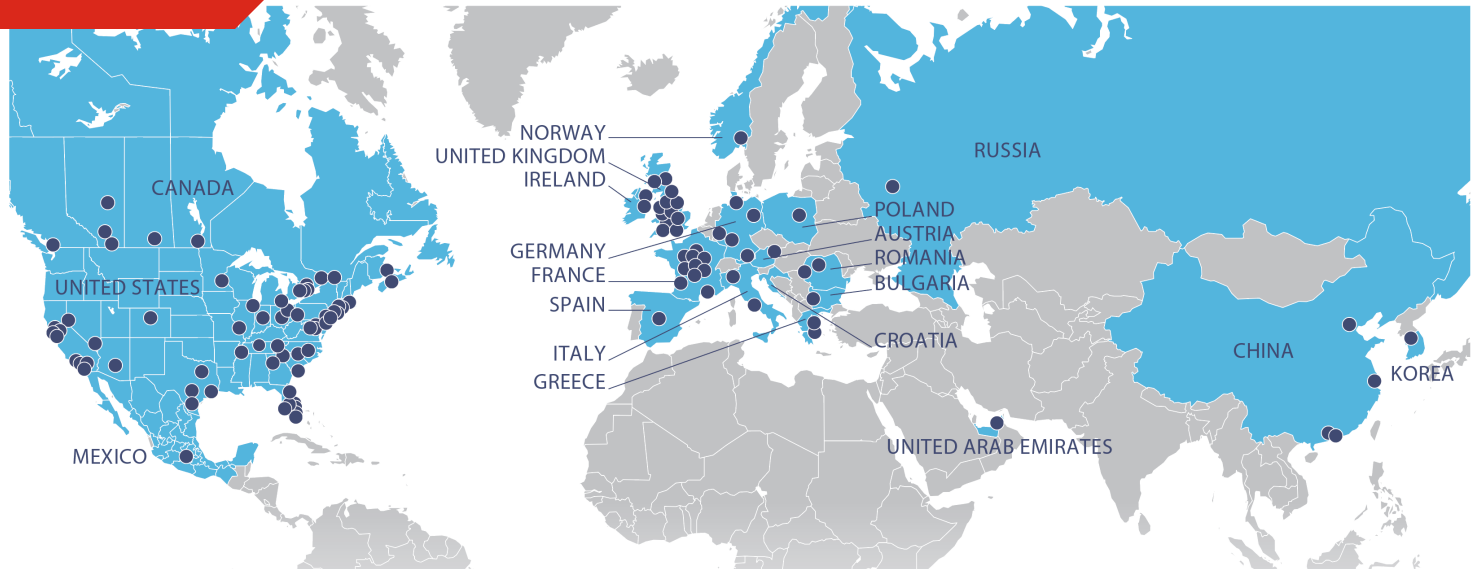




### Interior Photos



### About Us



### Avison Young at a Glance

Founded: **1978**  
 Total Real Estate Professionals: **5,000**  
 Offices: **120**  
 Countries: **20**  
 Brokerage Professionals: **1,600**  
 Property Under Management: **290 million sf**

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