



MAGNOLIA PARKE | GAINESVILLE, FL

4650



LEASE RATE:

- 1st and 2nd floor \$16.50/SF Gross
- 1st floor \$18/SF Gross
- 2nd floor \$17/SF Gross

FOR LEASE | 4650 NW 39TH AVENUE SUITES B, F, G & H, GAINESVILLE, FL 32606

8,315±SF | Office space

1st Floor = 2,840± SF (Suite B)

2nd Floor = 5,475± SF (Suites F, G, & H)

Opportunity to lease professional office space in Magnolia Parke! This 8,315± SF office space is being offered as a whole, an option to lease the 1st floor (2,840± SF), or option to lease the 2nd floor (5,475± SF) individually. On the 1st floor you will find a welcoming reception area, 7 individual offices, 2 sizable conference rooms, kitchenette, 2 restrooms and plenty of storage space. Use the common elevator or stairs to access the 2nd floor featuring open workspace, a conference room, 6 training rooms/collaborative workspaces and two restrooms.

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Magnolia Parke

SITE

NW 39TH AVE AADT = 22,000



Location:

Bring your business to Magnolia Parke, the established mixed-use community located in northwest Gainesville, on one of Gainesville's major thoroughfares, NW 39th Avenue!

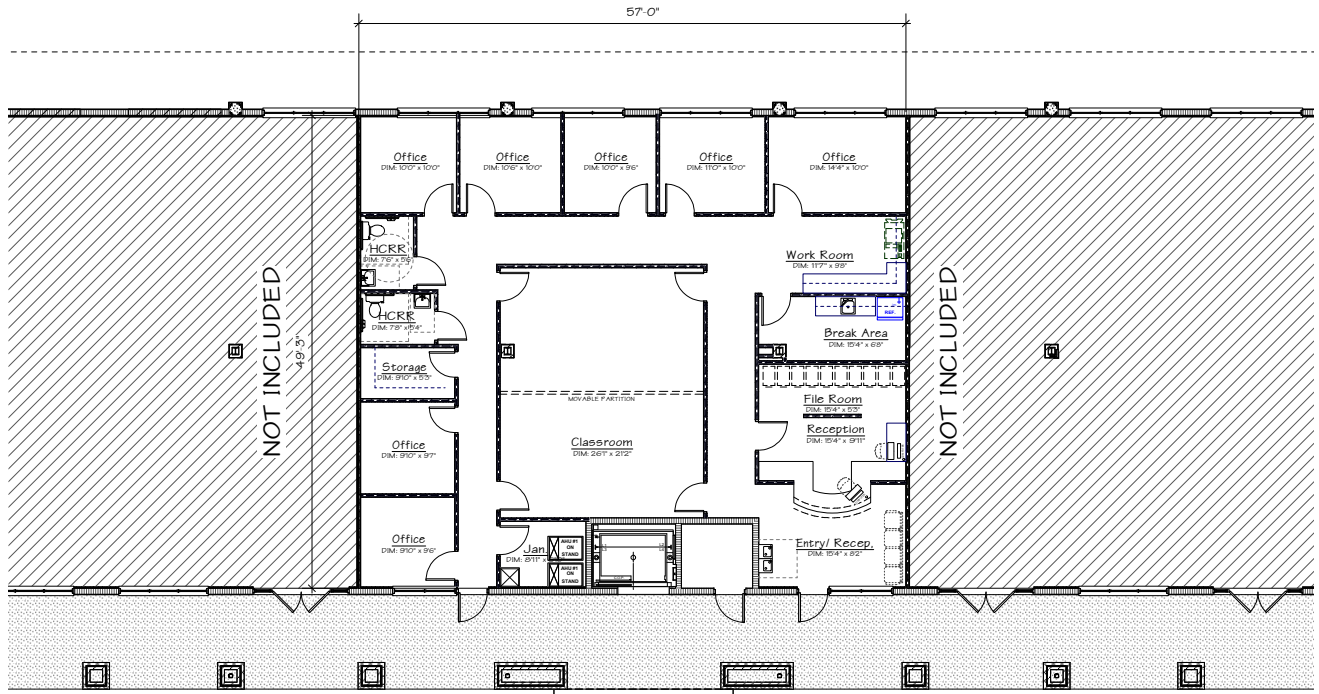
Situated near the intersection of NW 39th Avenue and NW 43rd Street, Magnolia Parke is only 2.8 miles east of Santa Fe College, 3 miles east of I-75, and 5.6 miles north of the University of Florida.

Tenants:

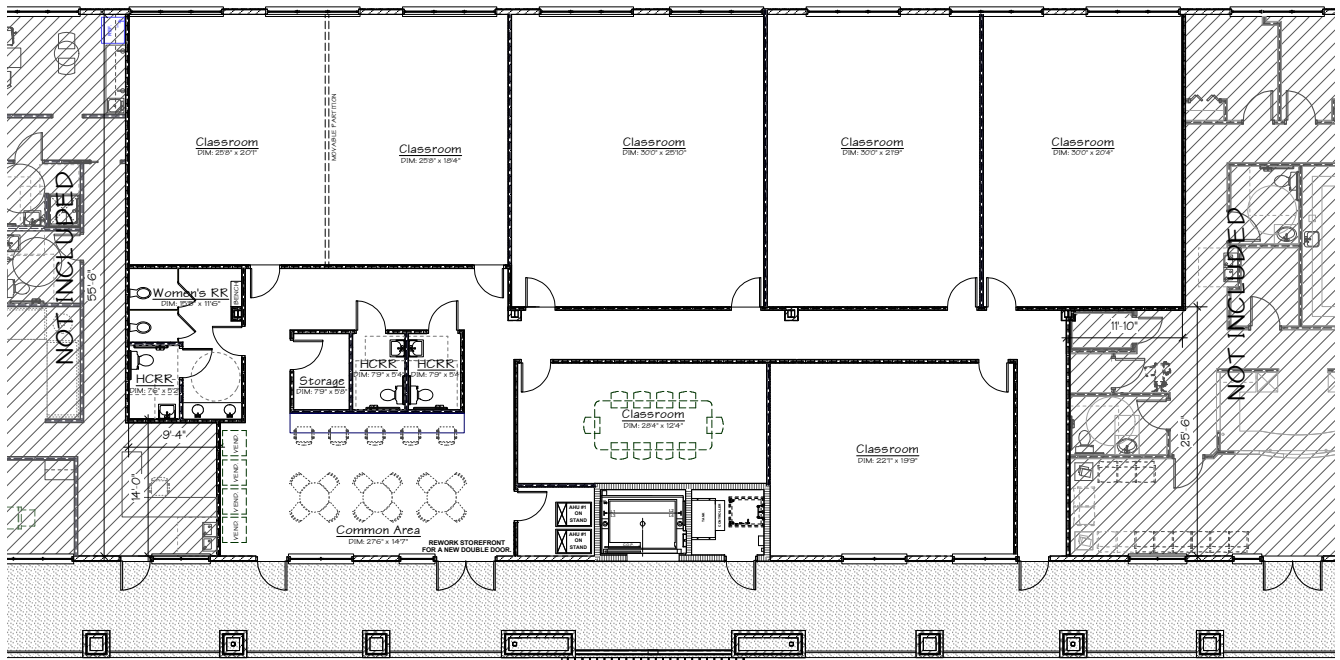


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FLOOR PLANS



○ **First Floor Plan**
Scale: 1/8" = 1'-0"



○ **Second Floor Plan**
Scale: 1/8" = 1'-0"



Building Specifications

Address	4650 NW 39th Avenue Suites B, F, G & H Gainesville, FL 32606
Zoning	PD
Size	8,315± SF (1st and 2nd floor) 1st Floor = 2,840± SF (Suite B) 2nd Floor = 5,475± SF (Suites F, G, & H)
For Lease	1st and 2nd floor = \$ 16.50/SF Gross 1st floor = \$18/SF Gross 2nd floor = \$17/SF Gross

Contact us:

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Area Demographics

5 mi. radius

Source: ESRI Business Analyst



Current Population
(2020)

142,195



Projected Population
(2025)

148,487



Average Household Income
(2020)

\$71,917



Projected Household Income
(2025)

\$79,921

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