



The Millennium Center

1,646± SF

Sale Price:

\$294,900

Lease Price:

\$23.50/SF Gross

FOR SALE/LEASE

4340 W. Newberry Road, Suite 204; Gainesville, FL 32607

1,646± SF of prime office space For Sale or For Lease in the Millennium Center building. The Millennium Center is conveniently located at the corner of NW 43rd Street and W. Newberry Road - one of the main east-west corridors in Gainesville with an average daily traffic count of 35,500 vehicles. Suite 204 is easily accessed via lobby elevators. This space is currently divided into two separate office spaces that could be combined into one large office space. In its current configuration, the first office space consists of a waiting area, an area for the receptionist with extensive room for storage, two private offices, breakroom, restroom and a telecommunications closet. The second space consists of a very large, open workspace, one private office, breakroom, storage room and restroom. The Millennium Center has ample parking for customers and has a bright, large common lobby with electronic directories. It is also convenient to shopping, banking, restaurants, public transportation and is only one mile from both I-75 and the University of Florida. There are limitless possibilities for this space to meet your business needs.

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FOR SALE/LEASE

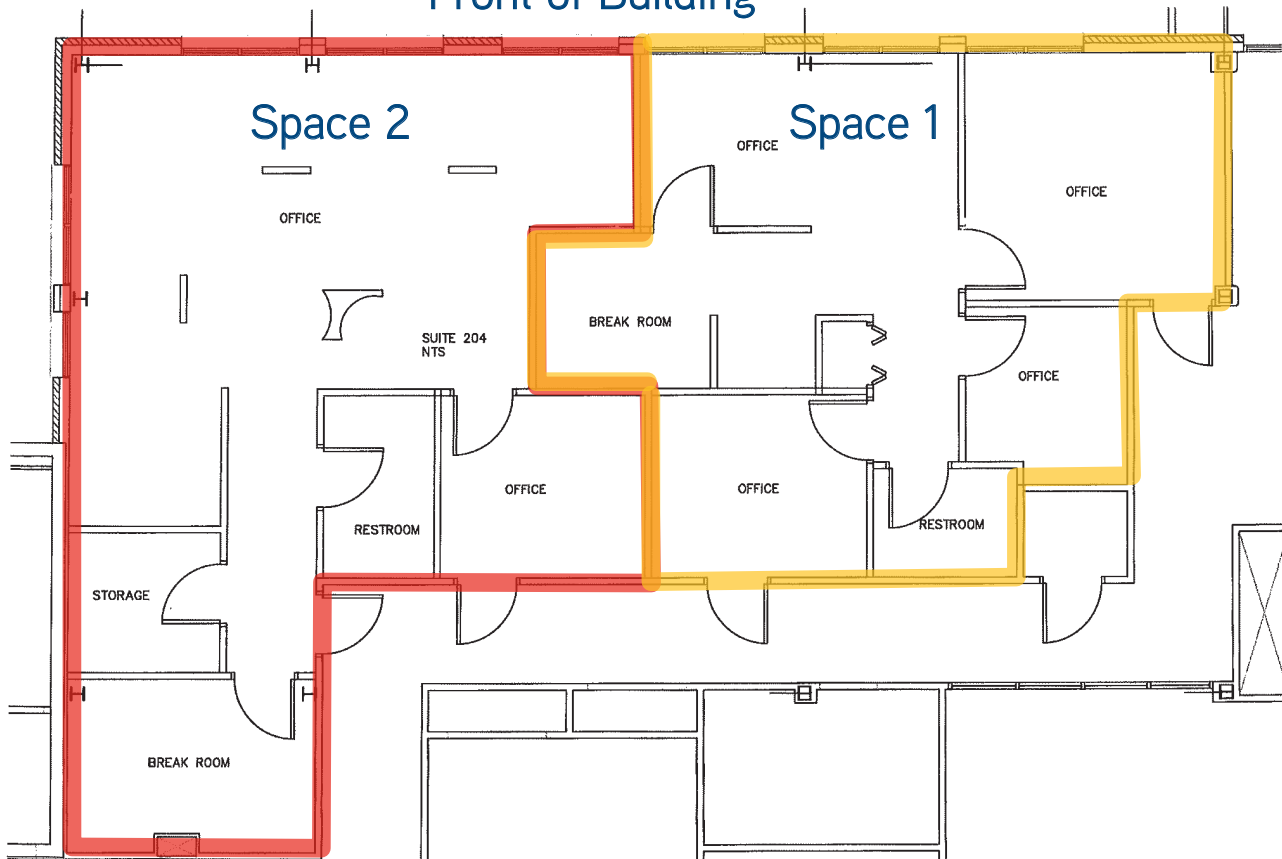
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Property Photos





Front of Building





Property Highlights

- 1,646± SF
- Office For Sale/For Lease
- Sale Price: \$294,900
- Lease Rate: \$23.50/SF Gross
- Tax Parcel #: 065444-201-102
- Zoning: CP
- Condo association fee of \$555/month (applicable to sale only)

Come join PNC Bank, Gainesville High Field MRI, Accent Aesthetics, Vitreo Retinal Associates, Alachua County Employee Health & Wellness Center and Accent Physician Specialists in this stellar location and great office building!



2020 TOTAL POPULATION

1 Mile: 6,886
3 Mile: 86,008
5 Mile: 173,469



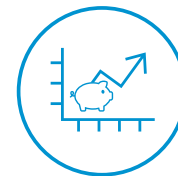
2025 PROJECTED POPULATION

1 Mile: 7,022
3 Mile: 89,481
5 Mile: 184,258



2020 AVERAGE HH INCOME

1 Mile: \$78,719
3 Mile: \$66,074
5 Mile: \$73,413



2025 PROJECTED HH INCOME

1 Mile: \$84,452
3 Mile: \$73,558
5 Mile: \$81,563

Source: Esri Business Analyst Online

Contact us:

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Accelerating success.