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# Arbor Greens Office For Sale

274 NW 137<sup>th</sup> Drive, Suite 100, Newberry, FL 32669

Priced to Sell! Beautiful Class A office for sale in Arbor Greens. This office features a reception area with two access doors leading to six individual offices, a spacious conference room, kitchenette with storage, and back door to private patio. Added upstairs heated/cooled storage area is a great bonus.

The Arbor Greens community is a mixed use development including a variety of uses from office, retail/restaurant, and multifamily. Bring your business to the thriving Arbor Greens community! The office is within walking distance to restaurants and retail including Publix, Blue Highway Pizza, Starbucks and more.

2019 Association Fees: \$836/quarter. Covers trash, landscape maintenance, electricity for parking lights, irrigation and retention & entryway maintenance.

## Contact us:

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### RORY CAUSSEAU

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Sales Price:

# \$439,000



Colliers International  
Northeast Florida  
3620 NW 43rd Street, Unit B  
Gainesville, FL 32606



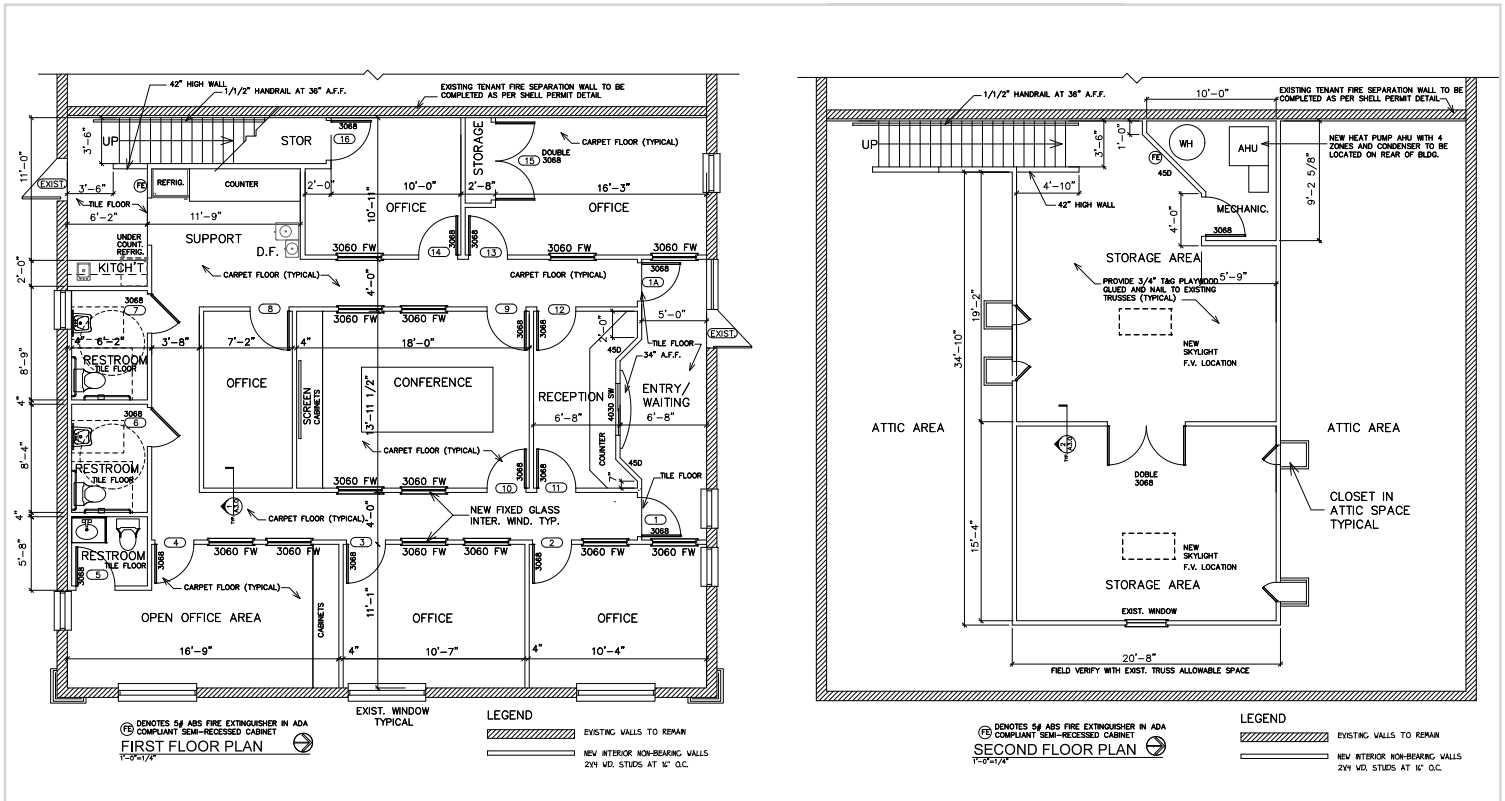


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AERIAL VIEW



**DAN DROTOS**

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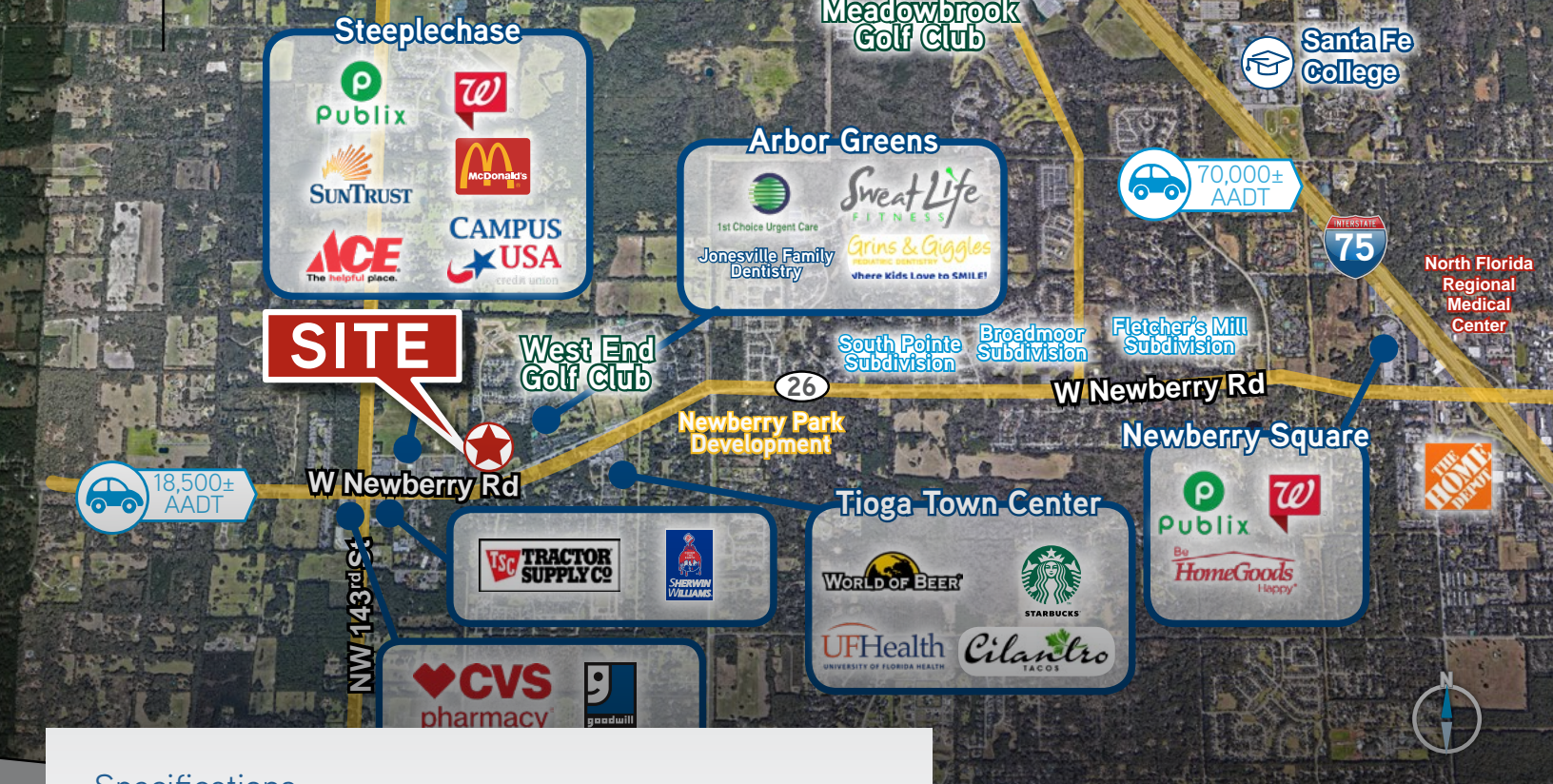
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## Specifications

Address	274 NW 137th Drive, Suite 100, Newberry, FL 32669
Size	3,030± SF
Market	Gainesville
Submarket	Newberry
Offices	6

## Highlights

- Class A office in Arbor Greens
- Within walking distance to restaurants and retail
- Upstairs heated/cooled storage area
- Skylights
- Private Patio

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## AREA DEMOGRAPHICS

5 mi. radius Source: ESRI Business Analyst



**Current Population**  
(2019)  
39,205



**Projected Population**  
(2024)  
41,863



**Average Household Income** (2019)  
\$111,914



**Projected Average Household Income** (2024)  
\$126,458

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