

# MEDICAL OFFICE SPACE

2216 NW 40th Terrace Suite A Gainesville, FL 32607



# FOR LEASE

## FOR MORE INFORMATION:



**Eric Ligman**

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**Sage Alfonso**

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**BOSSHARDT**

— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

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## EXECUTIVE SUMMARY

2216 NW 40th Terrace Suite A Gainesville, FL 32607



### OFFERING SUMMARY

Monthly Rent:	\$2,266.66 (Modified Gross)
Price Per SF/yr.	\$16.00
Available SF:	1700
Year Built:	1996
Zoning:	OF

### PROPERTY OVERVIEW

Bosshardt Realty is proud to present this turn-key medical office space with immediate proximity to grocery anchored shopping, restaurants and residential in the heart of the NW Business District of Gainesville, Florida. The space offers 7 exam rooms, reception with a spacious waiting room, water fountain for customers, a restroom and plenty of storage. Ample parking available. Includes an additional private entrance/exit.

### PROPERTY HIGHLIGHTS

- Ample Parking
- Easy Access
- NW Business District

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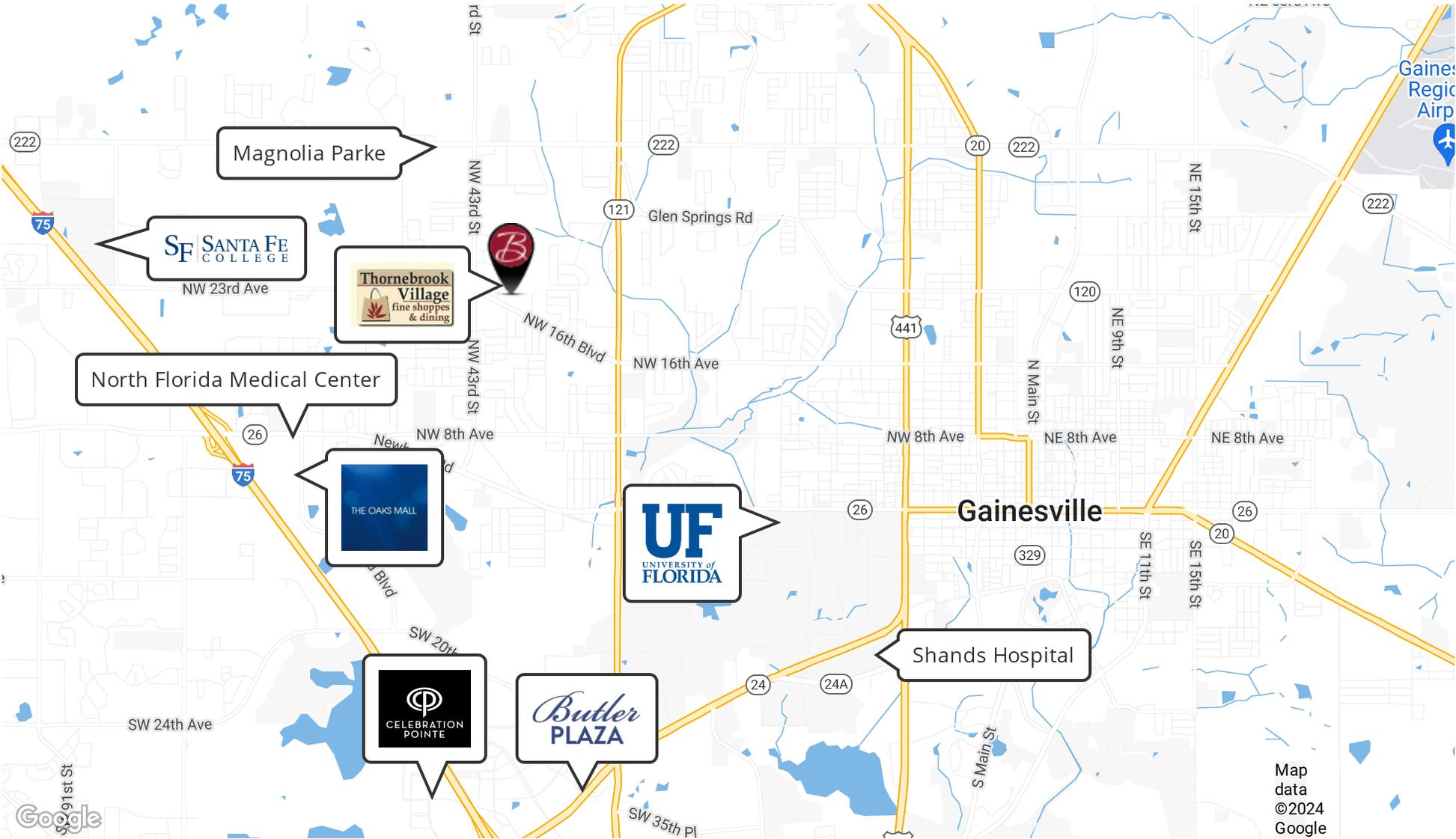


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## RETAILER MAP

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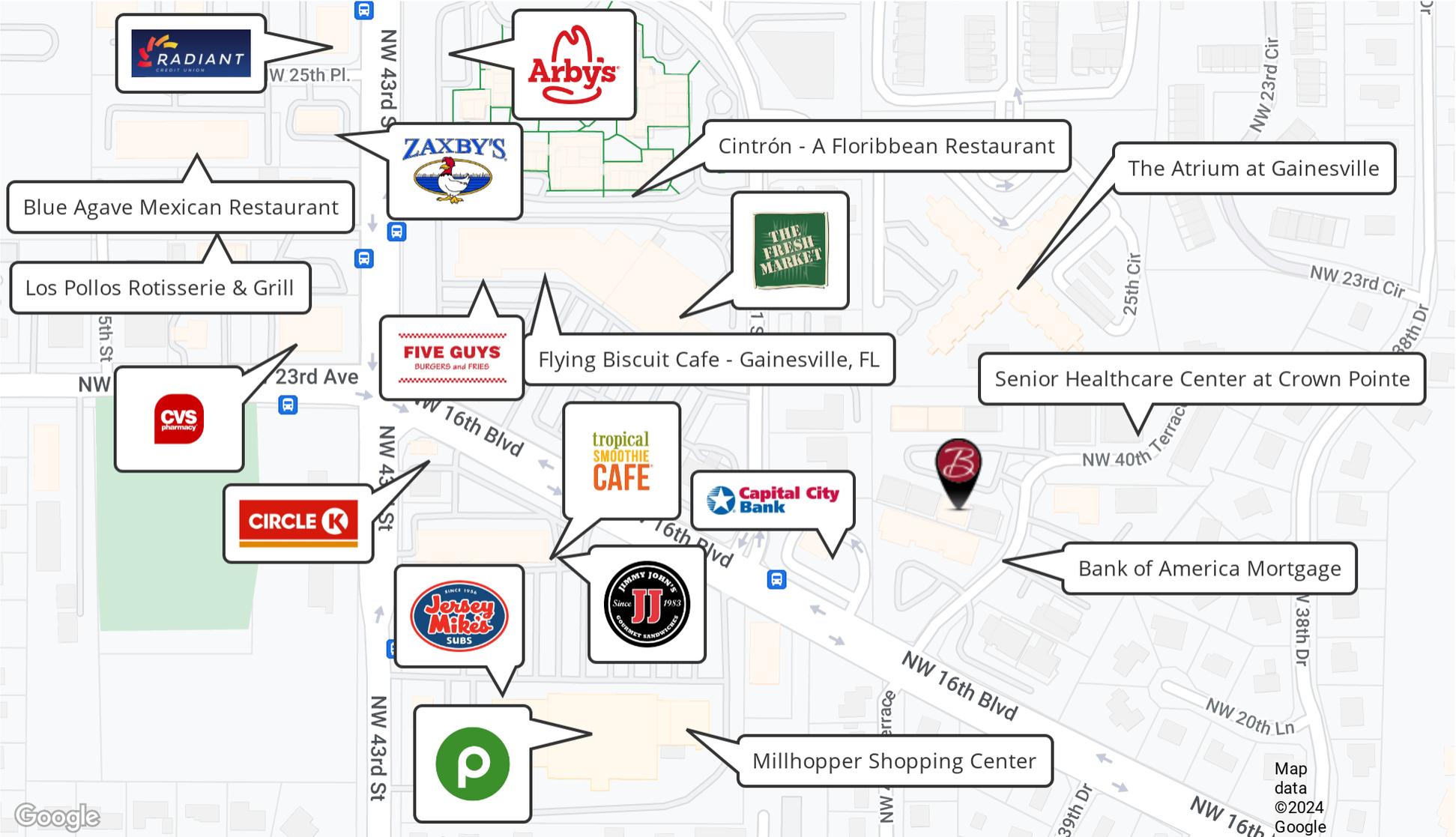
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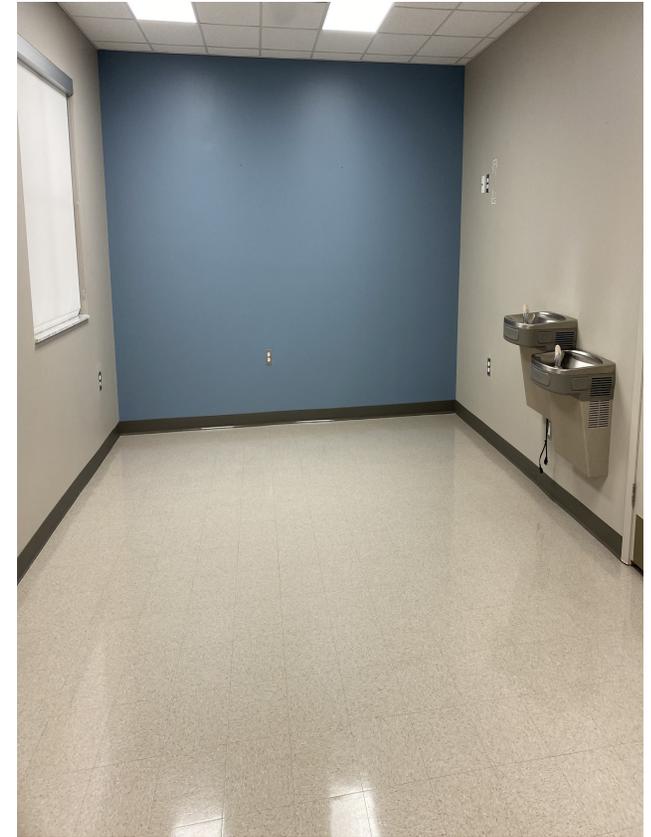
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## ADDITIONAL PHOTOS

2216 NW 40th Terrace Suite A Gainesville, FL 32607



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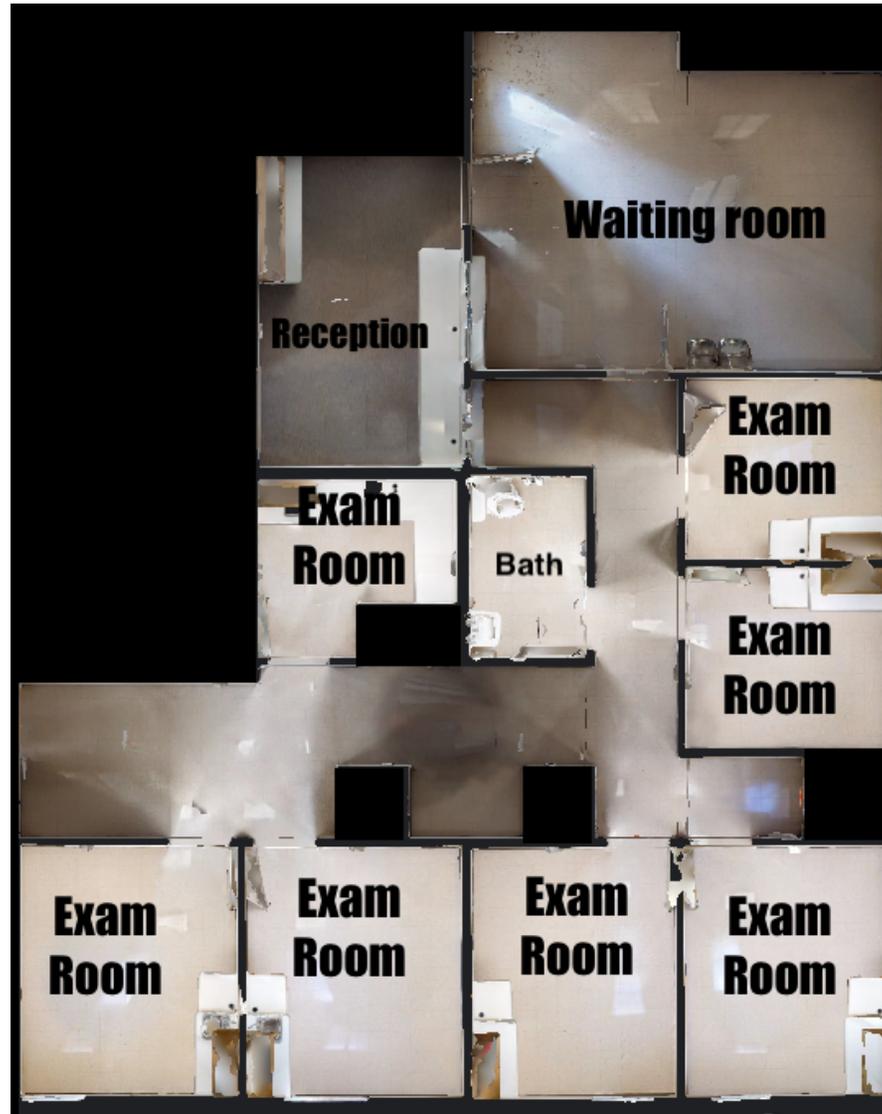
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## FLOOR PLAN

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**ERIC LIGMAN**

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**ERIC LIGMAN**

Director

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## PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

Eric is deeply dedicated to the North Florida community and is involved with local organizations such as the Ronald McDonald House Charities and the Junior League of Gainesville. His love for the area is reflected in his decision to raise his family there, and in his spare time, he enjoys playing on his highly-ranked tennis team and fishing.

In conclusion, Eric Ligman is a highly experienced and knowledgeable commercial real estate professional with an exceptional track record of success in the North Florida market. His unwavering dedication to his clients, innovative approach, and deep comprehension of the industry make him an invaluable asset for anyone seeking assistance with their commercial real estate endeavors. With Eric's expertise, clients can rest assured that they have a trusted partner to guide them

### Bosshardt Realty Services

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SAGE ALFONSO

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## SAGE ALFONSO

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## PROFESSIONAL BACKGROUND

Sage has a passion for customer service complemented by an unwavering work ethic that sets him apart. He specializes in adding value to transactions through market analysis, investment analysis, relations with local jurisdictions, and strategic marketing with national reach. Sage is currently the exclusive representation for LINE - X of Gainesville and St. Augustine. He seamlessly adapts to various client requirements, whether in the role of a discrete hospitality broker or providing meticulous tenant or landlord representation. Beyond his professional commitments, Sage remains a genuine Floridian at heart. He enjoys exploring what North Central Florida has to offer. Call or text today to get your share of Sage advice!

## MEMBERSHIPS

ICSC

CoStar

GACAR- Gainesville Alachua County Association of Realtors

National Association of Realtors (NAR)

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