



Madison Park | Office Sublease Opportunity

- 13,280 rsf of Class A office space that can potentially be divided into two suites totaling approximately 6,640 rsf each.
- Space features a mix of open work spaces, large and small conference rooms and individual offices all with lots of natural light.
- Location is in the heart of Gainesville's financial district and across the street from Thornebrook Village.



Ample parking



After hours security access



Common area restrooms



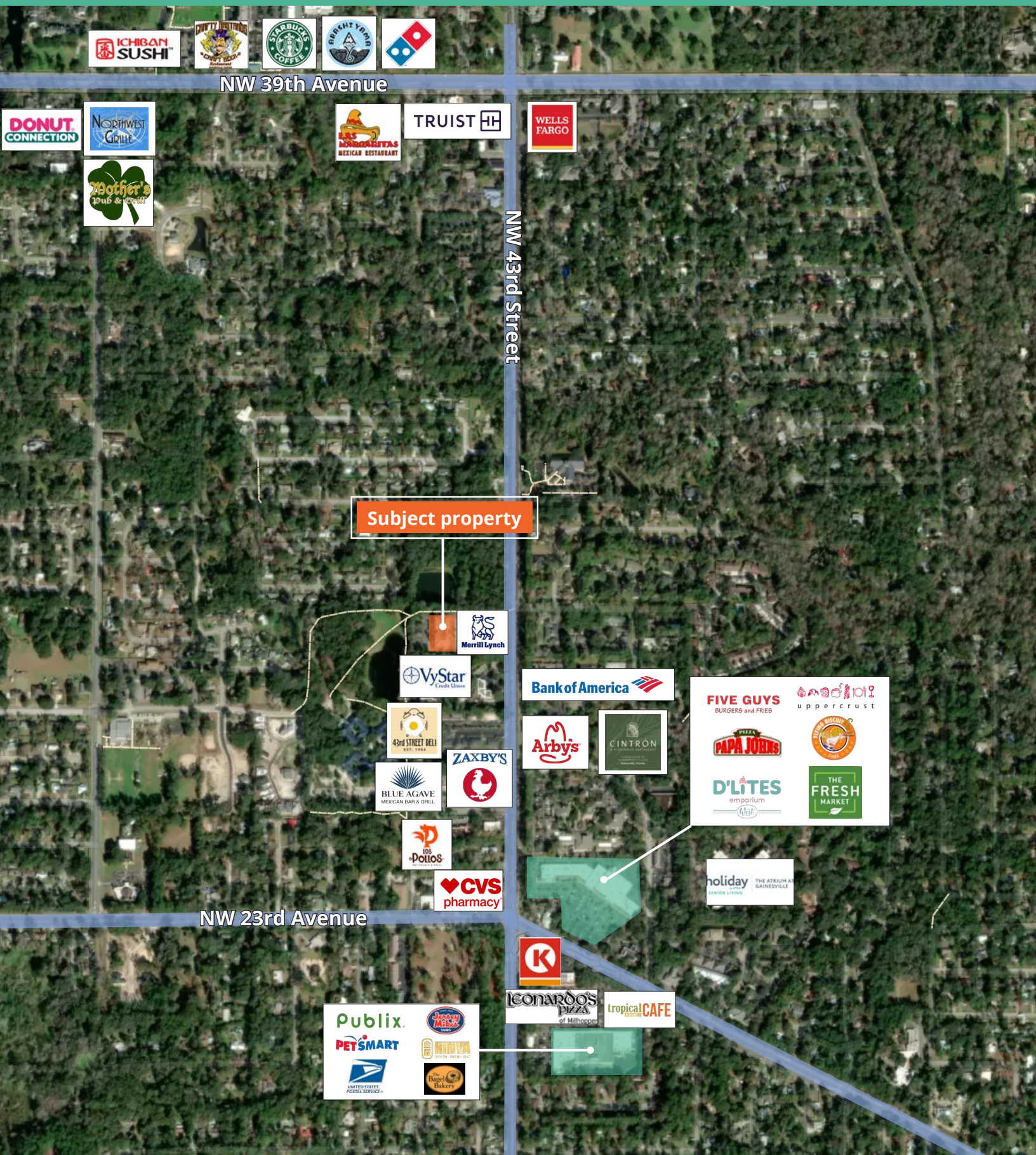
Close proximity to a variety of restaurants and shops

For more information

Rick Cain, CCIM, SIOR, Principal
352. 505. 7588
rick.cain@avisonyoung.com

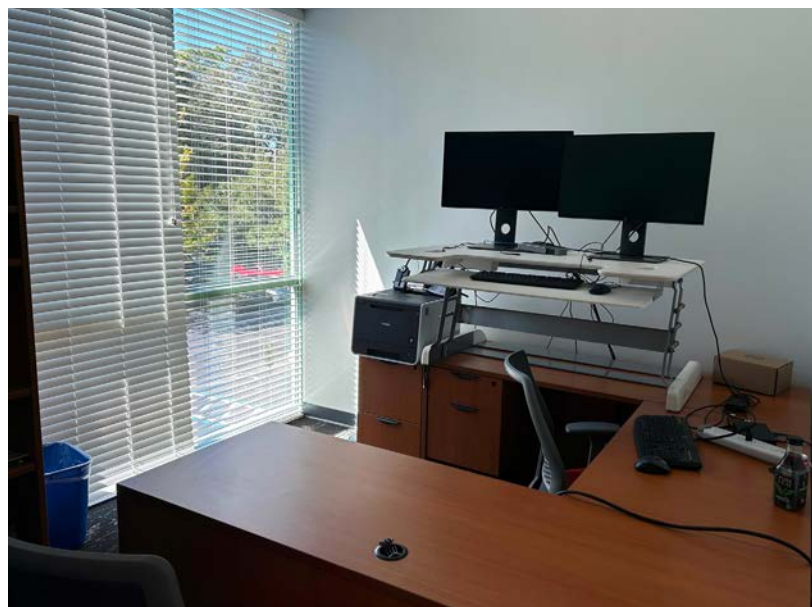
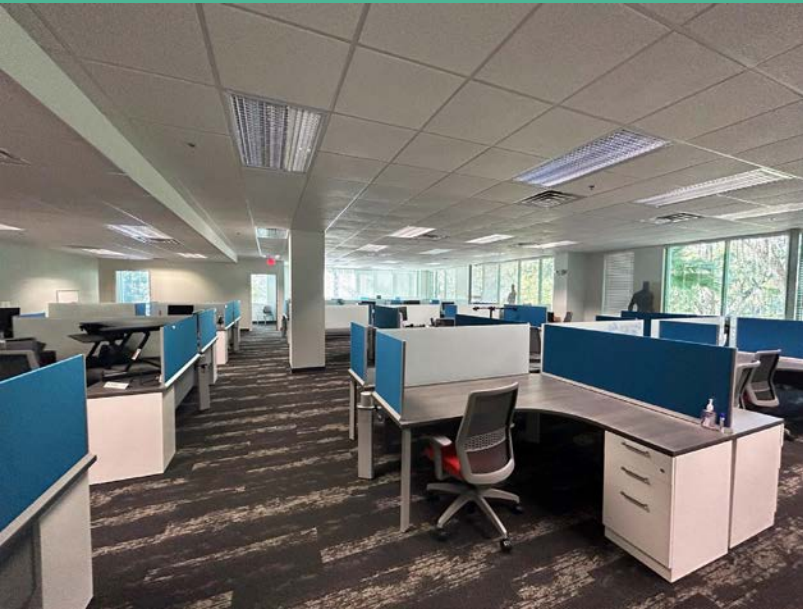
Aerial map

2850 NW 43rd Street
Gainesville, Florida



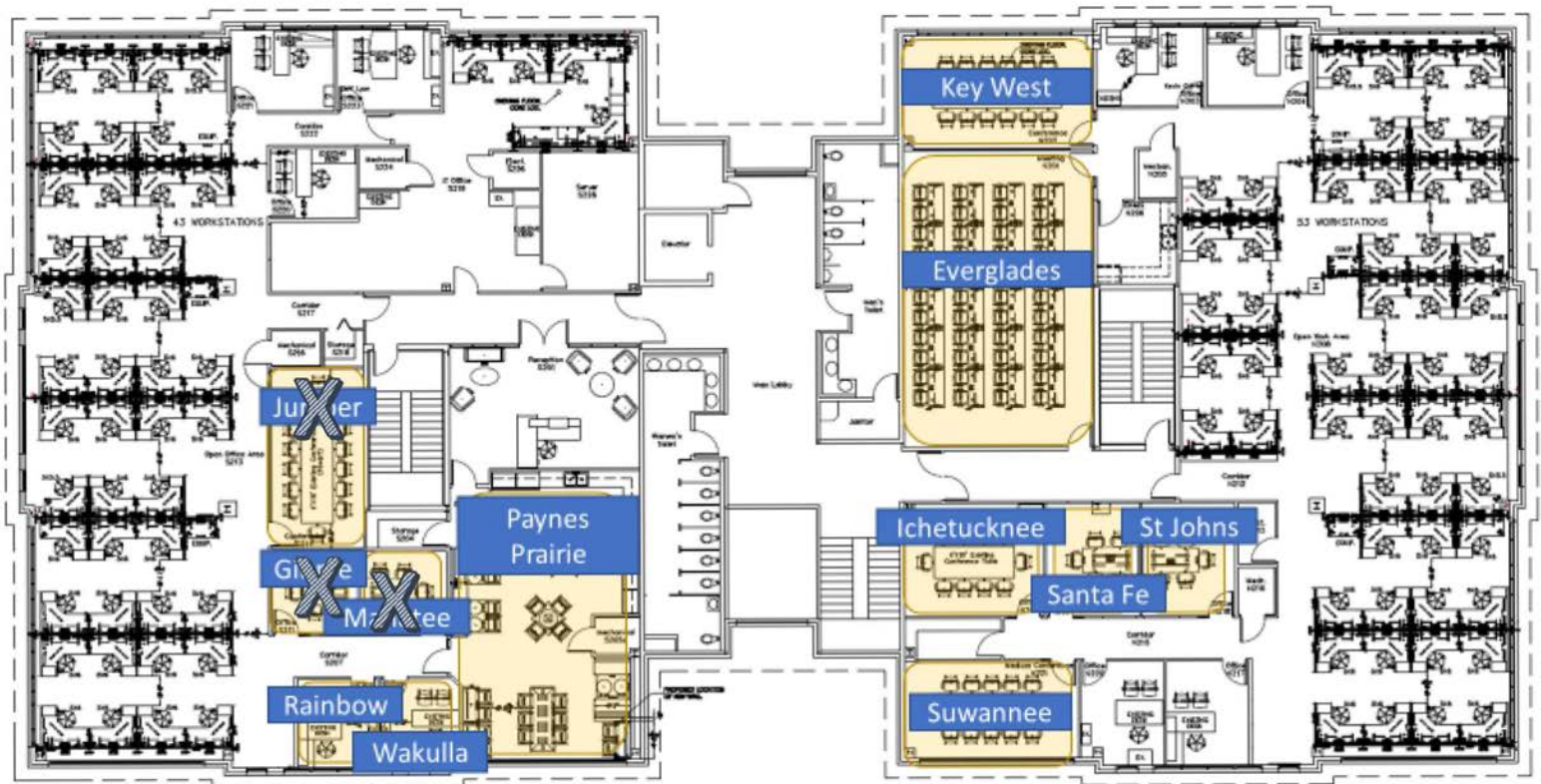
Photos

2850 NW 43rd Street
Gainesville, Florida



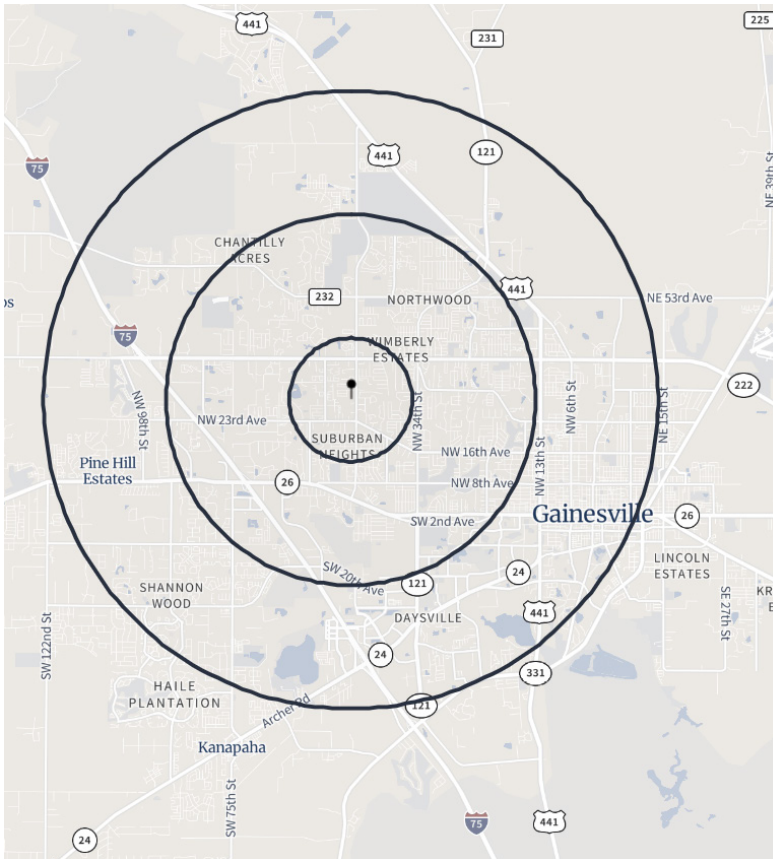
Floor plan

2850 NW 43rd Street
Gainesville, Florida



Demographics

2850 NW 43rd Street
Gainesville, Florida



Population: Over 171,000 people within a five mile radius.



Density: Over 71,000 households within a five mile radius.



Income: Average household income of \$133,026 within a five mile radius.



Home Value: Average home value of \$321,204 within a five mile radius.



Employment: Employment population of over 111,000 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	8,362	71,075	171,043
Median age	47.2	33.9	27.6
Median age (Male)	44.2	33.7	27.7
Median age (Female)	50.3	36.8	27.9
Households & Income	1 Miles	3 Miles	5 Miles
Total households	3,935	31,126	71,108
# of persons per HH	2.06	2.20	2.19
Average HH income	\$117,896	\$114,254	\$133,026
Average house value	\$367,307	\$319,059	\$321,204
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	773	2,942	7,385
Total employees	6,277	31,956	111,531

**If you would like to discuss this further,
please get in touch.**

Rick Cain, CCIM, SIOR, Principal
352. 505. 7588
rick.cain@avisonyoung.com

Visit us online

avisonyoung.com

© 2023 Avison Young – Florida, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young. | 132 NW 76th Drive | Gainesville, FL 32607

**AVISON
YOUNG**