



Metrocorp Office Space Available For Sale or Lease

- 2,593 SF custom built office space available for sale or lease in the MetroCorp Office Park.
- Features include a reception area, individual offices, large conference room, open work area with a high vaulted ceiling and lots of natural light, full kitchen, a server room with dedicated AC and three restrooms.
- Conveniently located at the intersection of NW 43rd St and NW 39th Ave near Wells Fargo, Gateway Bank, Truist, and numerous restaurants.



Sale price: \$515,000



Lease rate: \$20/SF modified gross



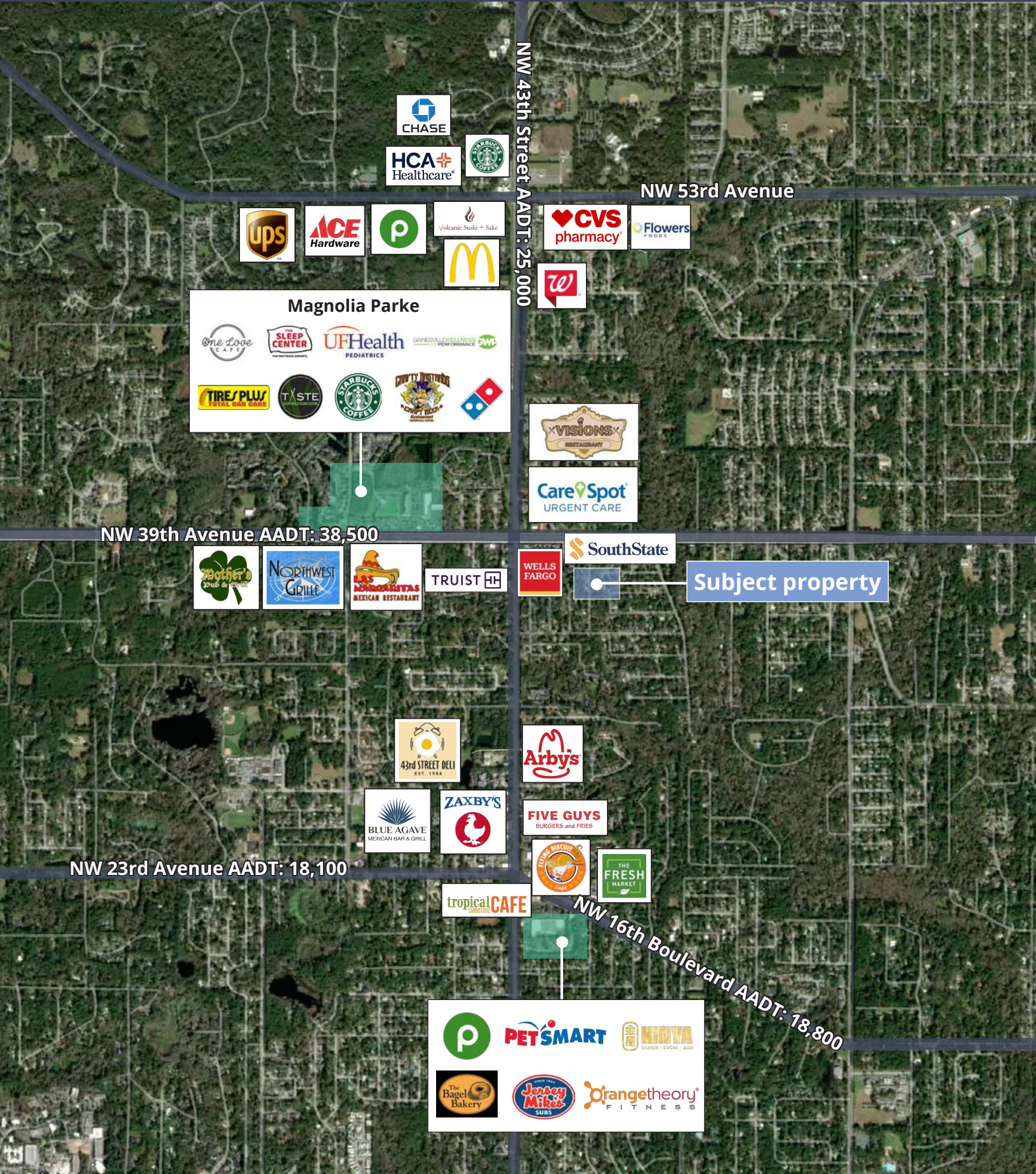
PUD zoning



Convenient parking

For further information

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NW 43rd Street AADT: 25,000

NW 53rd Avenue

NW 39th Avenue AADT: 38,500

NW 23rd Avenue AADT: 18,100

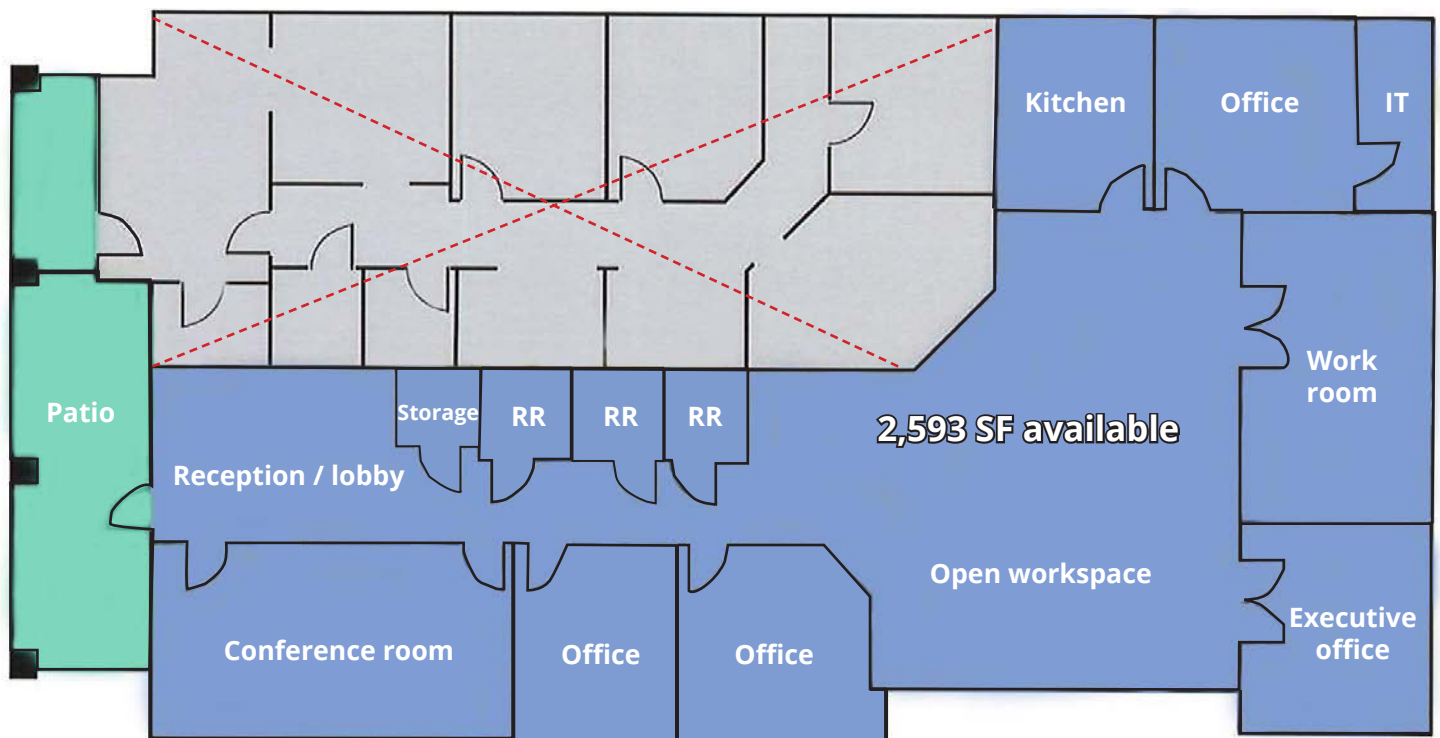
NW 16th Boulevard AADT: 18,800


Subject property



Floor plan

3721 NW 40th Terrace
Gainesville, Florida



 Not included  Available

Interior photos

3721 NW 40th Terrace
Gainesville, Florida



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

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