

# MEDICAL OFFICE FOR LEASE

## EXECUTIVE SUMMARY

2216 NW 40th Terrace | Gainesville, FL 32607



### OFFERING SUMMARY

Monthly Rent:	\$4,352.00 (Gross)
Price Per SF/yr.	\$17.00
Building Size:	3,072 SF
Available SF:	1,500 - 3,072 SF
Year Built:	1996
Zoning:	OF

### PROPERTY OVERVIEW

This turn-key medical office space within walking distance of Fresh Market in the heart of the NW Business District of Gainesville, Florida. Space offers 6 exam rooms, 5 private offices, reception, conference room, waiting room, and plenty of storage. Space can be subdivided into two 1500 SF spaces +/-.

### PROPERTY HIGHLIGHTS

- Ample Parking
- Easy Access
- NW Business District
- Easy to subdivide to accommodate 1500 +/-

### FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

[ericligman@bosshardtrealty.com](mailto:ericligman@bosshardtrealty.com)



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COMMERCIAL & LAND DIVISION

# MEDICAL OFFICE FOR LEASE

## LOCATION MAP

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## FLOOR PLAN

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## ADDITIONAL PHOTOS

2216 NW 40th Terrace Gainesville, FL 32607



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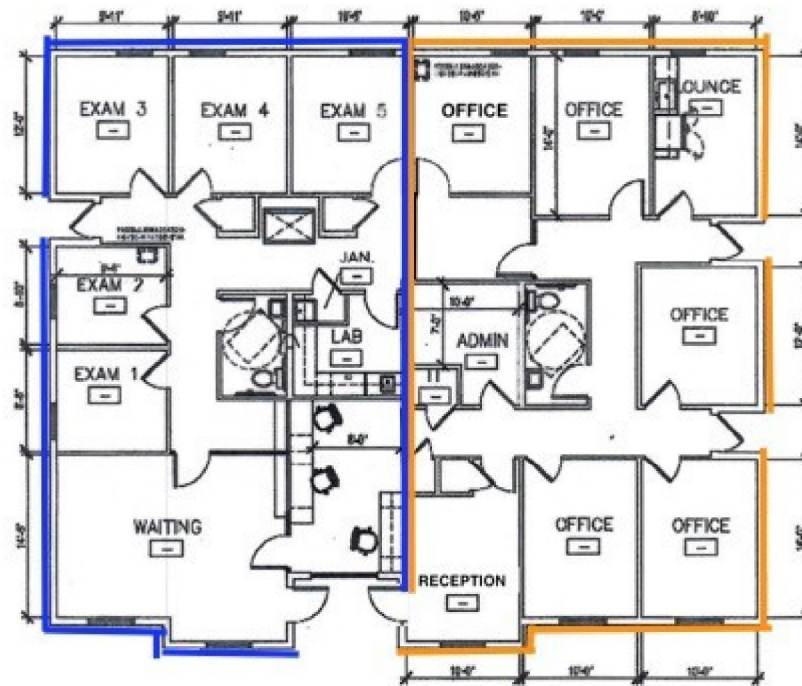
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# Conceptual Subdivided Floor Plan

## Suite A

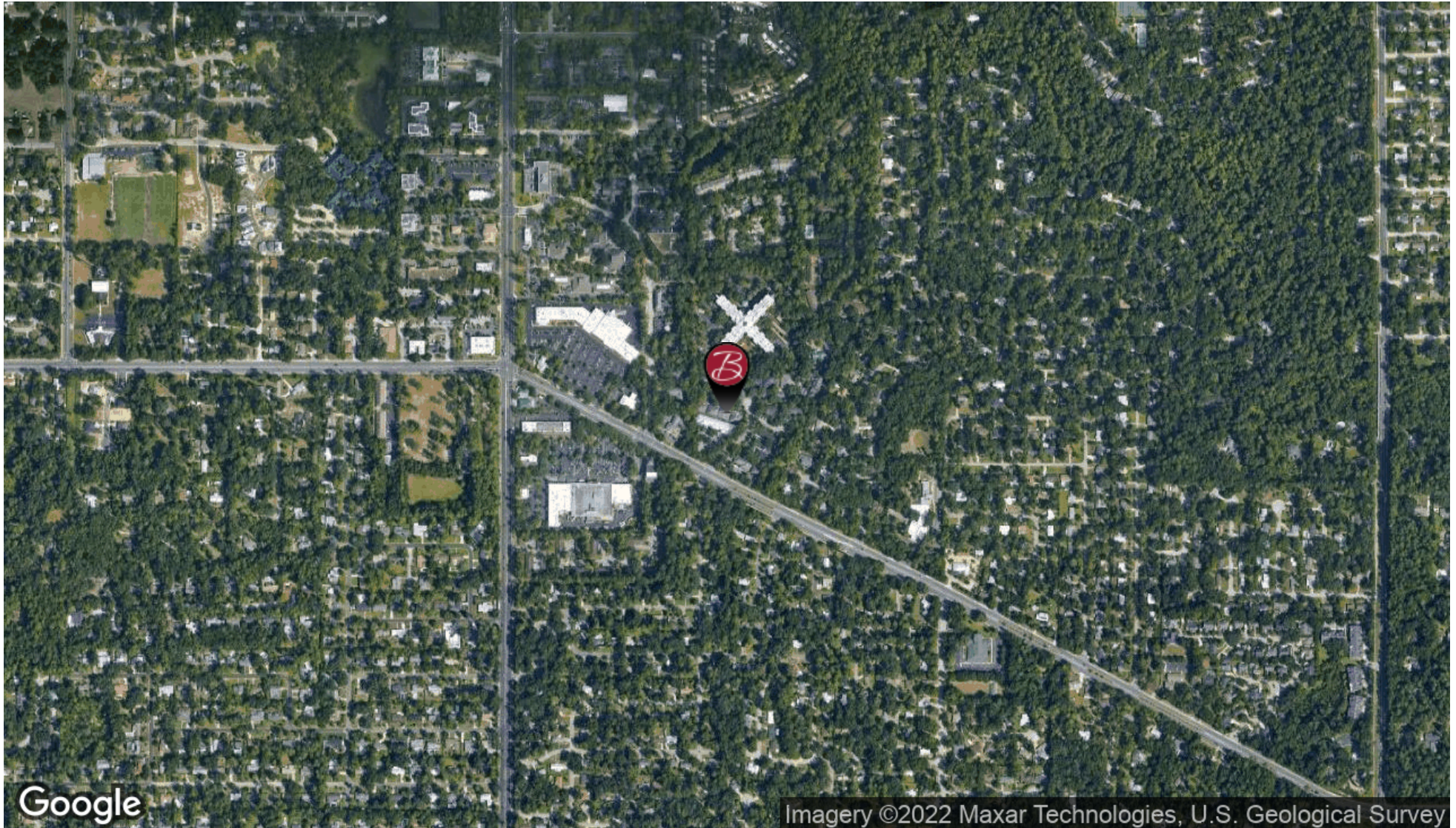
## Suite B



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## AERIAL MAP

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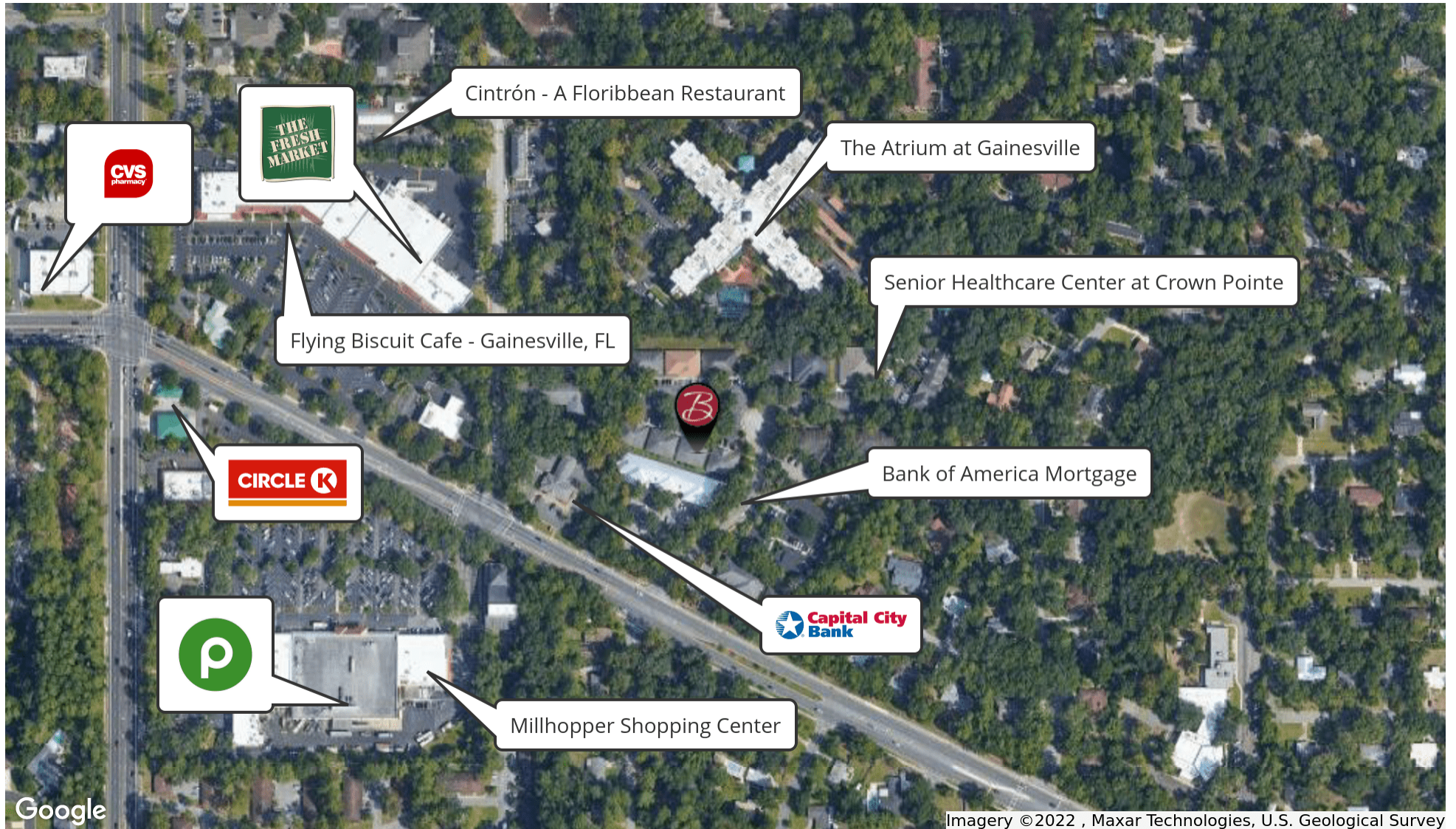
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## RETAILER MAP

2216 NW 40th Terrace Gainesville, FL 32607



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# MEDICAL OFFICE FOR LEASE

ERIC LIGMAN

| 2216 NW 40th Terrace Gainesville, FL 32607



## ERIC LIGMAN

Director

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**Direct:** 352.256.2112 | **Cell:** 352.256.2112

## PROFESSIONAL BACKGROUND

As a seasoned real estate professional, Eric Ligman is known for his extensive knowledge of North Florida's real estate market and his unmatched devotion to client needs. Eric's success is based on the trust and respect earned from his clients by his tireless work ethic, innovative ideas, and candid advice. Over the last two decades, Eric has greatly influenced the transformation of North Florida's landscape brokering deals with national and regional companies including Pennsylvania Real Estate Trust (PRET), Budweiser, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. Ligman is also credited with orchestrating one of the most significant local land deals in recent history, proving himself as the area's premier commercial broker with over 45 million dollars of sold transactions in 2019. Aside from his comprehensive knowledge of the commercial real estate market, Ligman also possesses a clear understanding of tenant needs and has worked diligently to develop an extensive network of landlord relationships. These attributes are instrumental in effectively servicing his valued clients' real estate needs in an efficient and timely manner. Eric has extensive experience in all areas of the commercial real estate sector, including tenant representation, lease negotiations, investment properties, land value, and corporate real estate ventures.

## MEMBERSHIPS

ICSC  
LoopNet  
CoStar  
Gainesville Chamber Commerce  
GACAR- Gainesville Alachua County Association of Realtors  
National Association of Realtors (NAR)

### Bosshardt Realty Services

5542 NW 43rd Street  
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352.371.6100

## FOR MORE INFORMATION:



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