

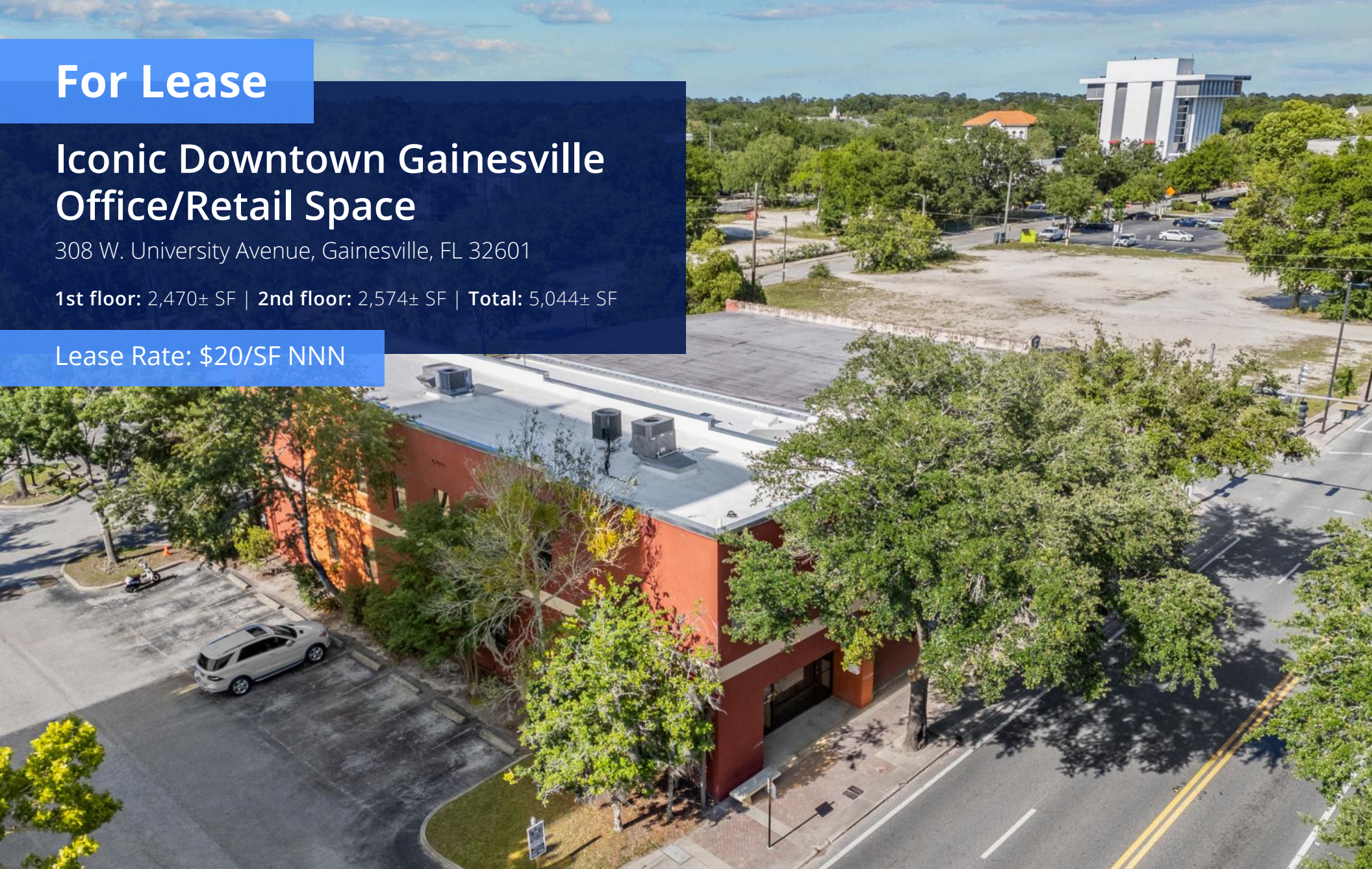
**For Lease**

# Iconic Downtown Gainesville Office/Retail Space

308 W. University Avenue, Gainesville, FL 32601

**1st floor:** 2,470± SF | **2nd floor:** 2,574± SF | **Total:** 5,044± SF

Lease Rate: \$20/SF NNN



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# Property Overview

## A Landmark Workspace in the Heart of Downtown Gainesville

Step into a space where **historic character meets modern functionality**. Located in the **renowned Firestone Building**, a fully renovated architectural landmark originally built in 1926, **308 West** offers an inspiring and distinctive environment for your business.

With **exposed brick, original hardwood floors** and thoughtfully preserved design elements, this unique property creates an atmosphere unlike any other in Gainesville.

- **5,044± SF total** | two stories of flexible workspace
- **Shared covered parking** | approx. 2,500 SF of on-site covered parking
- **Premier downtown location**
- Walkable to shopping, cafés, restaurants and local amenities
- Minutes from the **University of Florida** and **UF Innovation Hub**
- **19,500 AADT on West University Avenue**
- Located in an **iconic Gainesville landmark**



## Ideal Uses

- Professional office headquarters
- Creative studios or agencies
- Boutique retail or service-based business
- Tech startups or innovation-oriented enterprises

# Photo Gallery

First Floor | 2,470± SF



# Photo Gallery

Second Floor | 2,574± SF



# Floor Plans



Floor plans/tours cannot be used for building or design purposes. Sizes and dimension are approximate.

# Aerial View



## Why 308 West?

Position your business in one of Gainesville's most visible and sought-after downtown locations. With ample covered parking, unmatched walkability and close proximity to innovation and commerce, 308 West offers a truly rare opportunity for businesses looking to thrive in a space that makes a statement.



## Demographics

Source: ESRI Business Analyst



### 2024 Population

1 Mile: 22,768  
3 Miles: 78,547  
5 Miles: 149,511



### 2029 Projected Population

1 Mile: 22,522  
3 Miles: 77,886  
5 Miles: 149,824



### 2024 Average HH Income

1 Mile: \$48,136  
3 Miles: \$65,231  
5 Miles: \$70,405



### 2029 Projected HH Income

1 Mile: \$58,471  
3 Miles: \$78,570  
5 Miles: \$83,708

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