

SAN FELASCO TECH CITY | FOR LEASE

13900 Tech City Circle, Bldg B, Suite 500 | Alachua, FL 32615



3,750± SF CLASS A OFFICE SPACE



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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

13900 Tech City Circle | Building B, Suite 500

Class A Office Space For Lease in San Felasco Tech City

Don't miss this outstanding opportunity to lease pristine Class A office space at San Felasco Tech City (SFTC)—North Central Florida's premier hub for innovation, sustainability and growth.

Located in Building B, Suite 500 offers 3,750± SF of modern, move-in-ready office space designed for productivity and comfort. The suite features a welcoming lobby and reception area, seven private offices, two conference rooms (488± SF and 150± SF), two open work areas, a breakroom, copy room, records/file room, IT closet and two ADAcompliant restrooms. Additional conveniences include large storage closets and direct parking lot access via the main west entrance, with a second entrance through the covered solar panel breezeway connecting Buildings A & B.

3,750± SF AVAILABLE

\$22.00/SF NNN

PASS-THRU: \$4.85/SF



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BUILDING B, SUITE 500

13900 Tech City Circle | Building B, Suite 500

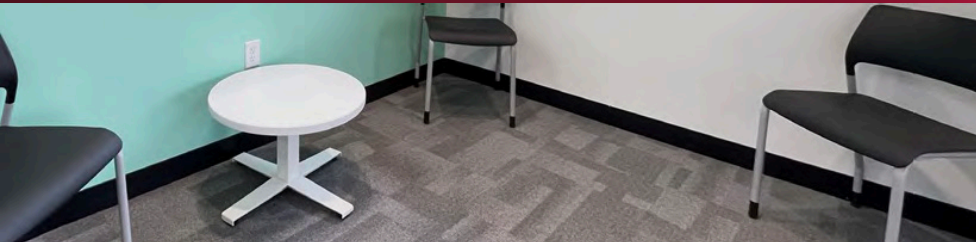


- 3,750± SF Class A office space
- \$22.00/SF NNN | \$4.85/SF pass-thrus
- Seven private offices + two conference rooms
- Two open work areas + breakroom + file room
- Two ADA-compliant restrooms
- Direct access to parking lot & covered breezeway entry
- Move-in ready condition
- Located in North Florida's premier solarpowered business community



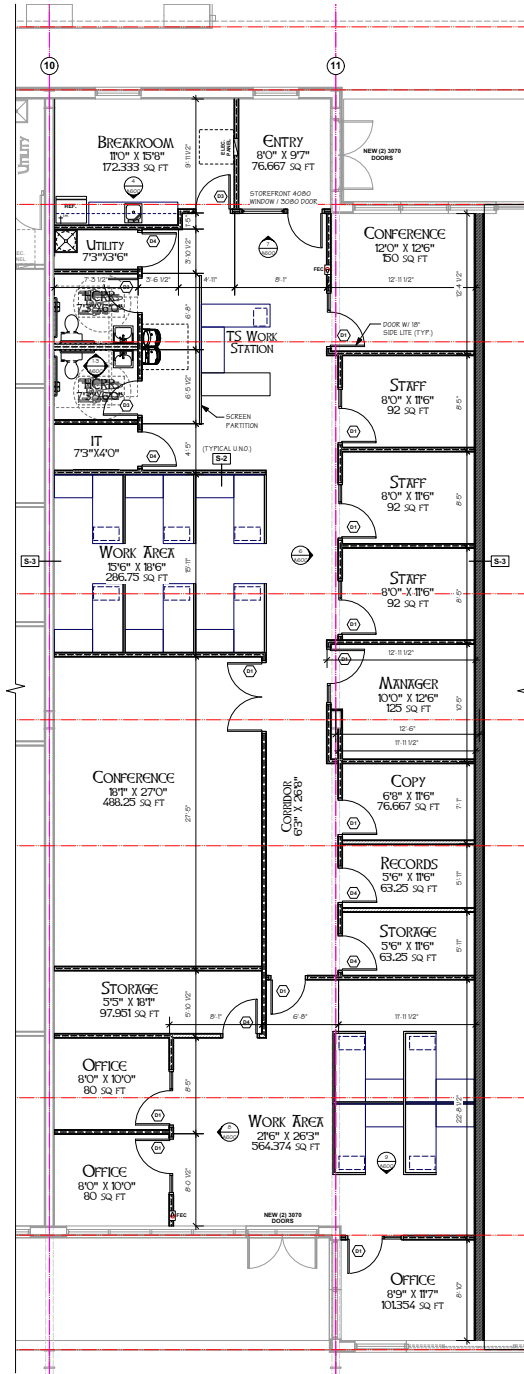
SUITE PHOTOS

13900 Tech City Circle | Building B, Suite 500



SUITE LAYOUT

13900 Tech City Circle | Building B, Suite 500



NEARBY AMENITIES MAP

13900 Tech City Circle | Building B, Suite 500



Highway Access from Site



US HWY 441
Interstate 75

City of Alachua

441

441

75



>> To Gainesville (7 miles)



Hampton by Hilton, Holiday Inn, Dunkin' Donuts, Zaxby's, Publix, Wendy's, Bunty Howies, Burger King, Great Clips, Fire Food & Drink

Lowe's Home Improvement Warehouse

Popeyes Louisiana Kitchen, Mi Apá Latin Cafe, Domino's South West Grill, Me's South Beach Tanning Company

McDonald's, bp, Waffle House, Sonny's BBQ, Pizza Hut, Quality

Family Dollar, Auto Zone, Cilantro, Advance Auto Parts

Taco Bell, Subway, Hitchcock's Markets

CVS Pharmacy, Walgreens, at&t, Dollar General

Compass Self Storage, Florida Self Storage, Radiant, Dollar General

AREA OVERVIEW

13900 Tech City Circle | Building B, Suite 500



Alachua, FL

North of Gainesville, among fields of wildflowers and piney woods is the town of Alachua, Florida. It's a place rarely found this day and age right down to a Main Street that looks like exactly how small-town America should with small family-owned shops and restaurants. It's a healthy dose of nostalgia and Old South charm for sure, but that's not all. While a far cry from Silicon Valley, there are a number of high-tech and manufacturing companies that call Alachua home. Not bad for a town whose name is taken from an Timucua word meaning "sinkhole."



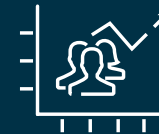
Demographics

ESRI Business Analyst, 5 mile radius



2024 Estimated Population

17,267



2029 Projected Population

18,355



2024 Estimated Average Income

\$101,485



2029 Projected Average Income

\$122,042

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