

SEAGLE BUILDING | CLASS-A OFFICE SPACE FOR LEASE

408 W. University Avenue | 5th & 6th Floors | Gainesville, FL 32601

MULTIPLE SUITES FROM 1,515± SF – 3,172± SF

5TH FLOOR:

- Suite 501 | 1,657± SF | \$28/SF Gross
- Suite 503 | 1,515± SF | \$28/SF Gross

6TH FLOOR:

- Suite 601 | 1,657± SF | \$28/SF Gross

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PROPERTY OVERVIEW

408 W. University Avenue | Gainesville, FL 32601

Discover beautifully renovated office suites in one of Gainesville's most iconic historic landmarks—The Seagle Building on West University Avenue. Perfectly suited for small to mid-sized companies, this premier building sits in the heart of the Gainesville Innovation District, offering unmatched access to both Downtown Gainesville and the University of Florida.

With a rich history dating back to its 1920s origins as the planned "Hotel Kelly," the Seagle Building now offers three floors of dedicated commercial space totaling roughly 25,000± SF—thoughtfully updated to meet today's office needs while preserving its historic character.

PROPERTY HIGHLIGHTS:

- Responsive property management & maintenance
- Five nights/week janitorial service in common areas
- Video surveillance and enhanced security system

THE ICONIC SEAGLE BUILDING



PHOTO GALLERY

408 W. University Avenue | Gainesville, FL 32601



5TH FLOOR | AVAILABILITES & FLOOR PLAN

408 W. University Avenue | Gainesville, FL 32601

SUITE 503 | 1,515± SF

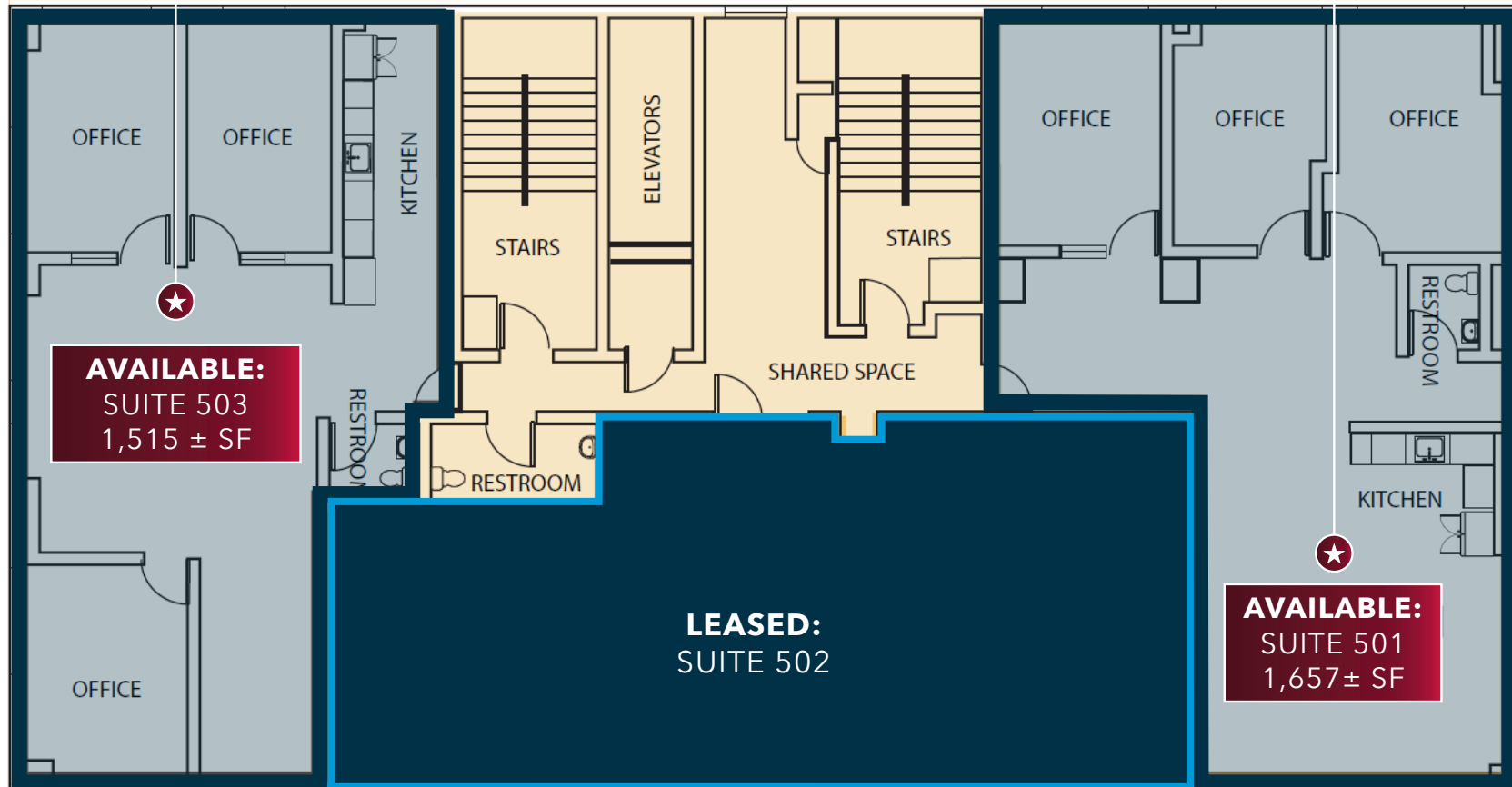
AVAILABLE NOW

- Three private offices
- Open work area
- Upgraded kitchenette
- Private restroom
- Ideal for companies seeking a simple, functional layout
- Large windows and excellent natural light

SUITE 501 - 1,657± SF

AVAILABLE NOW

- Three private offices
- Open work area
- Upgraded kitchenette
- Private restroom
- Expansive layout ideal for collaborative teams
- Large windows and excellent natural light



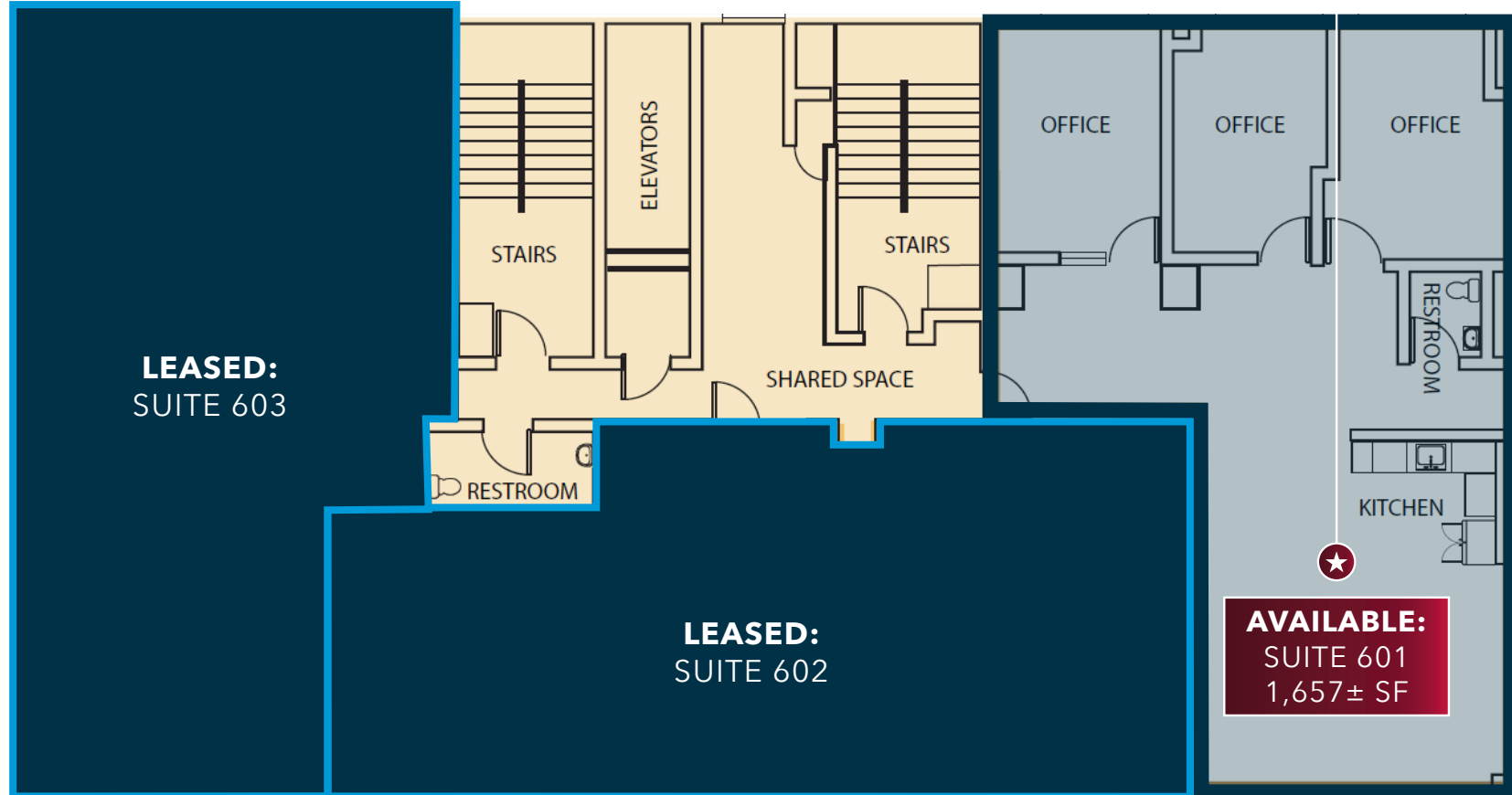
6TH FLOOR | AVAILABILITES & FLOOR PLAN

408 W. University Avenue | Gainesville, FL 32601

SUITE 601 | 1,657± SF

AVAILABLE NOW

- Three private offices
- Open work area
- Upgraded kitchenette
- Private restroom
- Ideal for companies seeking a simple, functional layout
- Large windows and excellent natural light



PROPERTY LOCATION

408 W. University Avenue | Gainesville, FL 32601

MIDTOWN GAINESVILLE

W UNIVERSITY AVE

UF UNIVERSITY of FLORIDA

Total Enrollment: 55,862	Employee Count: 15,035	Ben Hill Griffin Stadium: 92,000 seats
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SITE

DOWNTOWN GAINESVILLE

INNOVATION DISTRICT
home to 80+ companies



LOCATION DETAILS

408 W. University Avenue | Gainesville, FL 32601



STEPS FROM TOP RESTAURANTS

Employees benefit from walkable access to Gainesville’s highest-rated restaurants, cafés, and coffee shops—ideal for client meetings or quick lunch breaks.

SURROUNDED BY CUTTING-EDGE COMPANIES

Situated in the thriving Innovation District, the Seagle Building is surrounded by startups, tech firms, and research-based organizations shaping the future of Gainesville’s economy.

ACCESS TO FIRST-CLASS TALENT

With more than 12,400 highly qualified graduates entering the workforce annually from the University of Florida and Santa Fe College, companies here gain a competitive edge for recruiting top-tier talent just steps from campus.

LOCAL DEMOGRAPHICS

Source: ESRI Business Analyst, 2025



**Population
(2025)**

1 MILE	22,797
3 MILES	80,551
5 MILES	150,557



**Population
Projection (2030)**

22,914
80,484
151,344



**Average Household
Income (2025)**

\$50,954
\$69,184
\$75,563



**Projected Average
Household Income
(2030)**

\$57,336
\$77,150
\$83,986

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