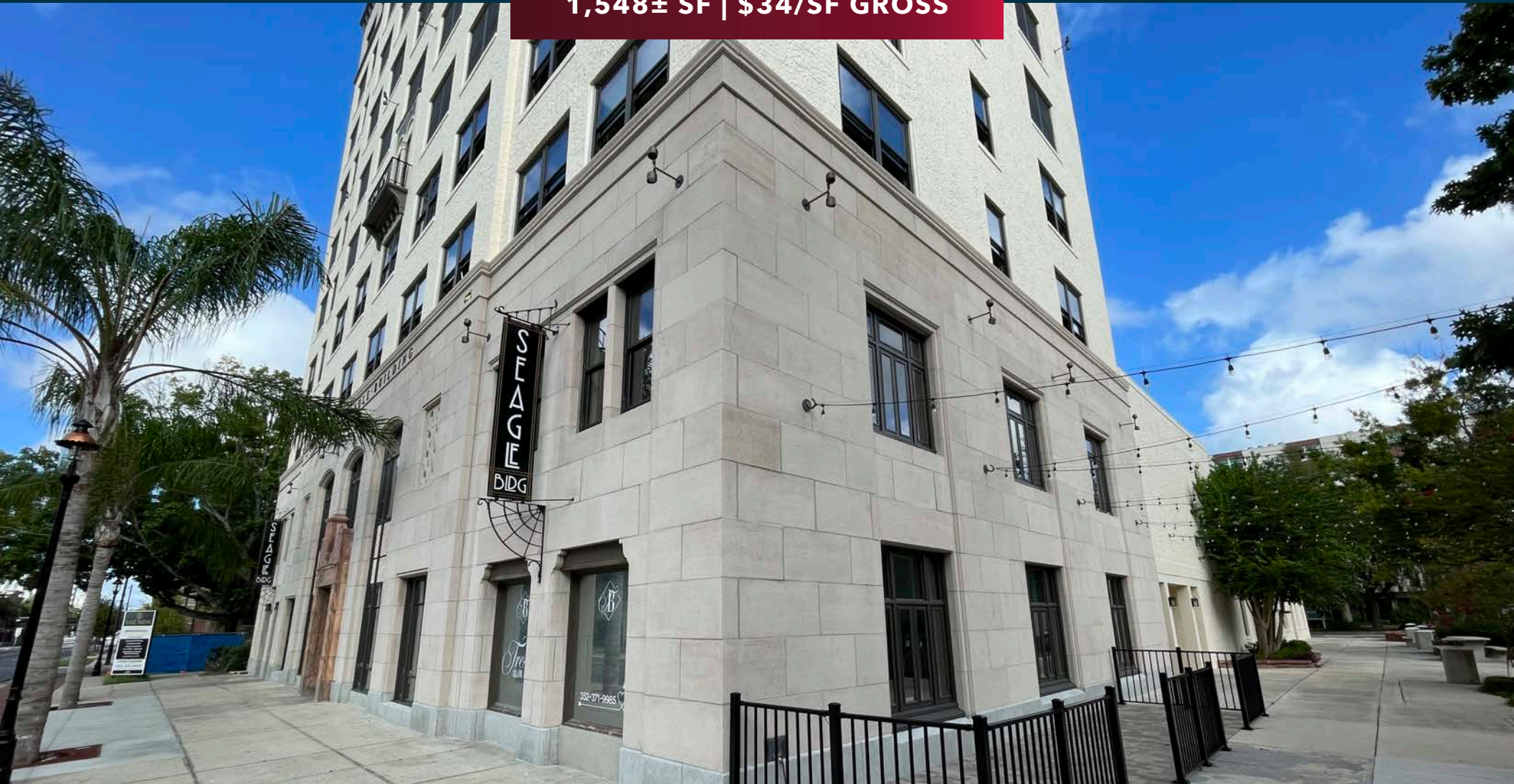


SEAGLE BUILDING FOR LEASE – YOUR VISION. GAINESVILLE'S LEGACY.

408 W. University Avenue | Unit 101 | Gainesville, FL 32601

1,548± SF | \$34/SF GROSS



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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

OPPORTUNITY OVERVIEW

The Seagle Building

Bring your business to life in the heart of **Gainesville's Innovation District**, within the legendary Seagle Building. This **ground-floor retail space** features direct access and frontage on W. University Avenue, Gainesville's main thoroughfare connecting the University of Florida and Downtown Gainesville. Whether you're opening a coffee shop, boutique or studio, this location is a high-visibility, high-potential gem ready to be tailored to your vision.

PROPERTY HIGHLIGHTS:

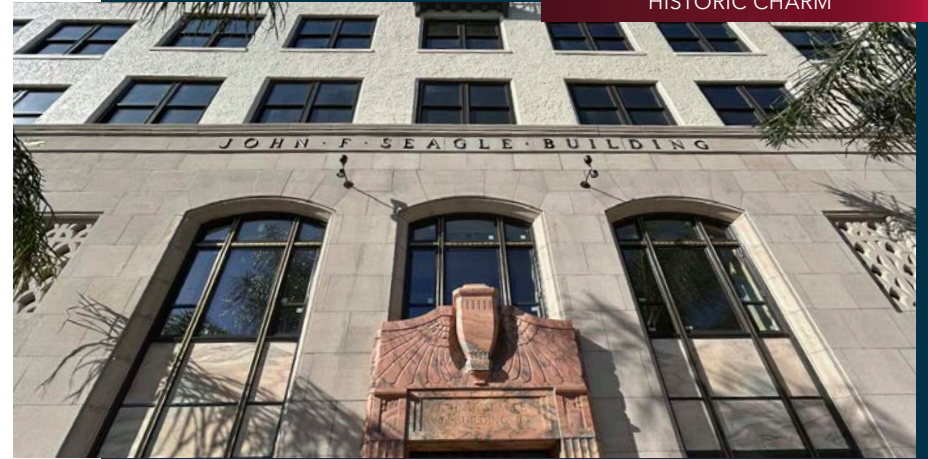
- Shell condition - ready for tenant buildout
- Ground-level entrance with University Ave access
- Plenty of available parking
- Ideal for coffee shop, retail or creative space
- Classic stone façade and large street-facing windows
- Outdoor patio for alfresco seating on East side of building

1,548± SF RETAIL SPACE FOR LEASE

\$34/SF GROSS

SHELL CONDITION - READY FOR TENANT BUILDOUT

HISTORIC CHARM



CUTTING EDGE COMMUNITY



THE ICONIC SEAGLE BUILDING

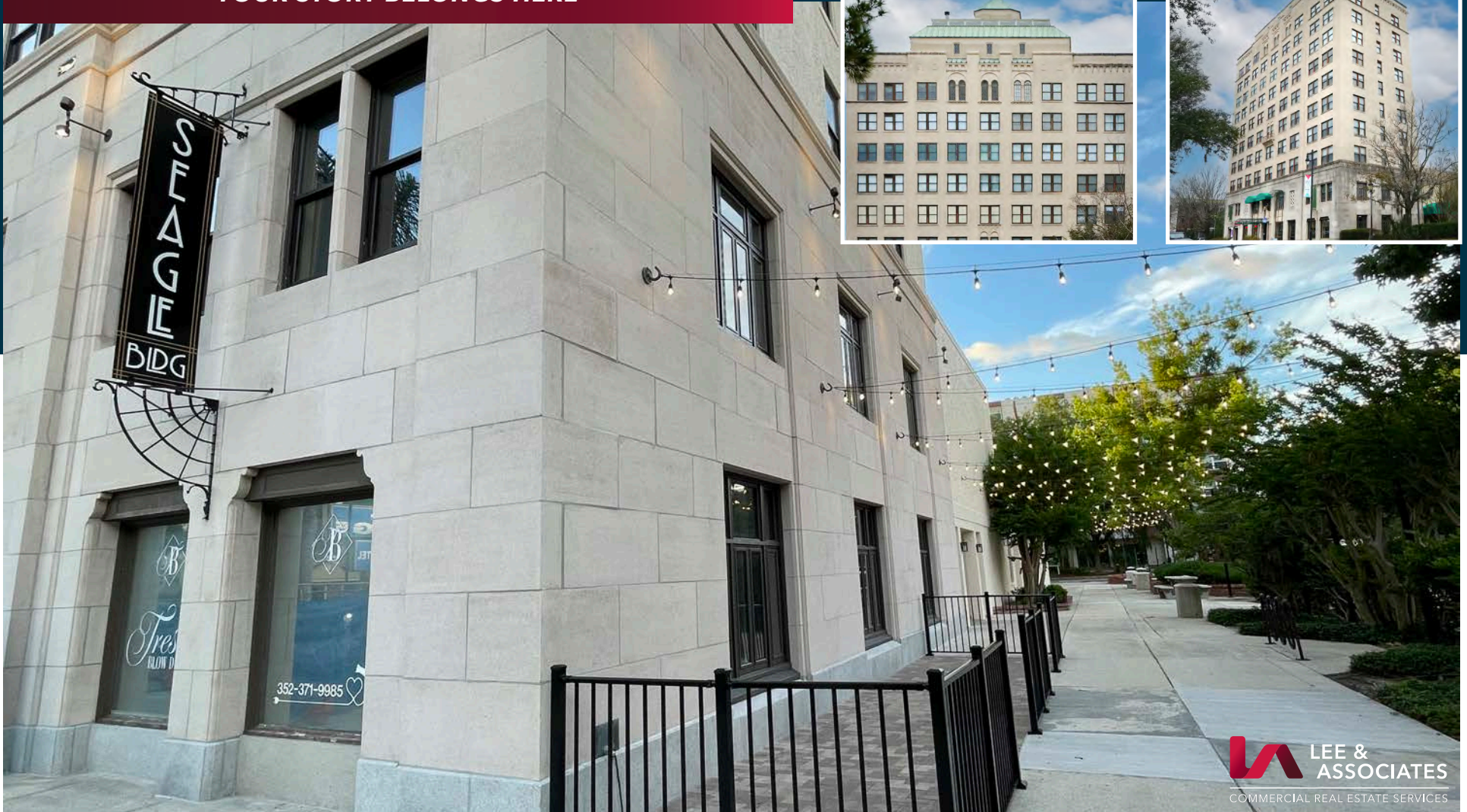


HISTORY

The Seagle Building

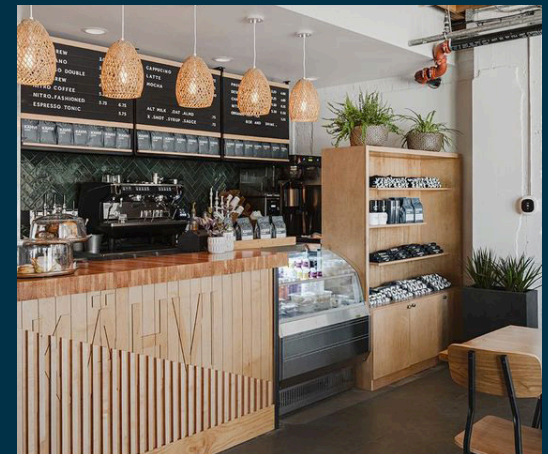
Originally built in the 1920s as the Hotel Kelly, the Seagle Building stands as a testament to Gainesville's architectural and entrepreneurial heritage. Today, it anchors the Gainesville Innovation District – a fast-emerging corridor of research, startups, and bold ideas. With six floors of commercial space and deep roots in Gainesville's skyline, this building offers authenticity and story – something you can't replicate in new construction.

YOUR STORY BELONGS HERE



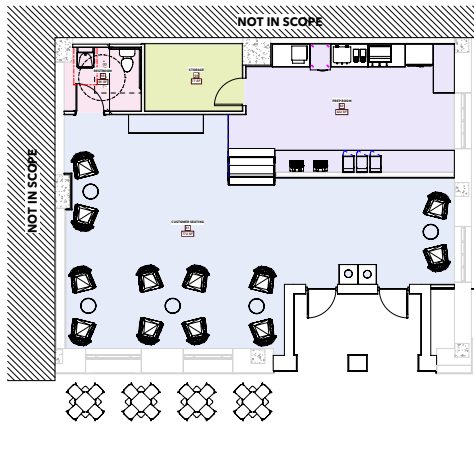
DESIGN INSPIRATION

408 W. University Avenue | Unit 101 | Gainesville, FL 32601

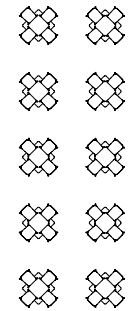


AREA LEGEND

- CUSTOMER SEATING
- PREP ROOM
- RESTROOM
- STORAGE



TERRACE



PROPERTY LOCATION

408 W. University Avenue | Unit 101 | Gainesville, FL 32601

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

SANTA FE COLLEGE



LOCATION DETAILS

408 W. University Avenue | Unit 101 | Gainesville, FL 32601

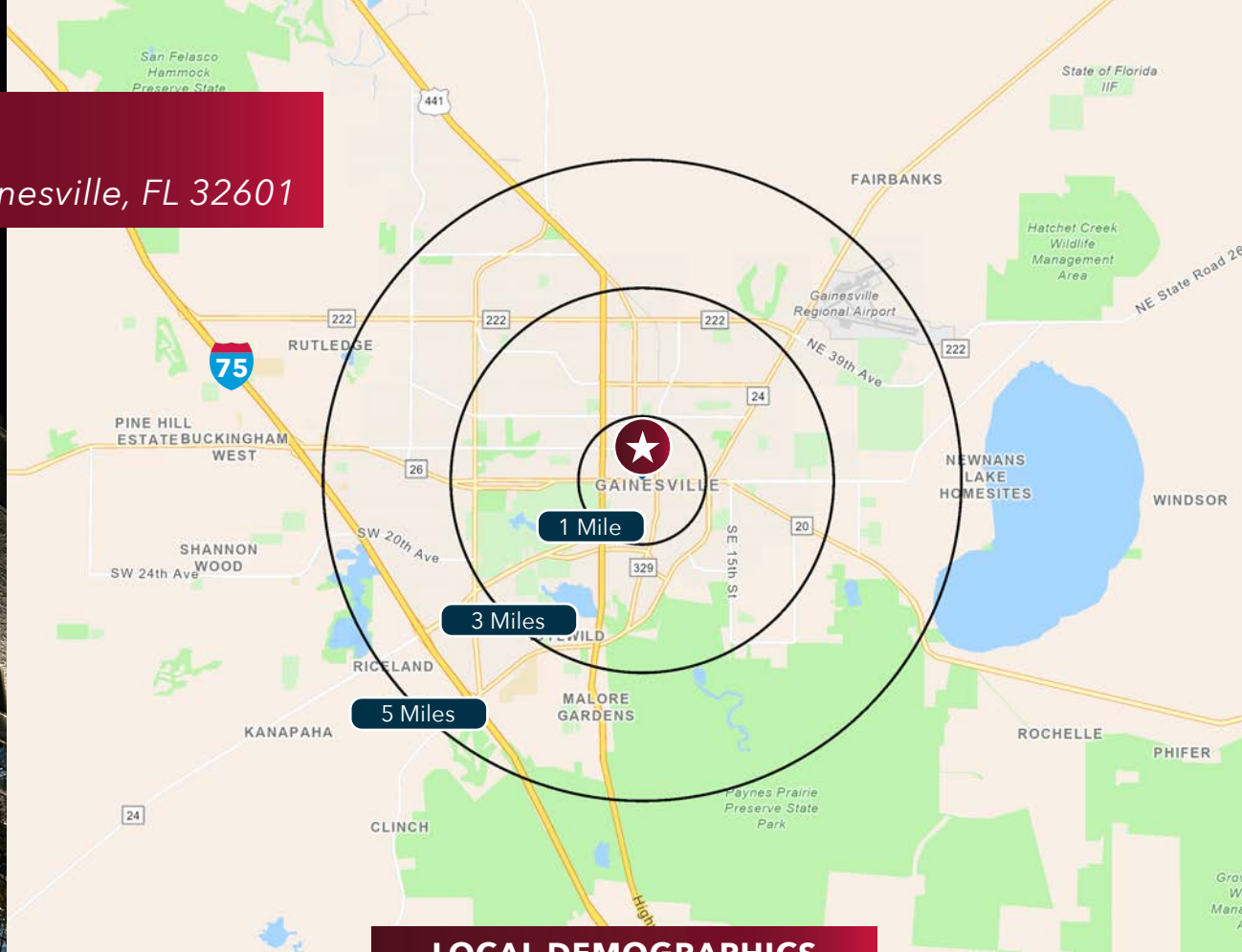
AREA HIGHLIGHTS:

Directly on W. University Avenue with prominent signage opportunity

8 blocks from the University of Florida campus

Walking distance to Downtown Gainesville

Surrounded by tech companies, student housing and innovation hubs



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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