

San Felasco Tech City

Class A Flex Space for Lease

13000 Tech City Circle
Alachua, FL 32615



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San Felasco Tech City

Opened in 2019, San Felasco Tech City is an innovative mixed-use development site serving serving as home to 52 companies in various sectors such as start-ups, biomedical, research, labs, offices, retail, industrial and light manufacturing companies. Based on a "live, work, play" concept, this 82 acre fully solar-powered community exists in the midst of walking and biking trails, playgrounds, community and meditation center, café, coffee shops, breweries, a preschool, and unfettered access to the gorgeous 7,200-acre San Felasco Hammock State Park within walking distance.

This site is a mixture of Class A office and high-end warehouse spaces ranging from 1,500± SF up to 270,000± SF.

1,500 SF is now available for lease in Building I and 30,000 SF Building E is currently under construction and has an anticipated delivery date of Q2 2024.

Building Specs



Building Class

A



Zoning

CI



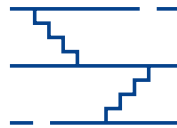
Electricity

Solar Powered



Min. Divisible

1,500± SF



Max. Contiguous

270,000± SF



Year Built

2019



San Felasco Tech City



A mixed use development site serving startups and accelerating growth. Located in north central Florida with direct routes to all parts of the state.

Building	Lease Rate	Available SF
A	-	Fully Leased
B	-	Fully Leased
C	-	Fully Leased
D	-	Fully Leased
E	\$22.00/SF NNN	30,000 SF
F (2-story)	\$25.00/SF NNN	Entire Building
G	\$25.00/SF NNN	Entire Building
H (2-story)	\$25.00/SF NNN	Entire Building
I	\$22.00/SF NNN	1,500± SF
Cafe	-	Fully Leased

Pass thru expenses: \$3.85/SF



441

San Felasco Tech City



The San Felasco Tech City's inspiration board includes stilt homes, town houses, Native American architecture, repetitive design and shade.

The site will merge into the San Felasco Hammock Preserve, essentially opening the project up to 7,200 acres of nature and 30 miles of bike paths.



San Felasco Tech City



The project will afford the wonderfully mixed community of tech and like-minded employees to live, work and play in an inclusive and exciting atmosphere.

The new preschool building allows employees in Tech City the ease of high quality child care just steps away from work and residents in the Alachua area a brand new childcare option.

- Preschool - ages 6 months to 5 years



San Felasco Tech City



Solar Pathways



Features include solar panels over pedestrian areas, solar roofs and solar trees.

To generate more than 1 megawatt of power that should sustainably cover the community's energy consumption.

Solar Trees



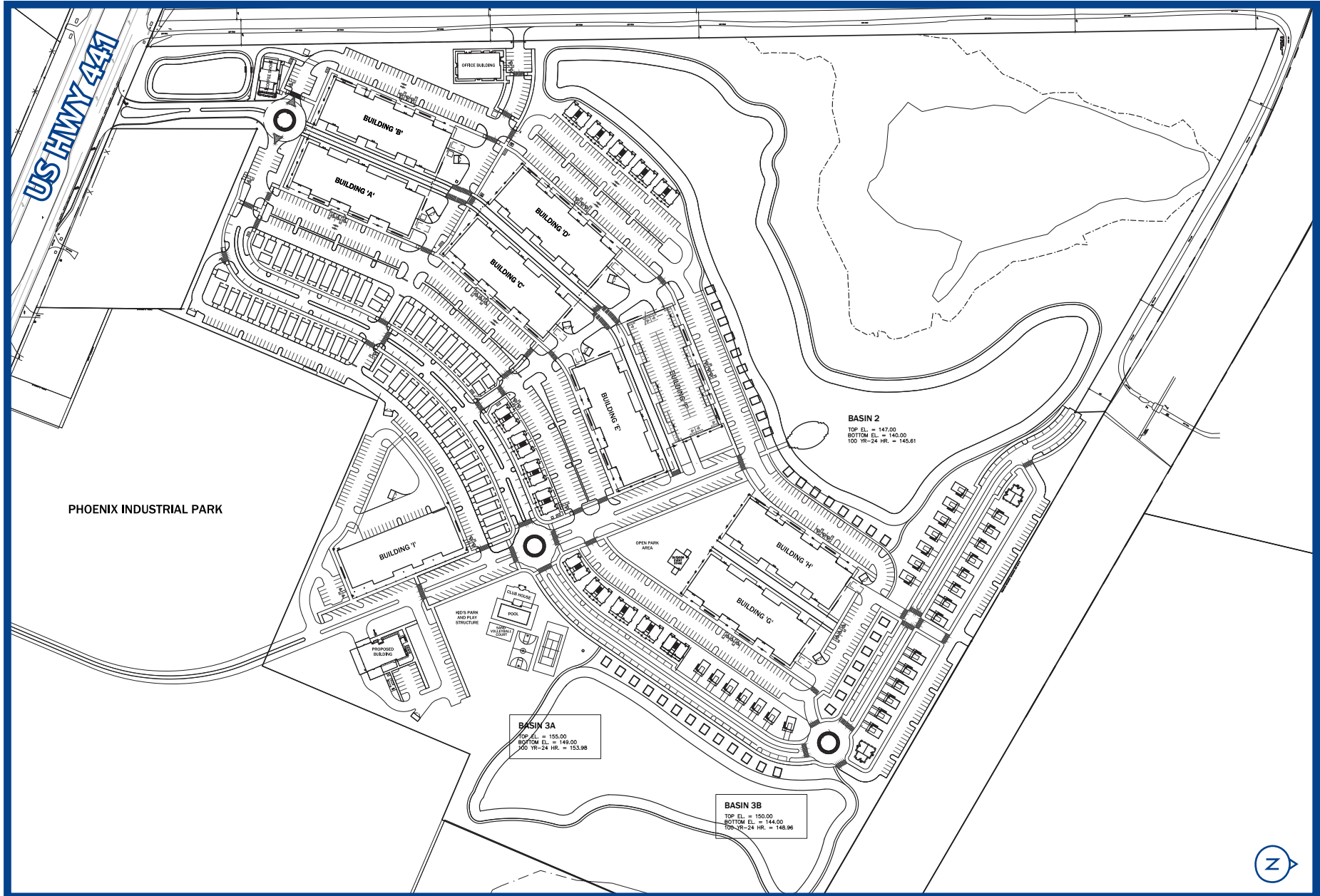
Solar Roof



San Felasco Tech City



Master Plan



San Felasco Tech City



Robust Tenant List



San Felasco Tech City



Highway Access from Site



US HWY 441
Interstate 75

City of
Alachua



>> To Gainesville (7 miles)



Area Overview

Alachua

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.



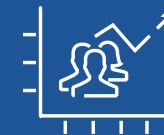
Demographics

ESRI Business Analyst, 5 mile radius



2021 Estimated
Population

15,939



2026 Projected
Population

17,025



2021 Estimated
Average Income

\$87,661



2026 Projected
Average Income

\$102,139

San Felasco Tech City



Area Overview

Gainesville

Gainesville is centrally located (midway between the Gulf of Mexico and the Atlantic Ocean) between the three major Florida cities of Jacksonville, Orlando and Tampa. Situated at the heart of North Central Florida, the city of Gainesville serves as one of Florida's major centers of culture, education, medicine, sports and commerce. Gainesville is home to Florida's largest and oldest university, the University of Florida, as well as Santa Fe College, City College, UF Health and North Florida Regional Medical Center. Gainesville has frequently been recognized as one of the nation's "best cities to live in" due to its unique intersection of urban life with surrounding abundance of natural parks, springs, lakes and untouched landscapes. The climate consists of mild winters and warm summers, with an average of 28,000 hours of sunshine annually. The average high temperature in June is 89°F, while the average high in January is 65°F, and we have a 255-day growing season.

SFTC is just 12 miles from Downtown Gainesville





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