

PROFESSIONAL OFFICE AND LAB FOR LEASE

Alachua Professional Center | 13680 NW 104th Ter, Alachua, FL 32615

7,761± SF | \$18 SF NNN



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

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VERSATILE COMMERCIAL PROPERTY WITH OFFICE AND LAB SPACE IN THE HEART OF THE GAINESVILLE-ALACHUA TECH CORRIDOR!

This impressive commercial property is located at 13680 NW 104th Terrace in Alachua, Florida, and features more than 7,761± square feet of space. The building boasts multiple reception areas, offices,

lab space, numerous open spaces for a variety of uses, and a truck-high commercial roll-up door at the rear of the building. With two separate lobbies, the space can easily be divided into two offices or businesses. Located in the heart of the Gainesville-Alachua Tech Corridor between San Felasco Tech City and Progress Park, this property offers access to the largest cluster of biotech companies in the state of Florida.

PROPERTY DETAILS

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The interior of the property is modern and flexible, with exposed brick walls, high ceilings and large windows that allow for plenty of natural light, plus durable vinyl plank flooring throughout. The lab spaces are beautifully appointed with cabinetry and tons of storage, while the offices and open spaces offer ample room for collaboration and innovation. The truck-high commercial roll-up door at the rear of the building provides easy access for deliveries and shipments, while the exterior of the building has a low maintenance brick exterior and landscaping that adds to the curb appeal.

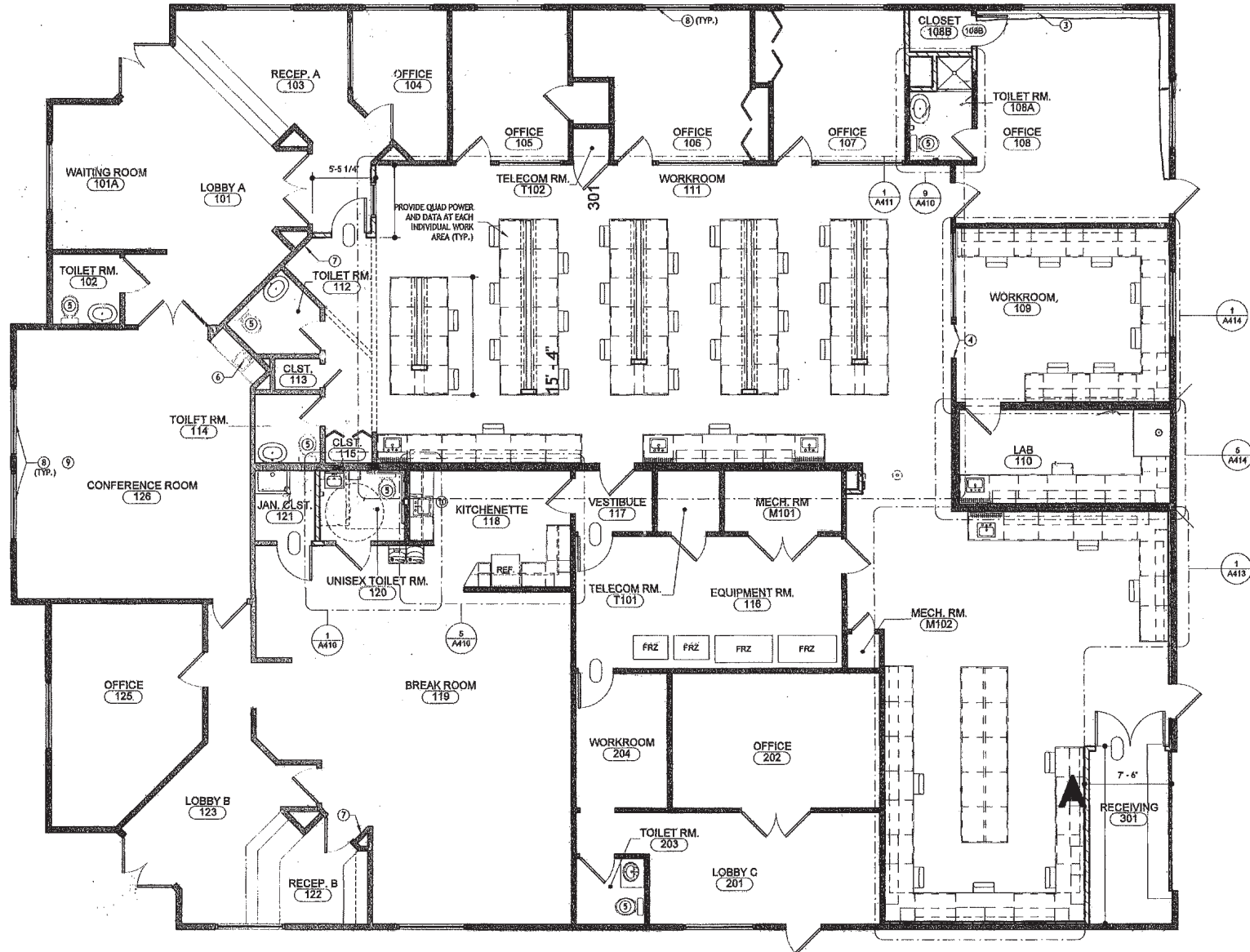
HIGHLIGHTS

- Located in the heart of the Gainesville-Alachua life science corridor
- 0.8 mile to Progress Park, home to the largest cluster of biotech companies in Florida
- Direct access to US Hwy 441
- Two lobby areas
- Exposed brick walls and plank vinyl flooring
- Truck-high roll up commercial door
- Minutes to the City of Alachua
- 4.7 miles to I-75
- Pass-thrus: \$3.50/SF



FLOOR PLAN

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① RENOVATION FLOOR PLAN
3/16" = 1'-0"



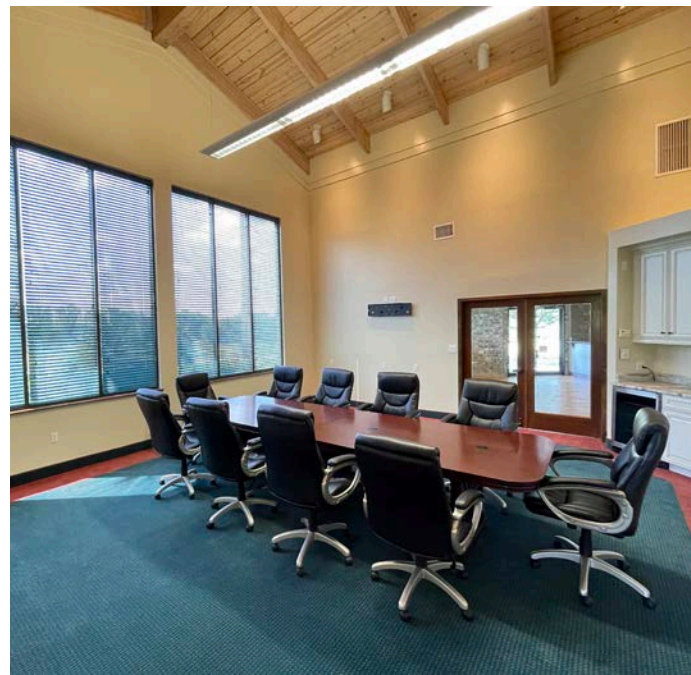
PHOTO GALLERY

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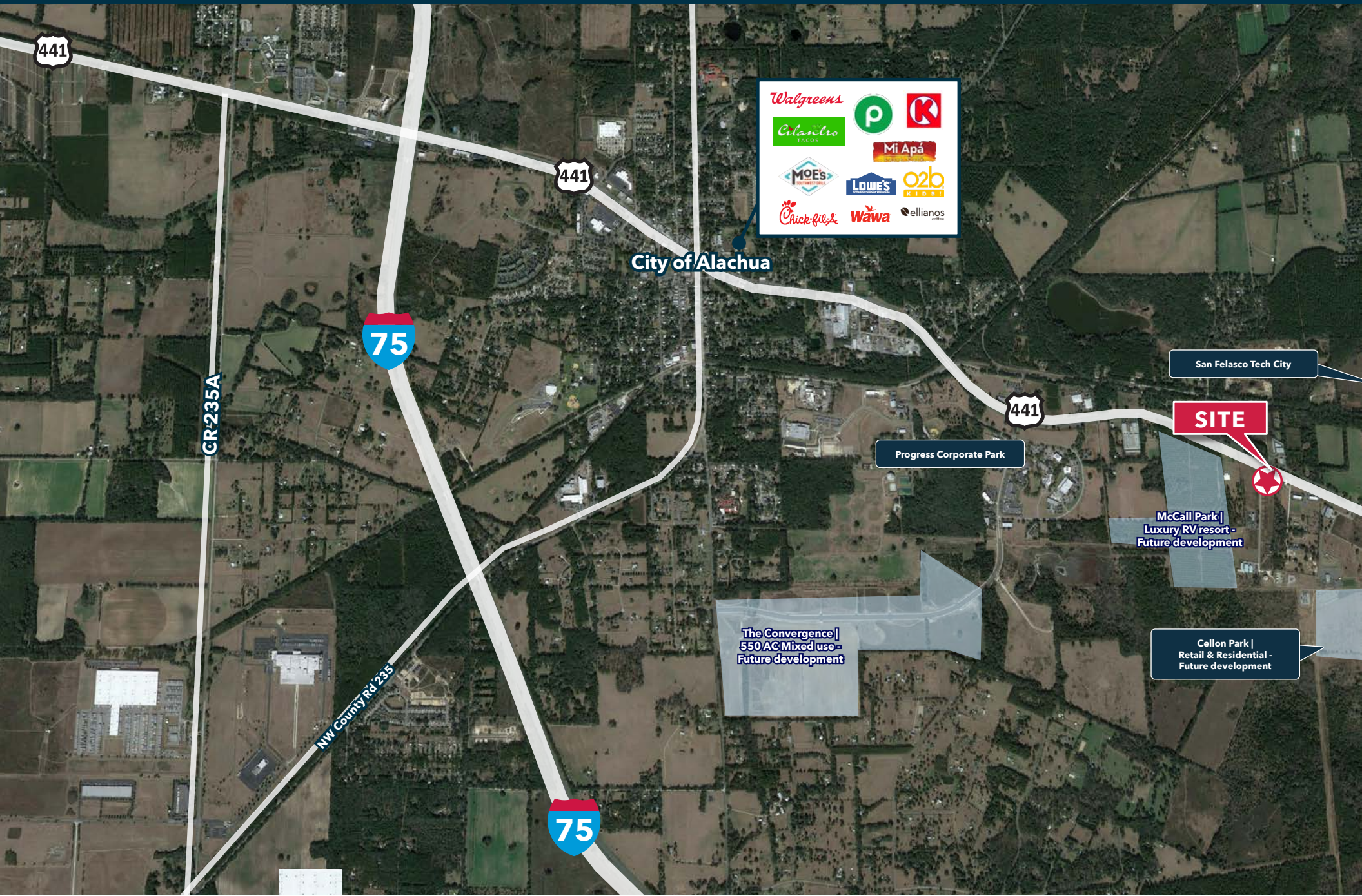
AERIAL VIEW

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LOCATION

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PROGRESS DISTRICT | EXISTING BUSINESS PARKS

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Progress Park

Progress Park is an impressive setting for many bioscience and other related companies attracted to the vitality of the area. This 20 AC private corporate park boasts 1,100 employees making it the largest cluster of biotech companies in the state of Florida.

Foundation Park

Foundation Park is a master-planned development with the potential of 180,000 SF of specialized office and laboratory space. This park has implemented University of Florida Foundation's vision for a regionally integral life sciences business park. San Felasco

Tech City San Felasco

Tech City is an innovative 82 AC mixed-use development site serving start-ups, biomedical, research, labs, offices, retail, industrial and light manufacturing companies based on a "live, work, play" concept.

Copeland Park

Copeland Park is designed for spaces in between incubator and commercial spaces. The project consists of a total master plan of approximately 355,000 SF. The park's current companies are Lacerta Therapeutics, Resilience (formerly Ology Bioservices), Synquest Laboratories, Metalloy Industries, Amend Surgical and Acousti Engineering Company of Florida.

COPELAND PARK, PROGRESS PARK & FOUNDATION PARK

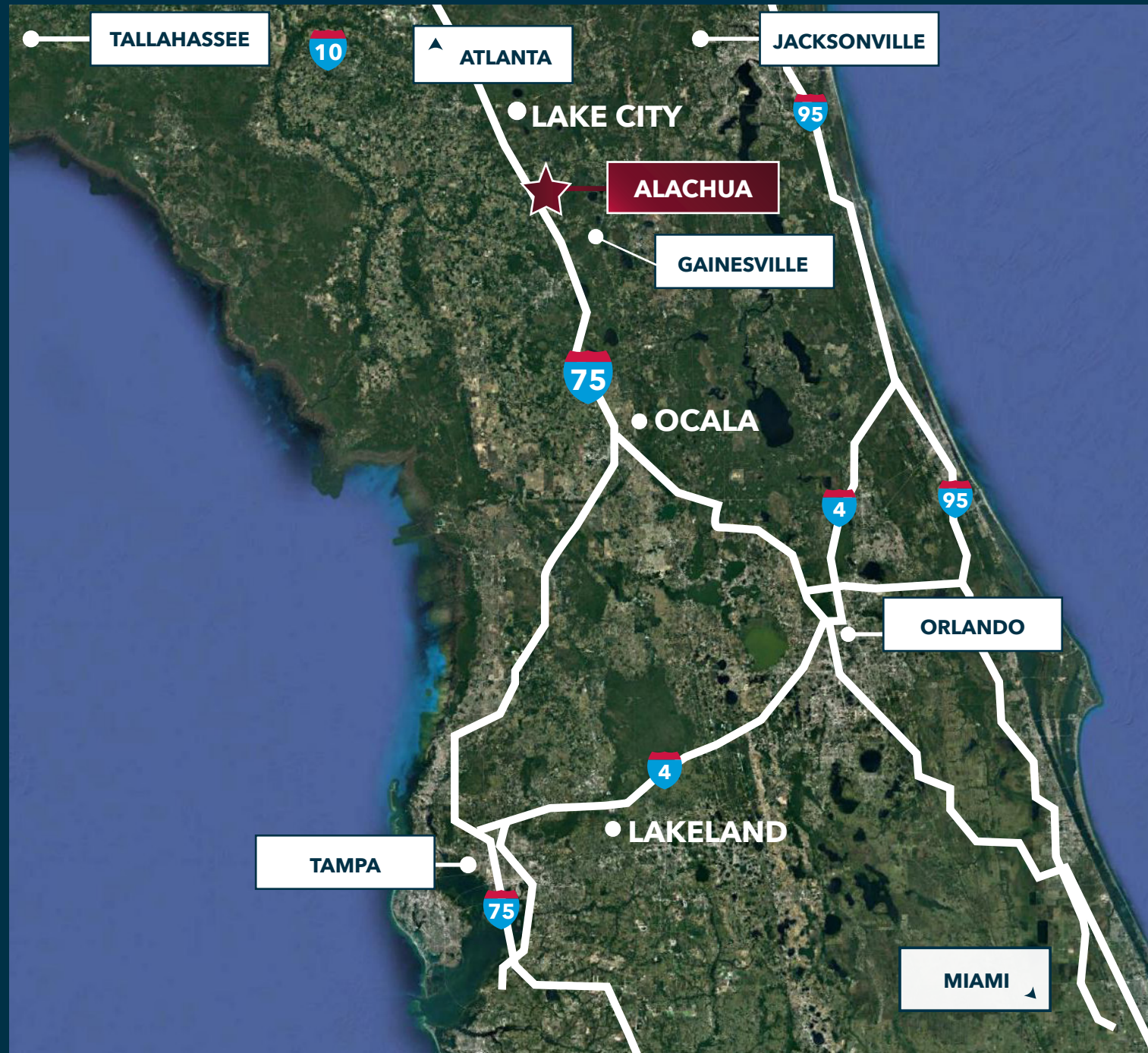
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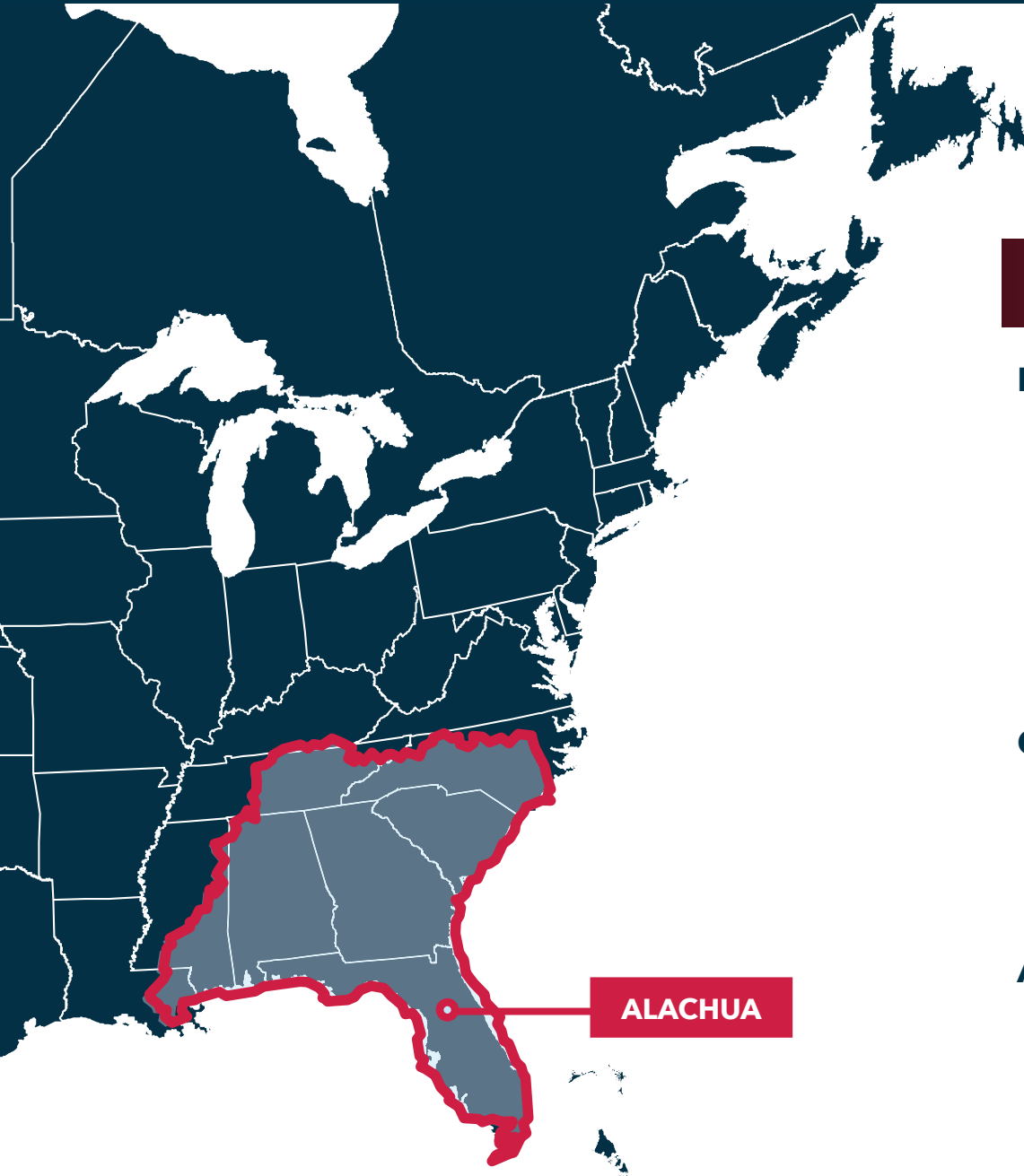
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- **GAINESVILLE, FL**
19 miles, 31 mins
- **INTERCHANGE FOR I-75/I-10**
50.3 miles, 47 mins
- **JACKSONVILLE, FL**
77 miles, 1 hr 28 mins
- **TALLAHASSEE, FL**
137 miles, 2 hrs 7 mins
- **TAMPA, FL**
147 miles, 2 hrs 9 mins
- **ATLANTA, GA**
318 miles, 4 hrs 44 mins
- **MIAMI, FL**
353 miles, 5 hrs 14 mins



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WITHIN 8 HOUR DRIVE TIME

Florida

- Jacksonville
- Orlando
- Tampa
- Tallahassee
- Pensacola
- Fort Lauderdale
- Miami

Georgia

- Savannah
- Atlanta
- Athens
- Columbus

Alabama

- Birmingham
- Mobile
- Huntsville

Louisiana

- New Orleans

Mississippi

- Hattiesburg
- Biloxi

South Carolina

- Charleston
- Greenville
- Columbia

North Carolina

- Charlotte
- Wilmington
- Fayetteville

Tennessee

- Chattanooga
- Knoxville

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