

SAN FELASCO TECH CITY | FOR LEASE

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



3,750± SF CLASS A OFFICE SPACE



DAN DROTOS, MSRE, SIOR, CCIM
President & Managing Principal
O 352.420.9889
C 954.551.9846
ddrotos@lee-associates.com

LAUREN VAZQUEZ, SIOR
Vice President
O 352.420.9889
C 352.222.4590
lvazquez@lee-associates.com

RORY CAUSSEAU, P.E.
Principal
O 352.420.9889
C 352.317.6341
rcausseau@lee-associates.com

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: \$5.69/SF



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BUILDING B, SUITE 500

13900 Tech City Circle | Building B, Suite 500

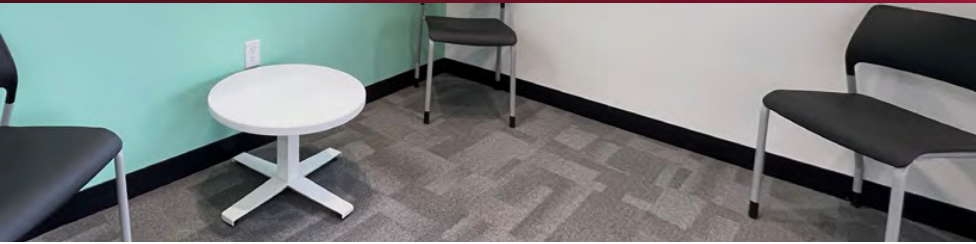


- 3,750± SF Class A office space
- \$22.00/SF NNN | \$5.69/SF pass-thrus
- Seven private offices + two conference rooms
- Two open work areas + breakroom + file room
- Two ADA-compliant restrooms
- Direct access to parking lot & covered breezeway entry
- Move-in ready condition
- Located in North Florida's premier solarpowered business community



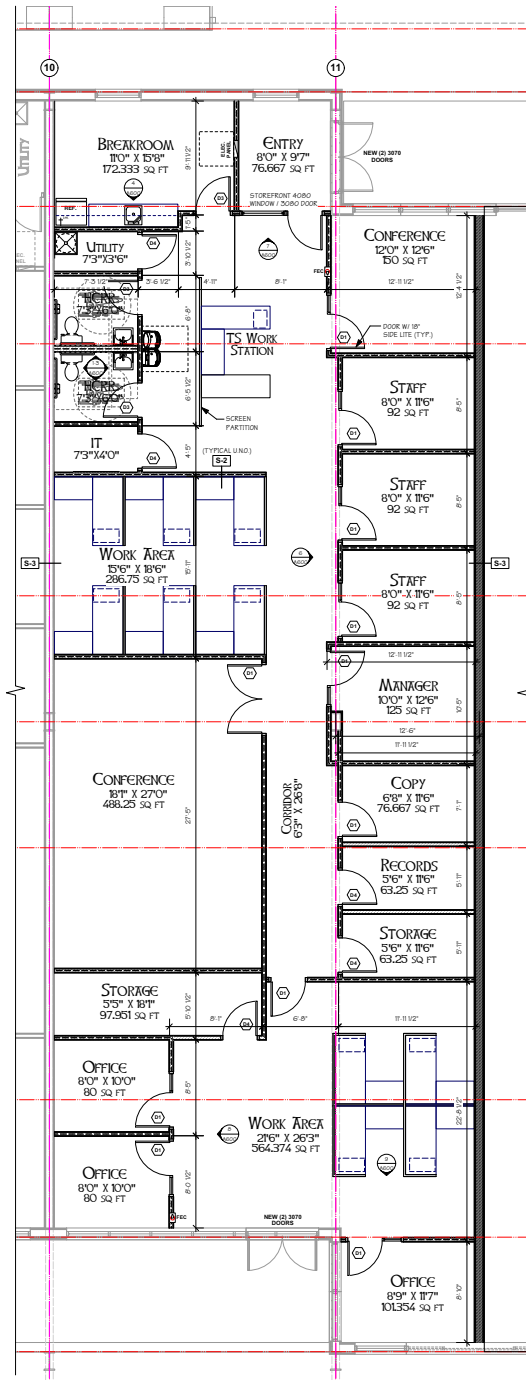
SUITE PHOTOS

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

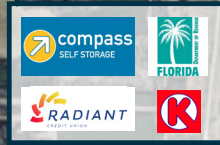
441

75

site

>> To Gainesville (7 miles)

N



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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