

# PROFESSIONAL OFFICE FOR LEASE

4965 NW 8<sup>th</sup> Avenue | Suite A | Gainesville, FL 32605

4,657± SF | \$23/SF GROSS



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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY OVERVIEW

4965 NW 8th Avenue | Suite A | Gainesville, FL 32605

Suite A is a 4,657± SF professional office is now available in this 6,561± SF well-maintained building with direct NW 8<sup>th</sup> Avenue frontage with signage. The well-appointed layout features a welcoming reception area with a private reception desk, a dedicated conference room, 12 private offices, a large open work area, and a convenient breakroom. Solid mahogany entry doors with glass panels on all offices gives this office a rich and warm environment perfect for a professional atmosphere ideal for corporate and professional businesses.

Tenants benefit from ample on-site parking for both employees and visitors, along with prominent building and monument signage offering excellent visibility along NW 8<sup>th</sup> Avenue. With strong traffic exposure and convenient access to Interstate 75, this property presents an exceptional opportunity for businesses seeking a highly functional and strategically located office space in Gainesville.

## PROPERTY HIGHLIGHTS:

- Desirable location for easy access.
- Modern interior with high-end finishes.
- Ample parking for tenants and visitors.
- Spacious floor plan with natural light.
- Professional and well-maintained building.
- Highly visible with 19,400± AADT

BUILDING FRONT



SUITE ENTRANCE



STREET SIGNAGE



# PHOTO GALLERY

4965 NW 8<sup>th</sup> Avenue | Suite A | Gainesville, FL 32605



# FLOOR PLAN

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**SUITE A: 4,657± SF AVAILABLE**

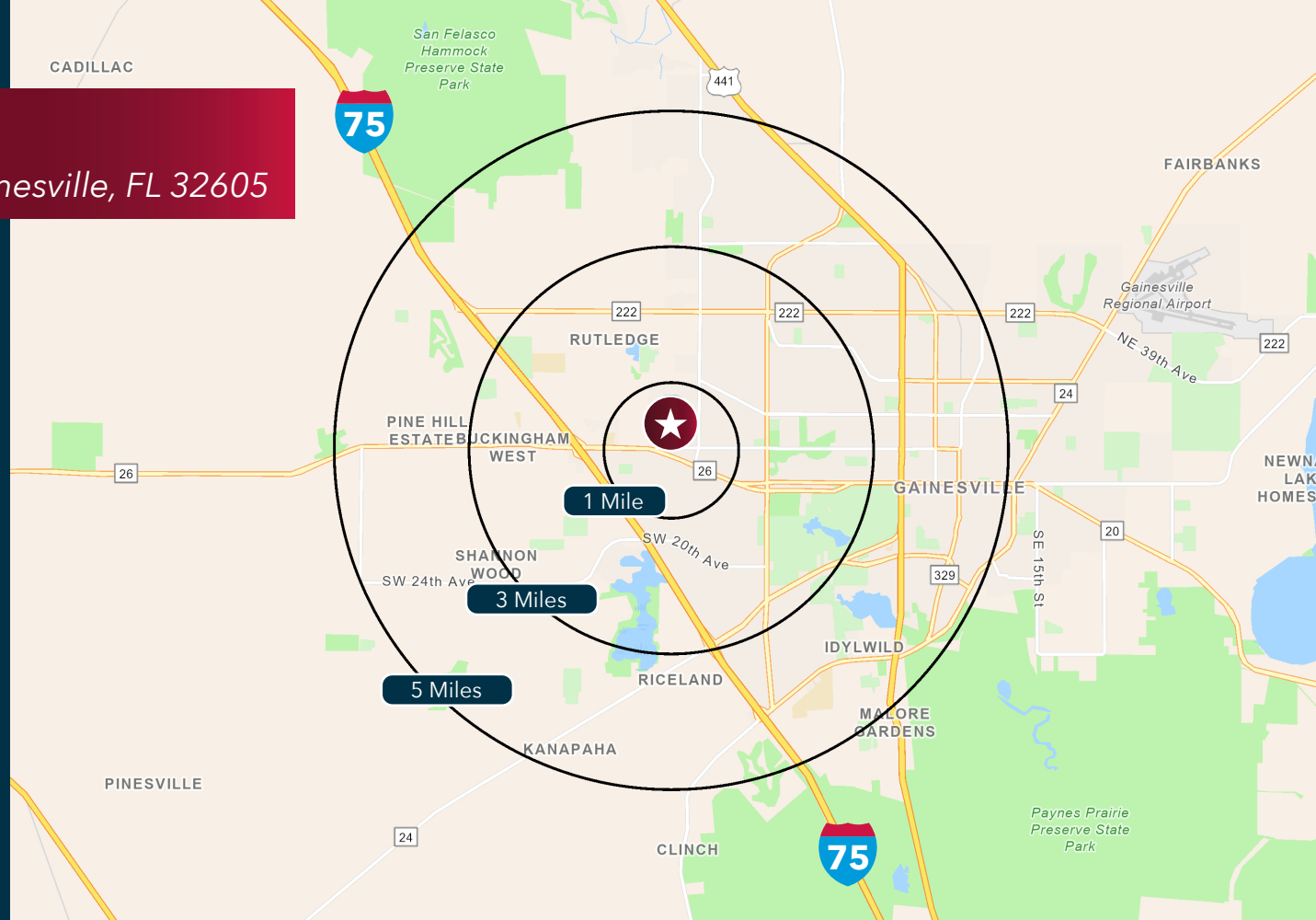
# AERIAL MAP

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# LOCATION DETAILS

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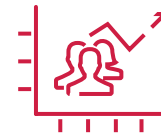


## LOCAL DEMOGRAPHICS

Source: ESRI Business Analyst, 2025



**Population (2025)**



**Population Projection (2030)**



**Average Household Income (2025)**



**Projected Average Household Income (2030)**

	<b>Population (2025)</b>	<b>Population Projection (2030)</b>	<b>Average Household Income (2025)</b>	<b>Projected Average Household Income (2030)</b>
<b>1 MILE</b>	6,238	6,485	\$119,948	\$129,670
<b>3 MILES</b>	82,221	83,610	\$93,583	\$102,934
<b>5 MILES</b>	189,705	192,976	\$93,908	\$104,706

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