



Downtown Gainesville Office Space Available For Lease

- Suite 208 is approximately 1,000 SF and features two enclosed offices and a large open work area.
- Building amenities include a Starbucks, Dragonfly Sushi, Relish, Marks Prime Steakhouse and many other restaurants within walking distance.
- Located in the heart of downtown Gainesville, across from the Hampton Inn and the new Hyatt Place Hotel.
- Ample parking for tenants and guests with covered walk-way to the building.



Class A building



Parking available with a covered walk-way



Pricing negotiable



Within walking distance to many restaurants

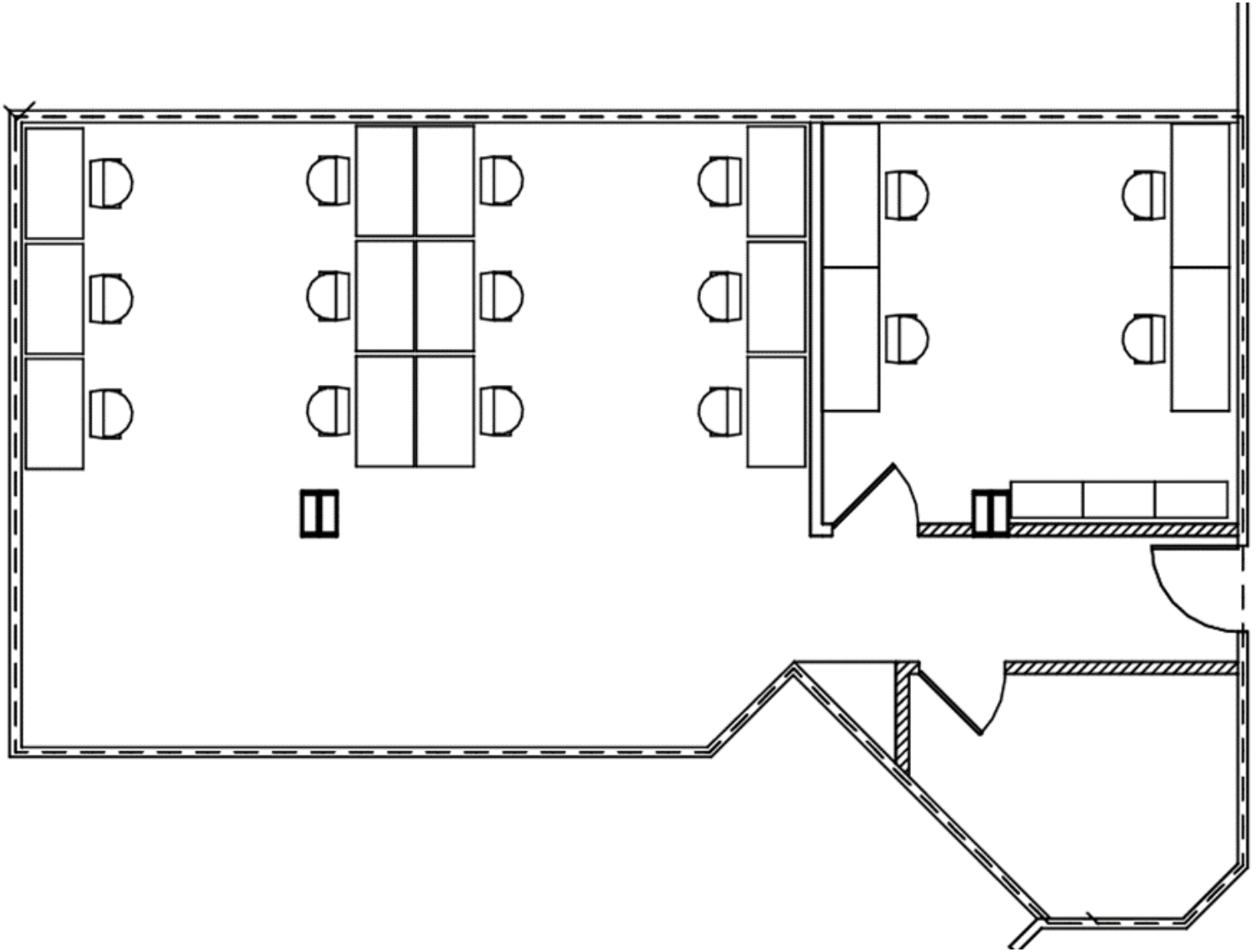
For further information

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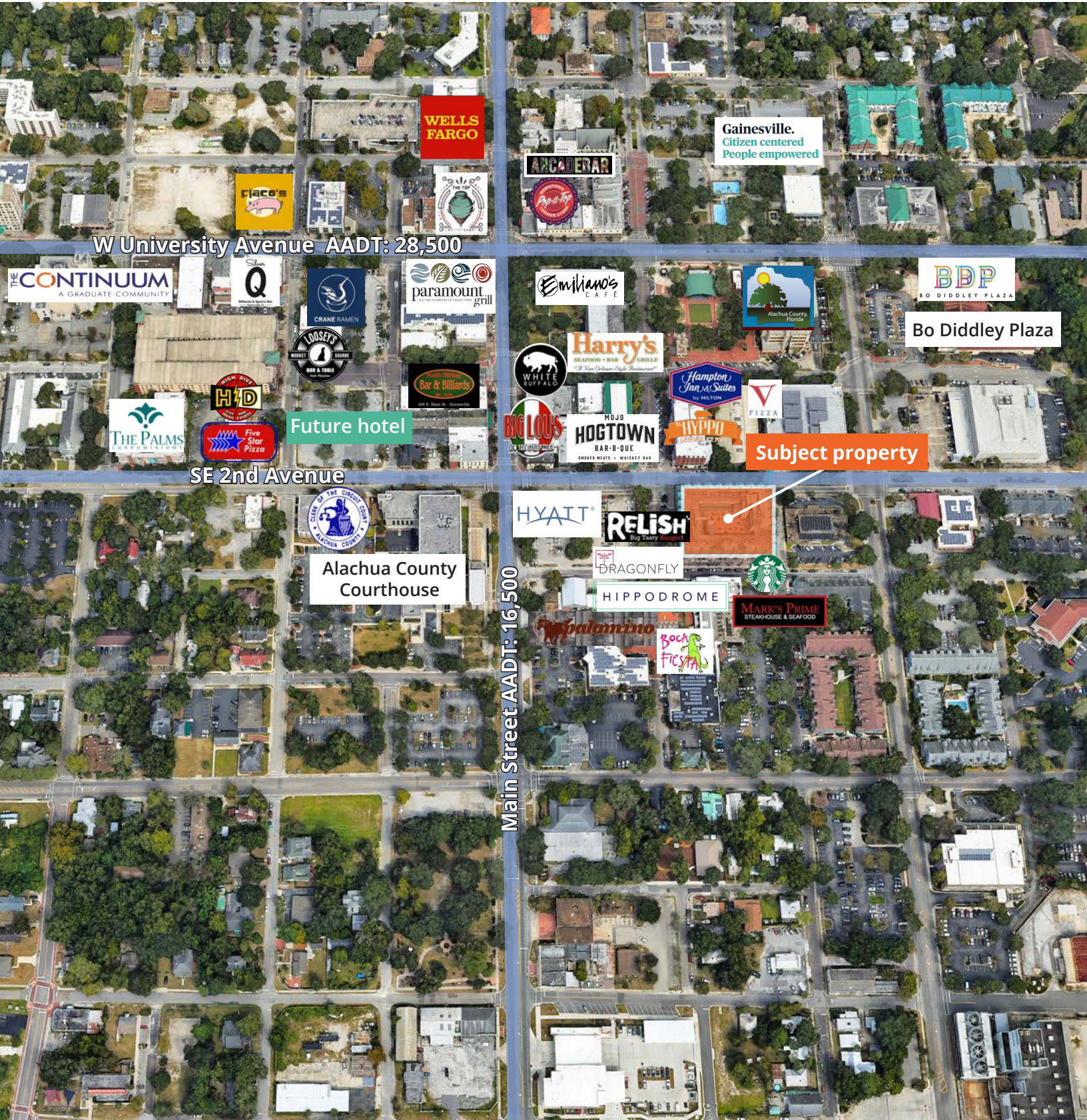
Floor plan

Suite 208

1,000 SF



Aerial map



WELLS FARGO

Gainesville.
Citizen centered
People empowered

W University Avenue AADT: 28,500

THE CONTINUUM
A GRADUATE COMMUNITY

Q

CRANE RAMEN

paramount grill

Emilianos CAFE

Alachua County Florida

BDP
BO DIDDLEY PLAZA

Bo Diddley Plaza

THE PALMS

HD
Five Star Pizza

Future hotel

Bar & Billiards

WHITE BUFFALO

HARRY'S
SEAFOOD • BAR • GRILL

Hampton Inn & Suites
by HILTON

PIZZA

Subject property

SE 2nd Avenue

CLERK OF THE CIRCUIT COURT
ALACHUA COUNTY

Alachua County
Courthouse

Main Street AADT: 16,500

HYATT

RELISH
Big Tasty Restaurant

DRAGONFLY

HIPPODROME

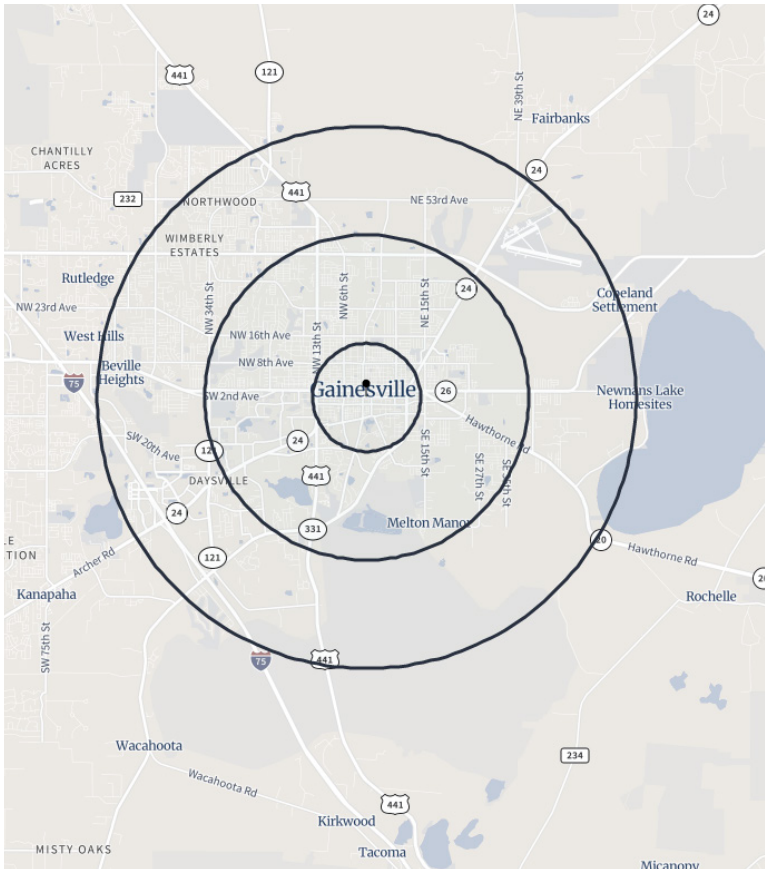
MARK'S PRIME
STEAKHOUSE & SEAFOOD

Palomino

BOCA FIESTA

STARBUCKS

Demographics



Population: Over 142,000 people within a five mile radius.



Density: Over 58,000 households within a five mile radius.



Income: Average household income of \$77,510 within a five mile radius.



Home Value: Median home value of \$319,182 within a five mile radius.



Employment: Employment population of over 102,000 within a five mile radius.

Population	3 Miles	5 Miles	10 Miles
Total population	15,408	72,697	142,598
Median age	24.1	24.9	25.9
Median age (Male)	24.6	25.1	26.2
Median age (Female)	23.6	24.8	25.5
Households & Income	3 Miles	5 Miles	10 Miles
Total households	6,800	28,425	58,235
# of persons per HH	2.04	2.17	2.16
Average HH income	\$69,736	\$76,299	\$77,510
Average house value	\$300,484	\$329,385	\$319,182
Businesses	3 Miles	5 Miles	10 Miles
Total businesses	1,263	3,704	6,502
Total employees	13,668	67,650	102,548

**If you would like to discuss this further,
please get in touch.**

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