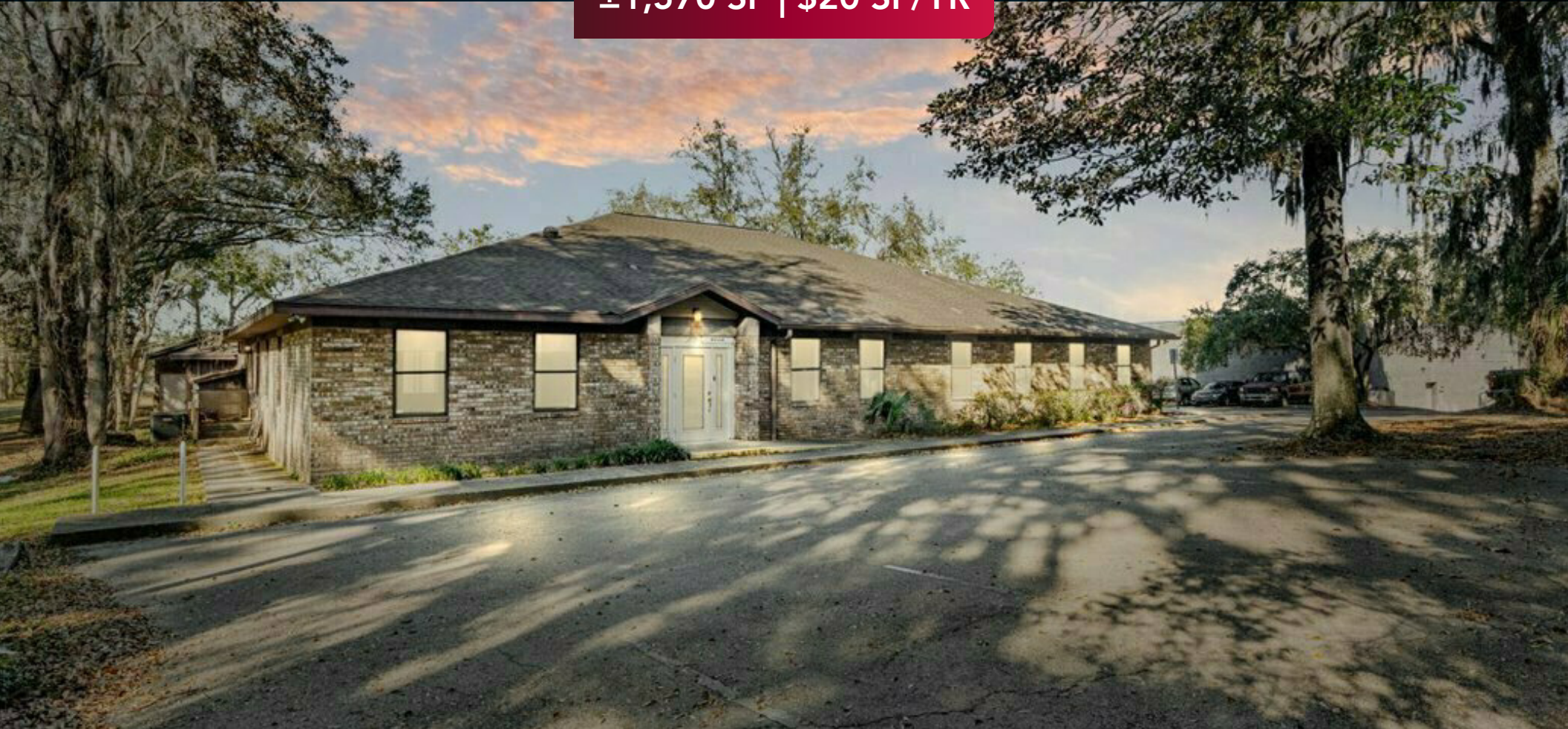


OFFICE BUILDING FOR LEASE

7733 W. Newberry Road, Unit B-3 | Gainesville, FL 32607

±1,570 SF | \$20 SF/YR



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COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY

7733 W. Newberry Road, Unit B-3, Gainesville, FL 32607



PROPERTY DESCRIPTION

Located in the heart of Gainesville's high-traffic Newberry Road corridor, this 1,570 SF office condo offers prime accessibility just half a mile from I-75 and minutes from North Florida Hospital. Surrounded by national retailers and dining options, this versatile space is ideal for medical, dental, or professional office use. The well-maintained brick building features ample parking, easy access, and a professional setting with beautiful landscaping.

The space is BP-zoned, allowing for a range of business opportunities. Amenities include a kitchenette, restroom, conference room, and reception area, making it a turnkey solution for your business needs. Whether expanding your practice or investing in a high-demand area, this office condo is a rare opportunity in Gainesville's thriving commercial district.

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Number of Units:	1
Available SF:	1,570 SF
Building Size:	5,180 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,773	23,500	56,759
Total Population	8,256	53,814	138,071
Average HH Income	\$69,189	\$100,785	\$99,253

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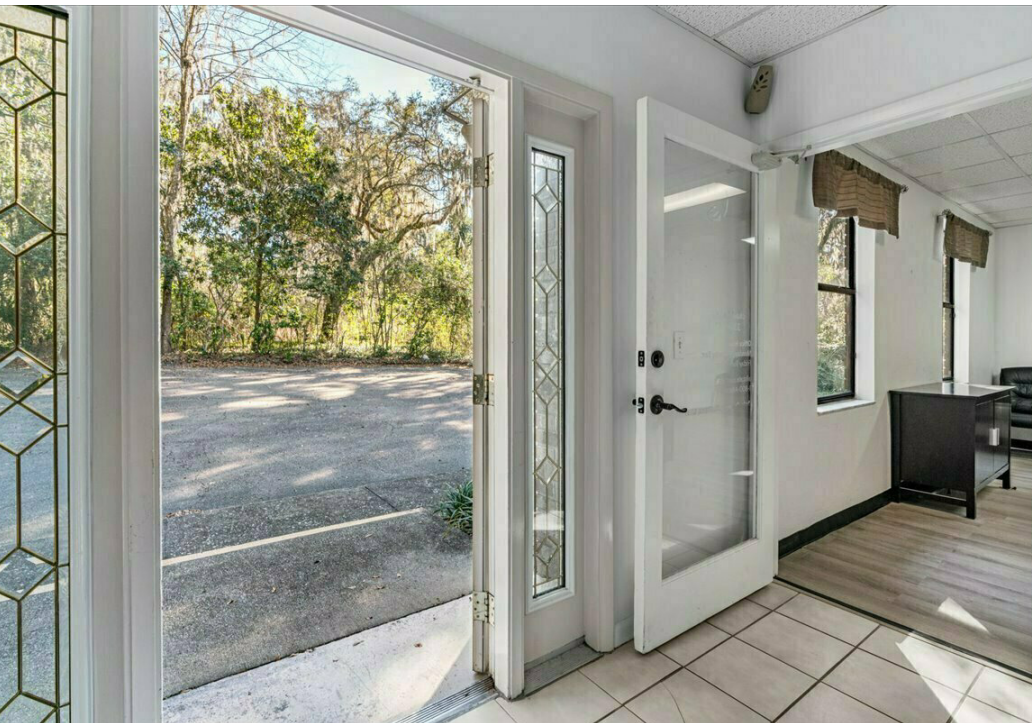
COMPLETE HIGHLIGHTS

7733 W. Newberry Road, Unit B-3, Gainesville, FL 32607



PROPERTY HIGHLIGHTS

- 1,570 SF office building
- 1 unit
- Built in 1995
- Renovated in 2025
- Zoned BP
- Strategic location
- Easy highway access
- Versatile potential
- Modern functionality
- Aesthetic appeal
- Pass-thrus = \$5.50/SF



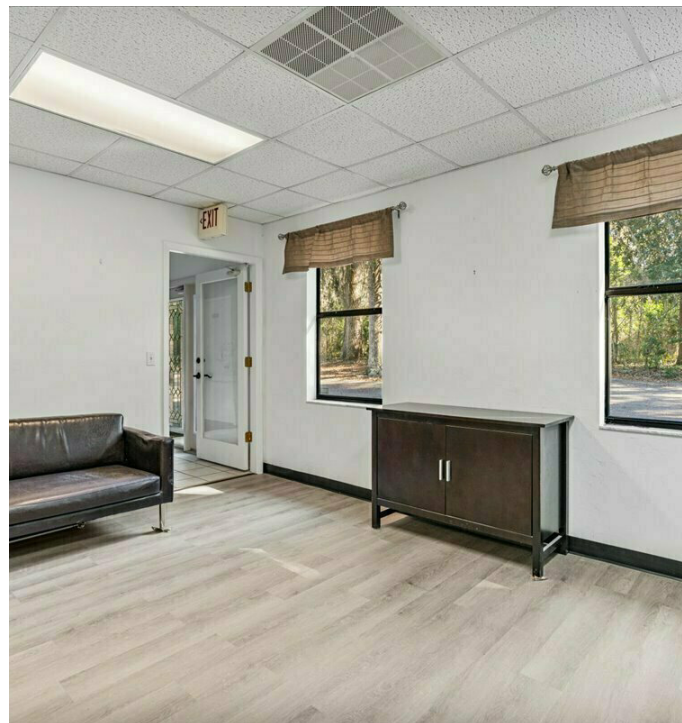
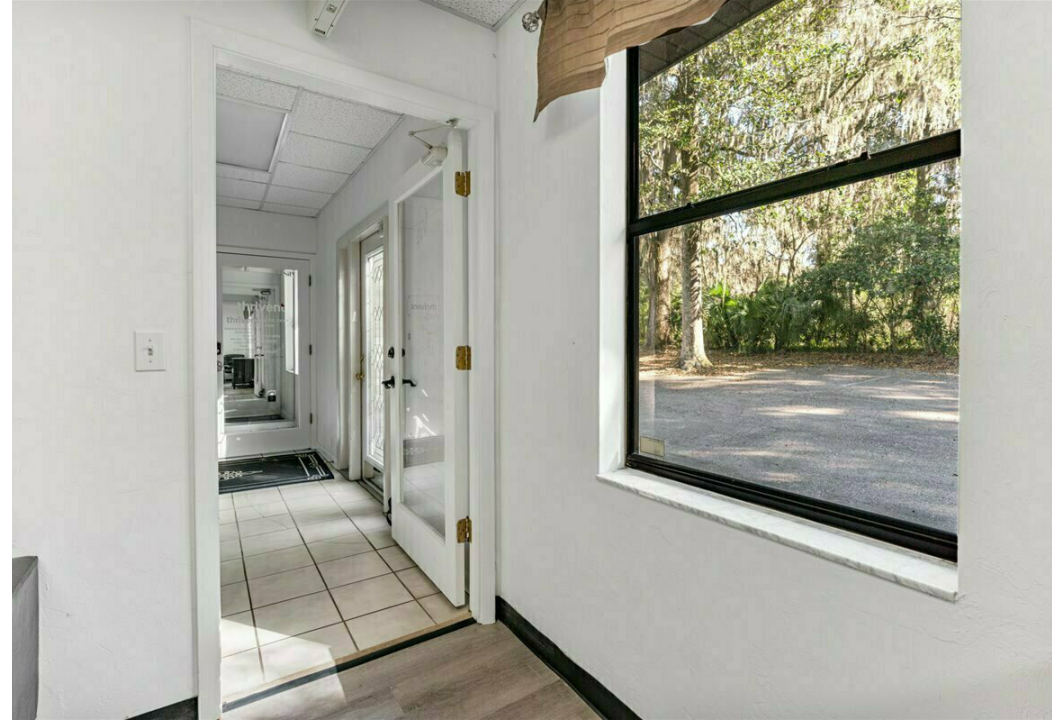
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ADDITIONAL PHOTOS

7733 W. Newberry Road, Unit B-3, Gainesville, FL 32607

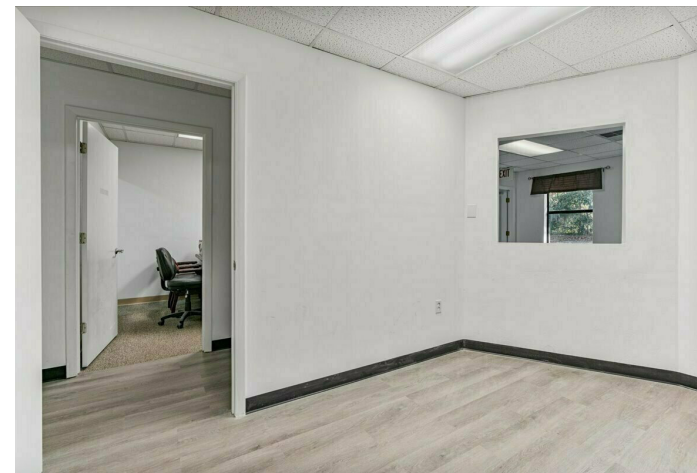
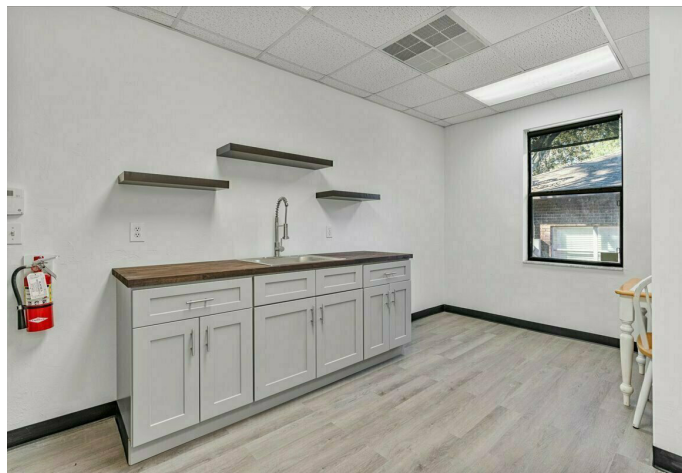
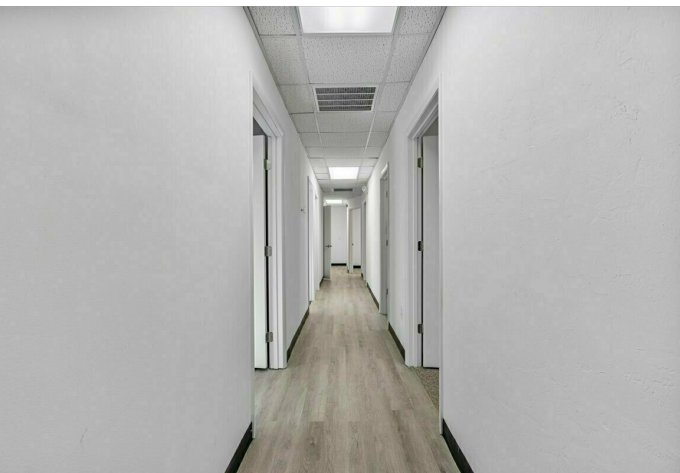
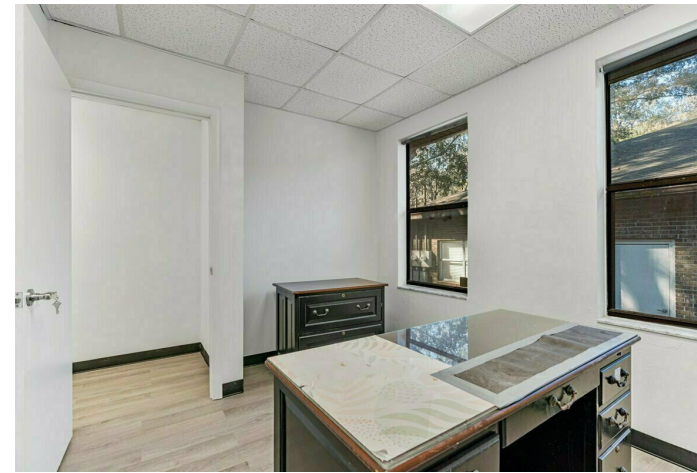
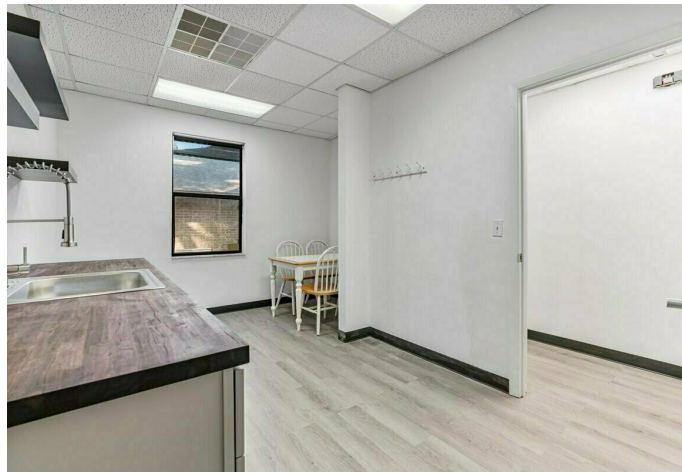
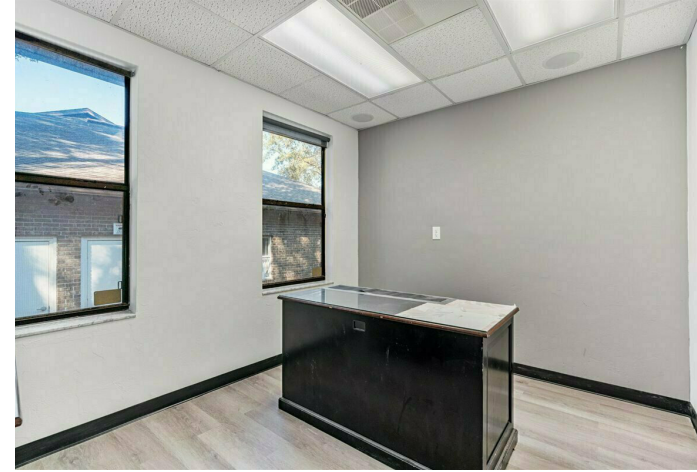
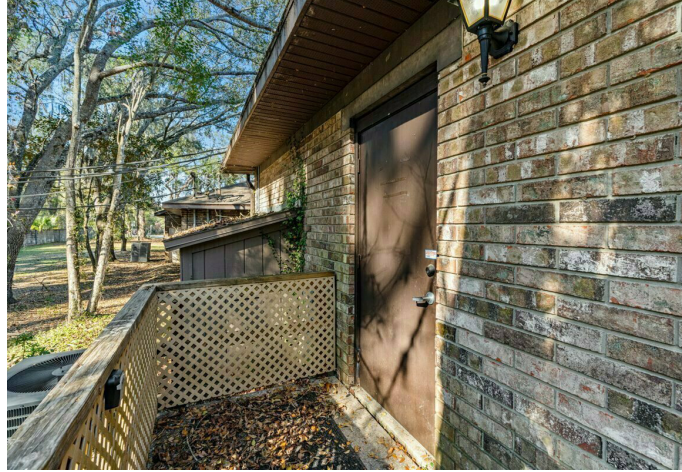


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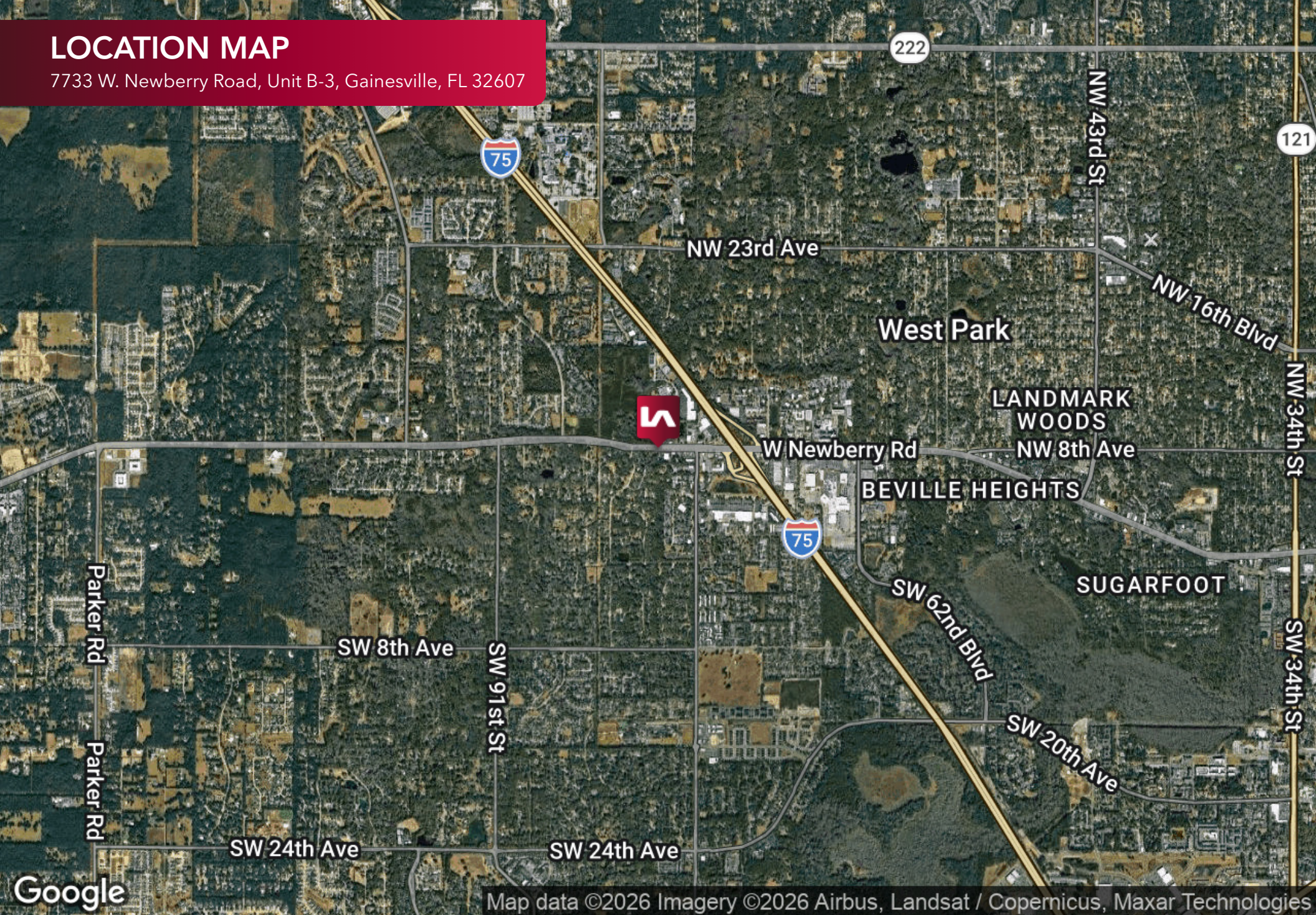
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LOCATION MAP

7733 W. Newberry Road, Unit B-3, Gainesville, FL 32607



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

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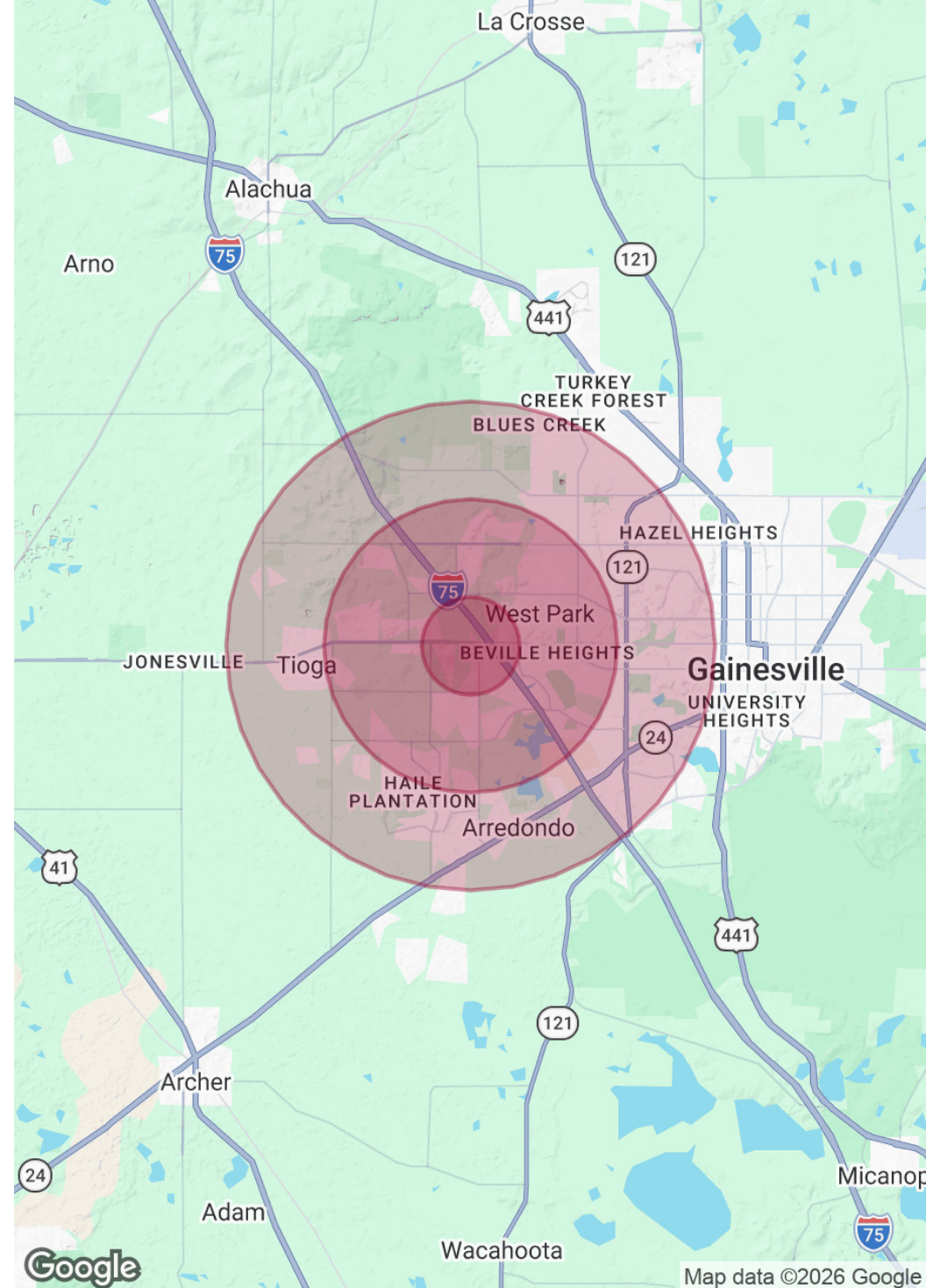
DEMOGRAPHICS MAP & REPORT

7733 W. Newberry Road, Unit B-3, Gainesville, FL 32607

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,256	53,814	138,071
Average Age	34.5	37.8	35.5
Average Age (Male)	34.0	37.1	34.9
Average Age (Female)	34.9	38.8	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,773	23,500	56,759
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$69,189	\$100,785	\$99,253
Average House Value	\$209,771	\$332,562	\$334,846

2023 American Community Survey (ACS)



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