



Medical Office Space For Lease

- **2,018 SF fully built-out medical office space** that includes six exam rooms, a large reception area, physician offices, a lab area, and kitchen/break room.
- **Tioga Town Center is an award-winning**, 23-acre, mixed-use lifestyle center featuring over 30 businesses, 184 luxury apartment homes, and a community playground. **Restaurants include** Local Provisions, Blue Highway Pizzeria, Volcanic Sushi, West End Tavern, Tinker Latin Food, Cilantro Taco, Dave's Deli, Patticakes, and Big Island Bowls.
- Tioga Town Center features **direct frontage on Newberry Road**; one of Alachua County's main arteries that feeds a three-county region's major employment hub. Located just **three miles west of I-75**, Tioga is easily accessed, pedestrian friendly and features ample parking.
- This property is located in the **heart of a highly affluent residential population**, with an average household income of \$142,229 within a 5 minute drive

**Get more
information**

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Property summary

Tioga Town Center
Newberry, Florida



Prestigious
Award-winning mixed-use development



Traffic Count (SR 26)
27,000

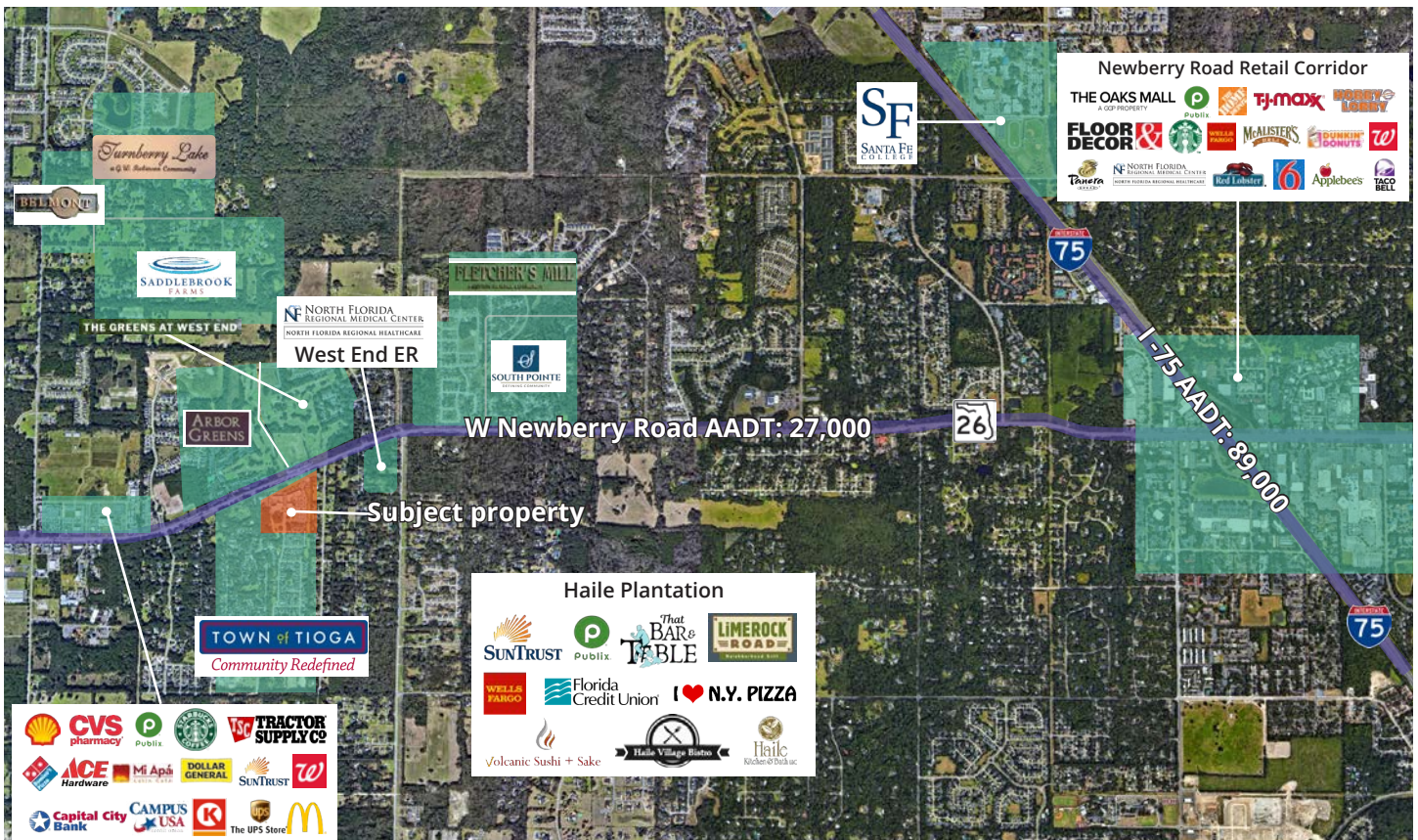


Parking
Ample & convenient parking with electric car chargers available



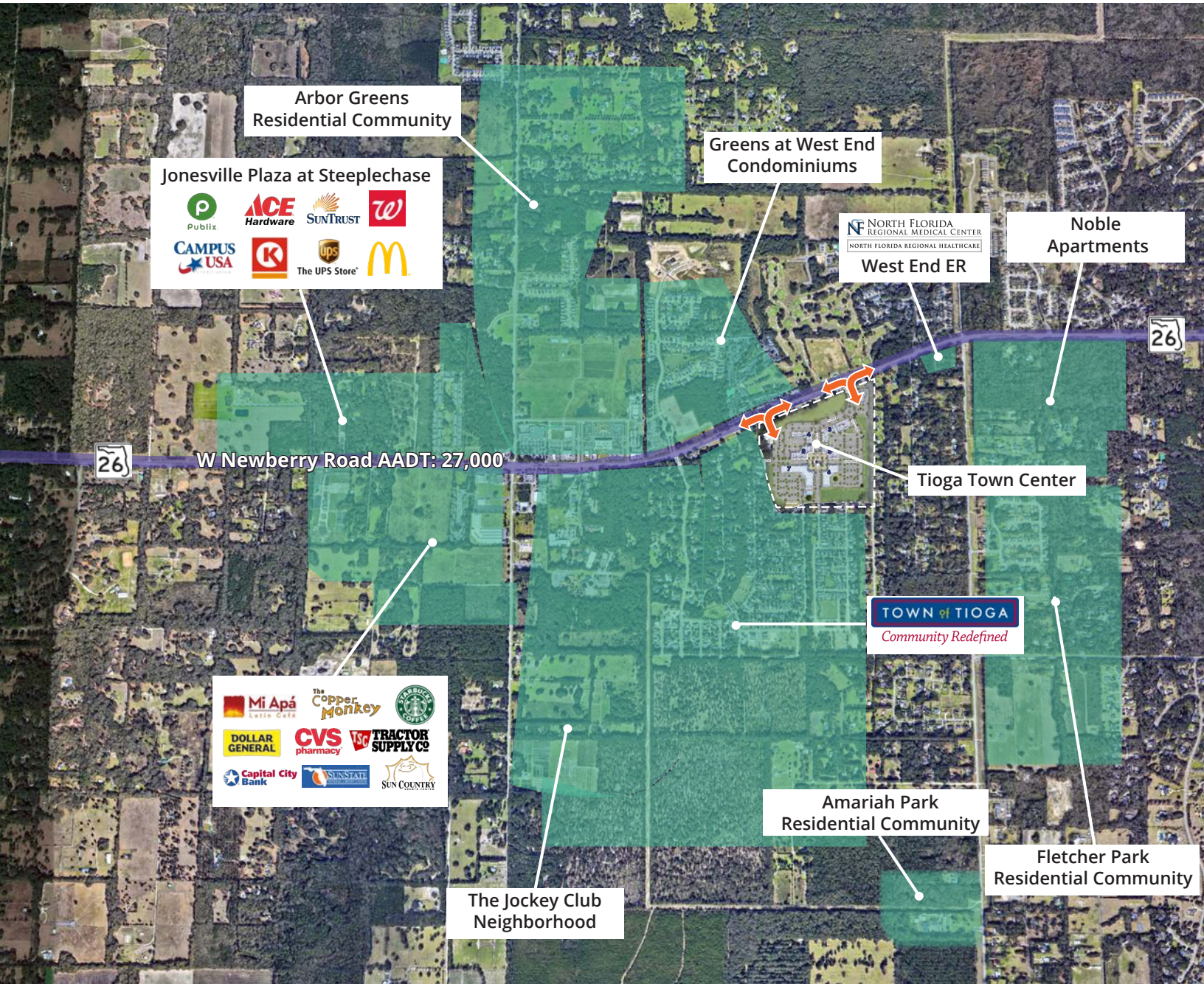
Walkable Urban Lifestyle
Over 30 businesses and 184 Luxury apartments in a walkable urban setting

Property address	133 SW 130th Way, Bldg 8, Suite I
Available sf	2,018 SF
Space type	Medical
Rate	Negotiable



Aerial map

Tioga Town Center
Newberry, Florida



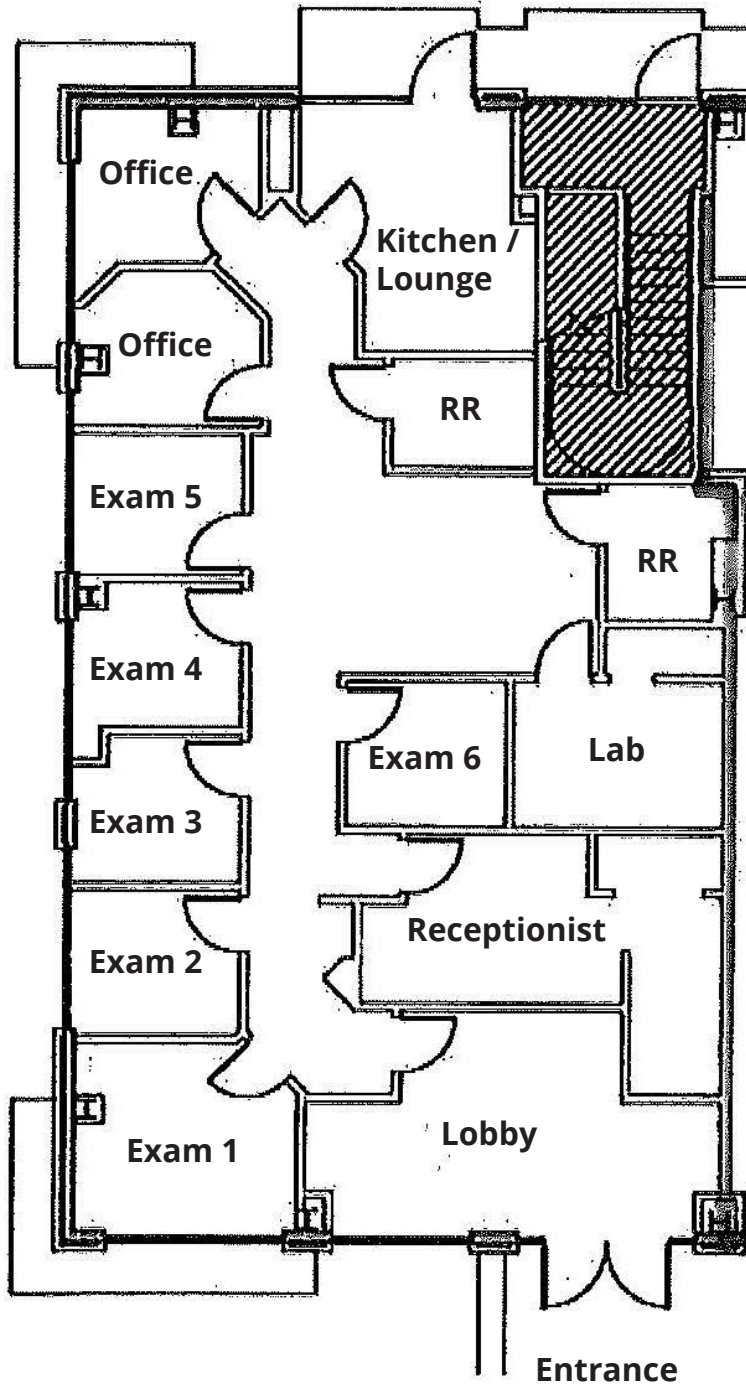
Building 8, Medical spaces 2,018 SF & 3,704 SF



Floor plan, Suite I

Tioga Town Center
Newberry, Florida

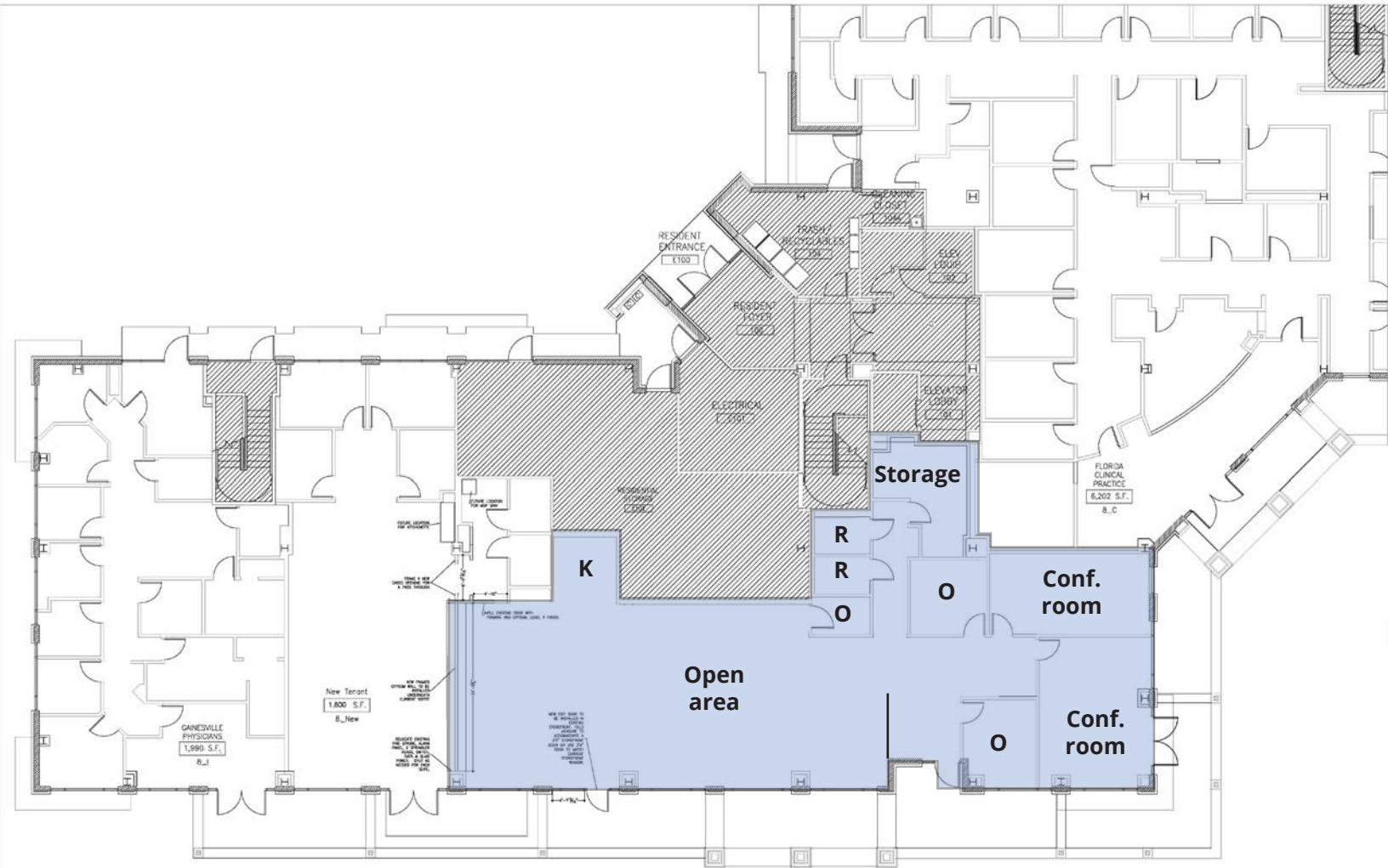
Suite I
2,018 SF



Floor plan, Suite D

Tioga Town Center
Newberry, Florida

Suite I 3,704 SF



Interior photos

Tioga Town Center
Newberry, Florida



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

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