



# THE 102 BUILDING

## AT INNOVATION SQUARE

102 SW 6th Street

Gainesville, FL 32601

Between **UF** and **Downtown**

1,940 Sqft; Approx. 12-20 Employees

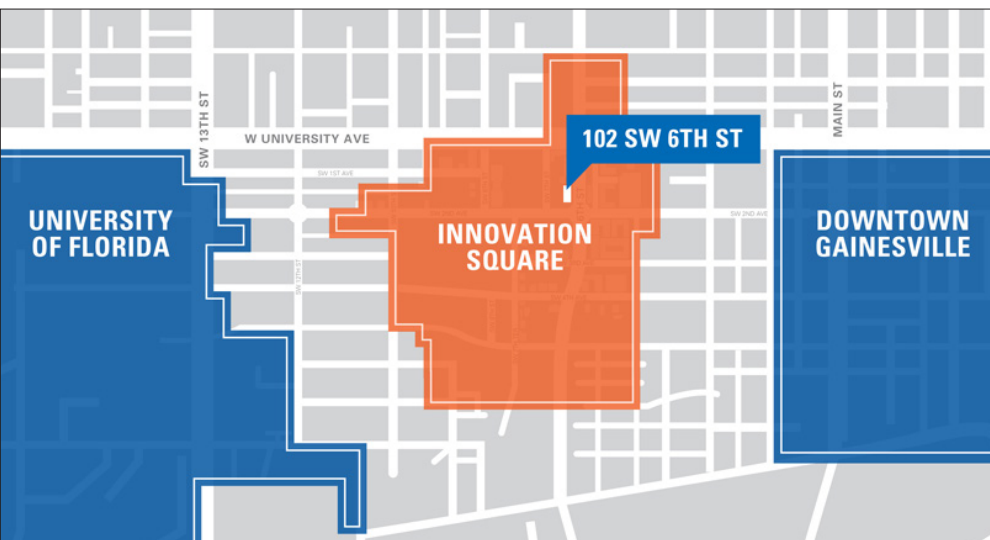
2 Attached **Parking Lots**

Zoned UMU2 - **Office / Café / Retail / Light Assembly**

\$26/SQFT/YR

### THE PERFECT LOCATION

The 102 Building is a recently-renovated, state-of-the-art luxury office building in Innovation Square, the thriving business district between downtown Gainesville and the University of Florida campus. Position your company in the heart of city life surrounded by cutting-edge startups, popular restaurants and fresh talent from graduating UF students eager to be recruited into top-level careers.



### FOR MORE INFORMATION, CONTACT:

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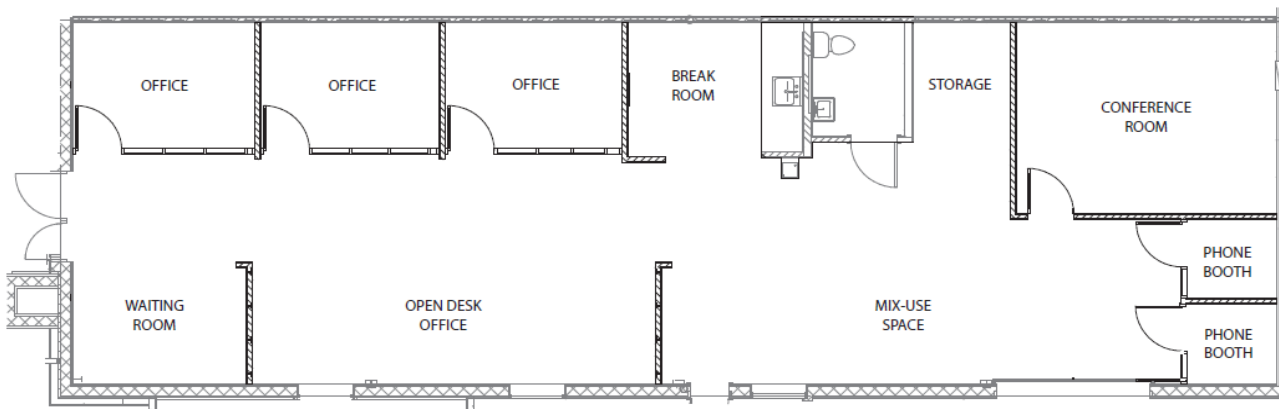


## PROPERTY HIGHLIGHTS

- Newly-built office space.
- Spacious, open layout comprises of open work areas, private offices, and conference rooms for a variety of business needs.
- Walking distance to UF campus and close to downtown; abundant restaurants and coffee shops for staff nearby.
- Two attached parking lots.
- Includes contemporary features such as raised ceilings, exposed ductwork, glass-front offices for abundant natural light, a cool, roll-up glass door and stained concrete floors.
- Pre-wired for Hi-Speed Ethernet.



## FLOORPLAN



**102**  
**1,940 SQFT**

102 is the perfect office space for any forward-looking business. Featuring 3 private glass-front offices, 2 phone booths, an open work area, large conference room and employee kitchen, this spacious layout exhibits the perfect balance between open, collaborative workspaces and private break-out suites. Perfect for 12-20 employees.

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