

# FOR SALE OR LEASE

6901 SW 24th Ave, Gainesville, FL 32607



SIZE: **35,821± SF**

SALE PRICE: **\$7,750,000**

LEASE RATE ENTIRE BUILDING: **\$12/SF NNN**

LEASE RATE PER FLOOR: **\$15/SF NNN**

**DAN DROTOS, MSRE, SIOR, CCIM**  
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# PROPERTY DETAILS

6901 SW 24th Ave, Gainesville, FL 32607

This property is an ideal fit for a large corporation or a growing company seeking room to expand. Offering 35,821± SF of prime office space for lease along the SW 24th Avenue corridor, the building benefits from an average daily traffic count of 19,000 vehicles, providing strong visibility and accessibility. The free-standing, three-story structure features east and west stairwells along with two central elevators, allowing convenient access to all floors. Tenants have the flexibility to lease the entire building or secure individual floors separately.

Designed with functionality and security in mind, the property includes a full fire sprinkler system and a Kantech access control system for remote monitoring and entry management. The building has been wired for illuminated on-building signage, and a new roof was installed in February 2022. The parking lot offers ample parking for employees, customers, and patients, with elevated solar panel canopies providing shaded parking from the Florida sun.



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# PROPERTY INFORMATION

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## Property Address:

6901 SW 24th Ave.  
Gainesville, FL 32607

installed, allowing for remote monitoring of building

## Total Building Area:

35,821± SF Total  
1st floor: 15,628± SF  
2nd floor: 14,298± SF  
3rd floor: 5,895± SF

## Office Features:

- Private offices
- Creative workspaces

## Fire Safety:

Fire sprinkler system throughout building

**Year Built:** 2008

## Daily Traffic Exposure:

SW 24th Ave: 19,000 AADT

**Floors:** Three

## Parking:

Ample solar-covered parking

## Additional Features:

- Multipurpose room with projection and retractable screens
- Kitchen and vending area
- High-efficiency-- Solar array offsets 50% of electricity costs, on average
- Natural light
- Sound masking

**Zoning:** PD-Vocational

## Roof:

New roof installed in February 2022

## Security:

Kantech access control system



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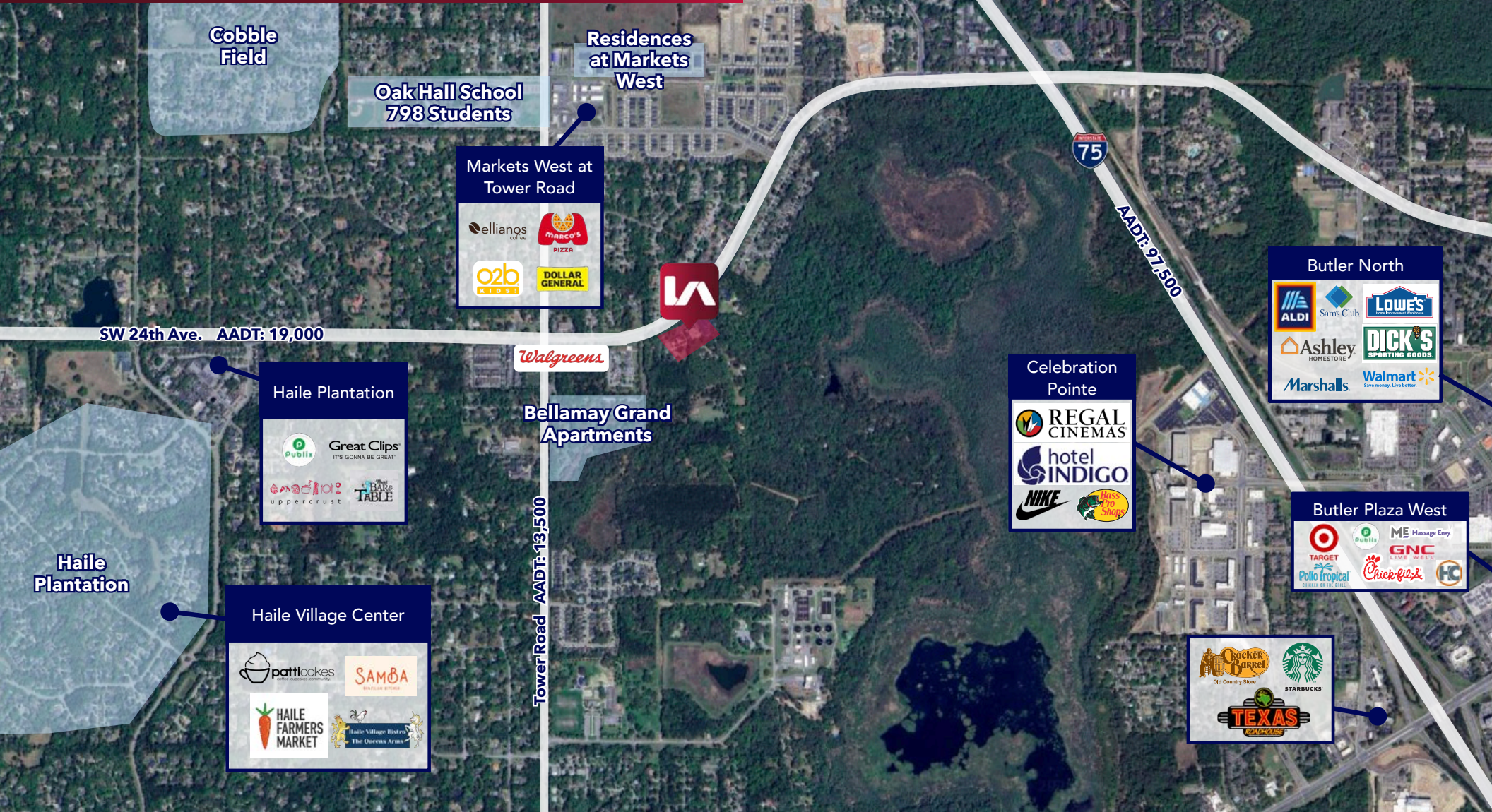
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# LOCATION

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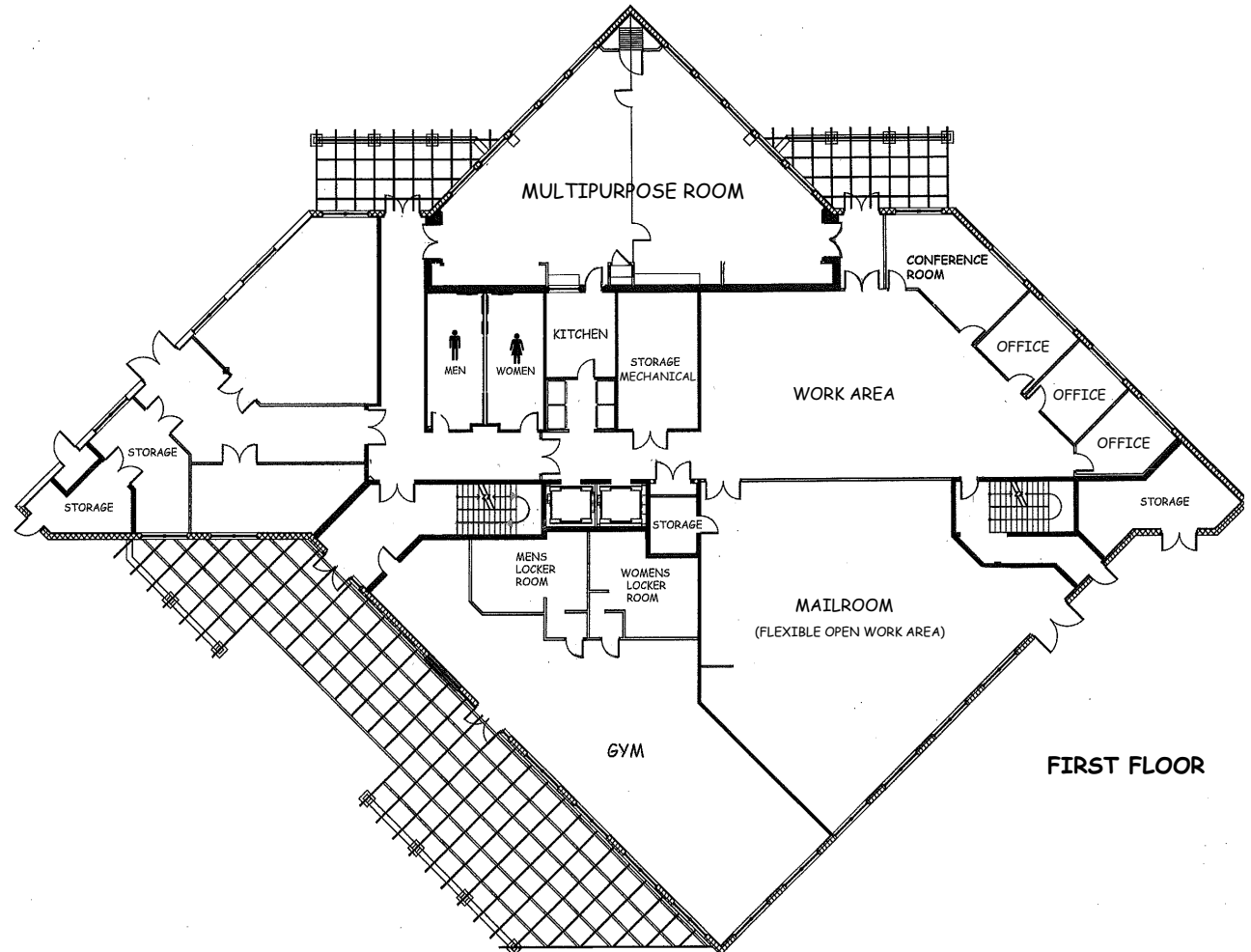
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# FIRST FLOOR

15,628± SF

The first floor has more than 15,628± SF available. It has a large, multipurpose room, which can be split into two separate rooms— each with its own projection system and retractable screens. This area is connected to a fully-equipped kitchen with a commercial grade ice maker, microwaves, stove, oven, dishwasher, refrigerator and freezer for convenient catering of corporate meetings, training classes or events. There is also a separate room for a vending area.

The rest of the first floor is divided into an open mailroom area, large areas with cubicle workstations, private offices, telecommunications closet, two mechanical rooms, storage, and restrooms. In addition, there is a full 2,500± SF gym on the first floor that is accessible off the main lobby or through a separate outside entrance. The gym has treadmills, elliptical machines, free weights, weight machines, and locker rooms with showers.



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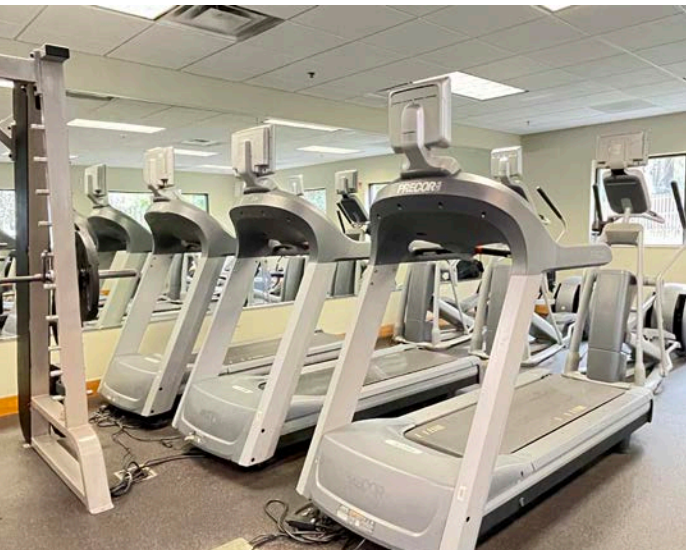
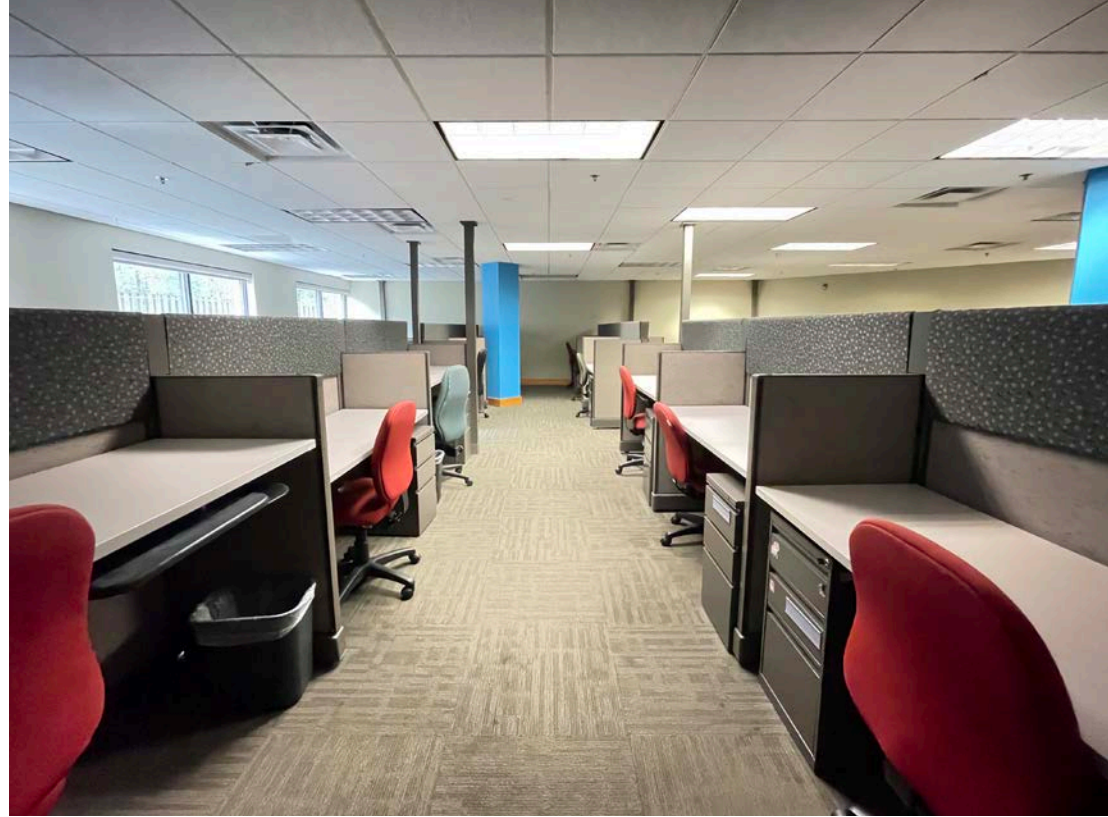
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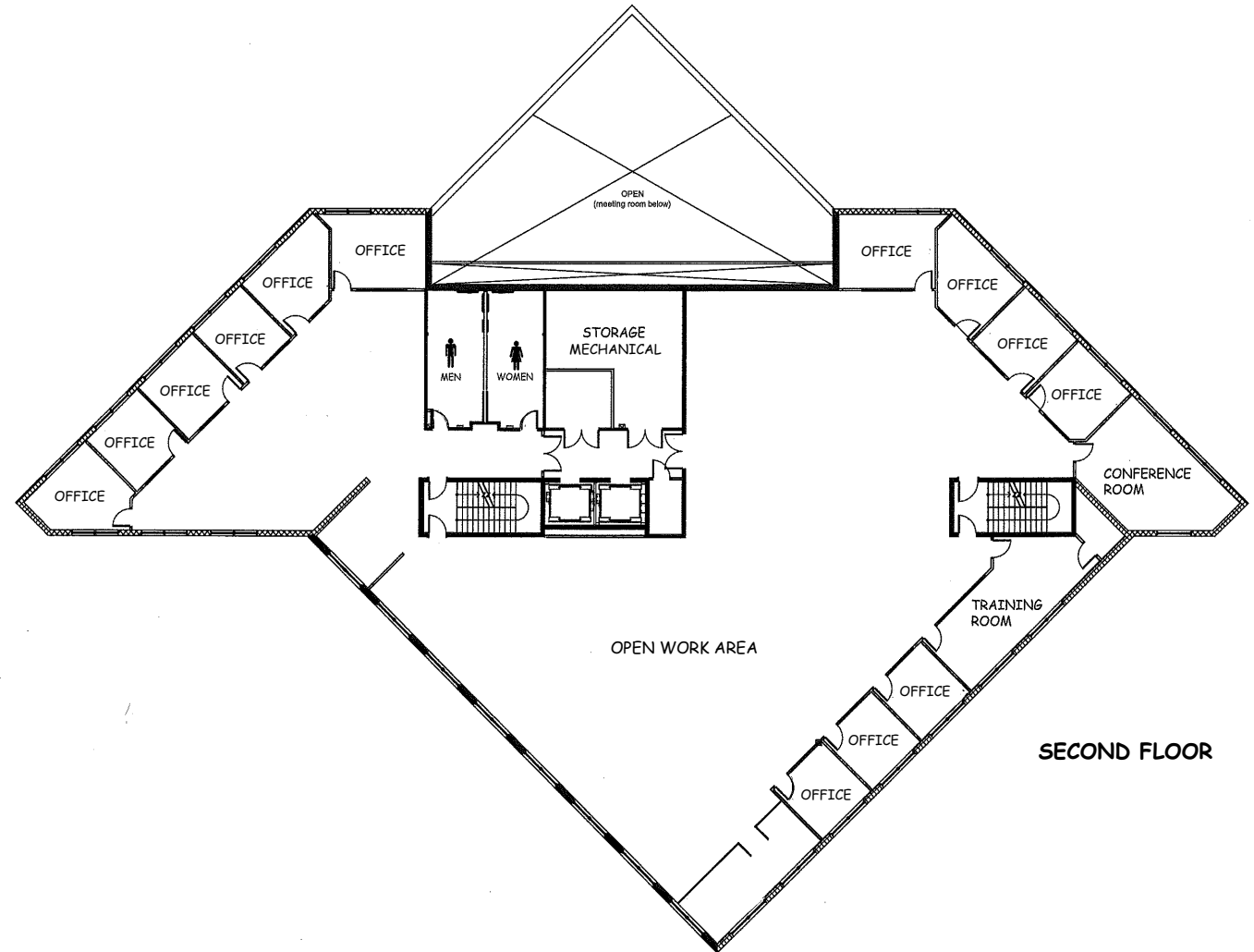
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# SECOND FLOOR

13,498± SF

The second floor has 13,498± SF with many possible layouts. It is currently divided into 13 private offices with windows, a large conference room, large training room, copy area, and spacious open areas for workstations or call center with a raised observation platform. The second floor also has a mechanical room, telecommunications closet, storage, and restrooms.



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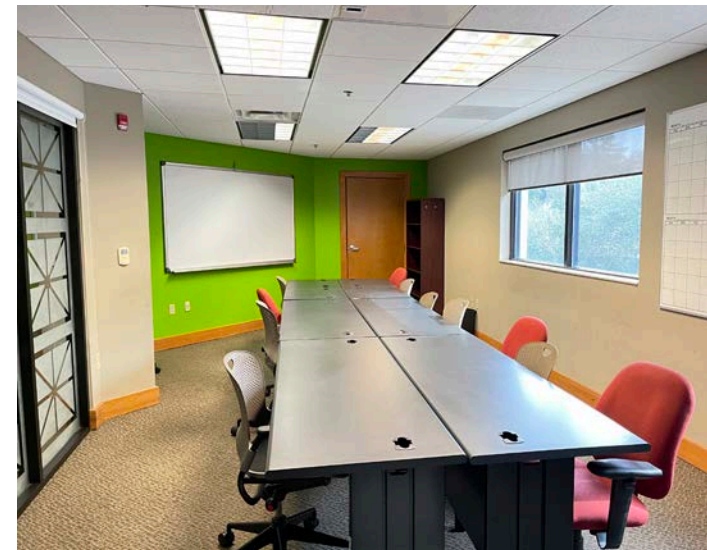
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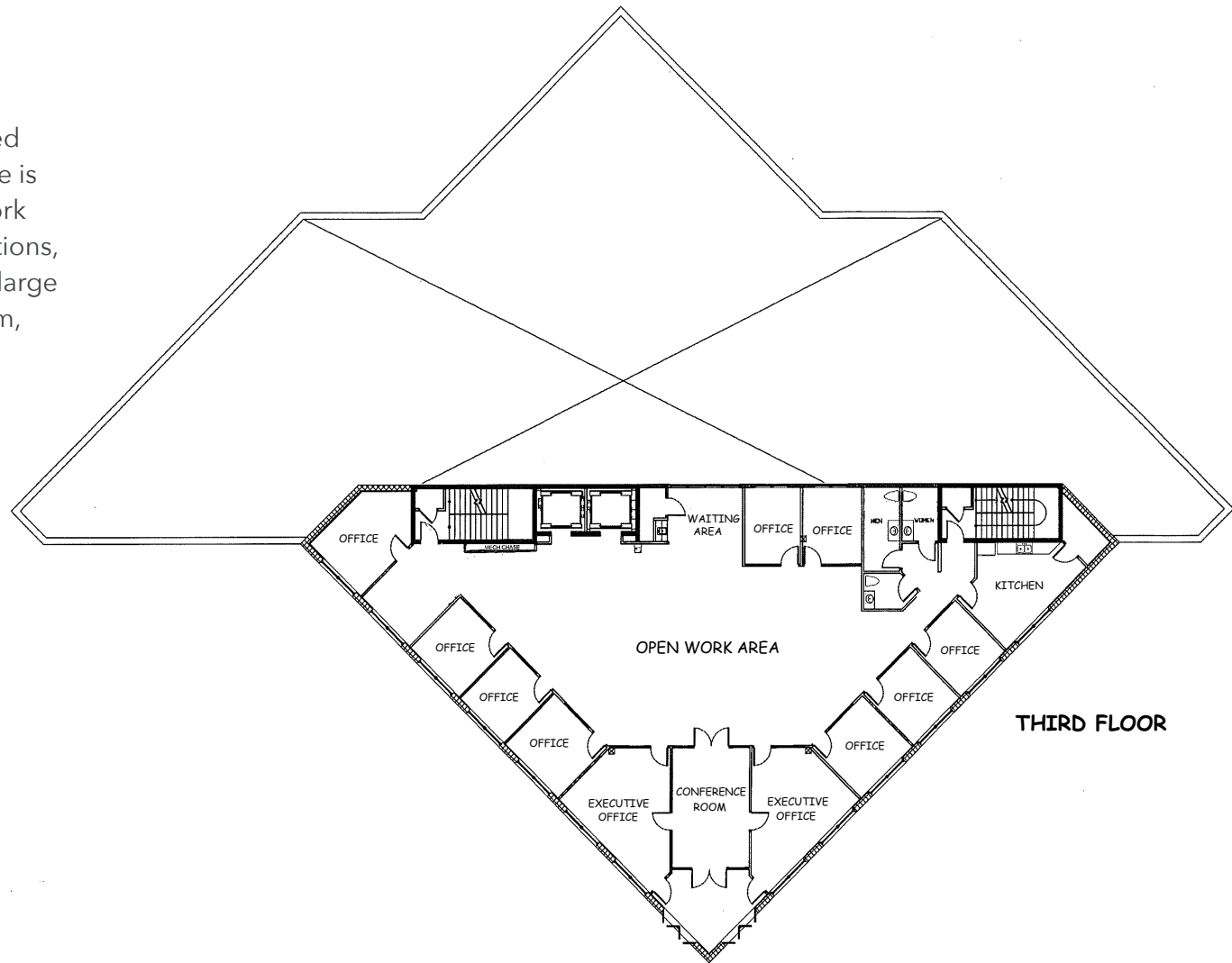
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# THIRD FLOOR

5,895± SF

The third floor has 5,895± SF of executive office space and is flooded with natural light. On this floor, there is a small waiting area, open office work area with height adjustable workstations, copy area, nine private offices, two large executive offices, a conference room, kitchen area and restrooms.



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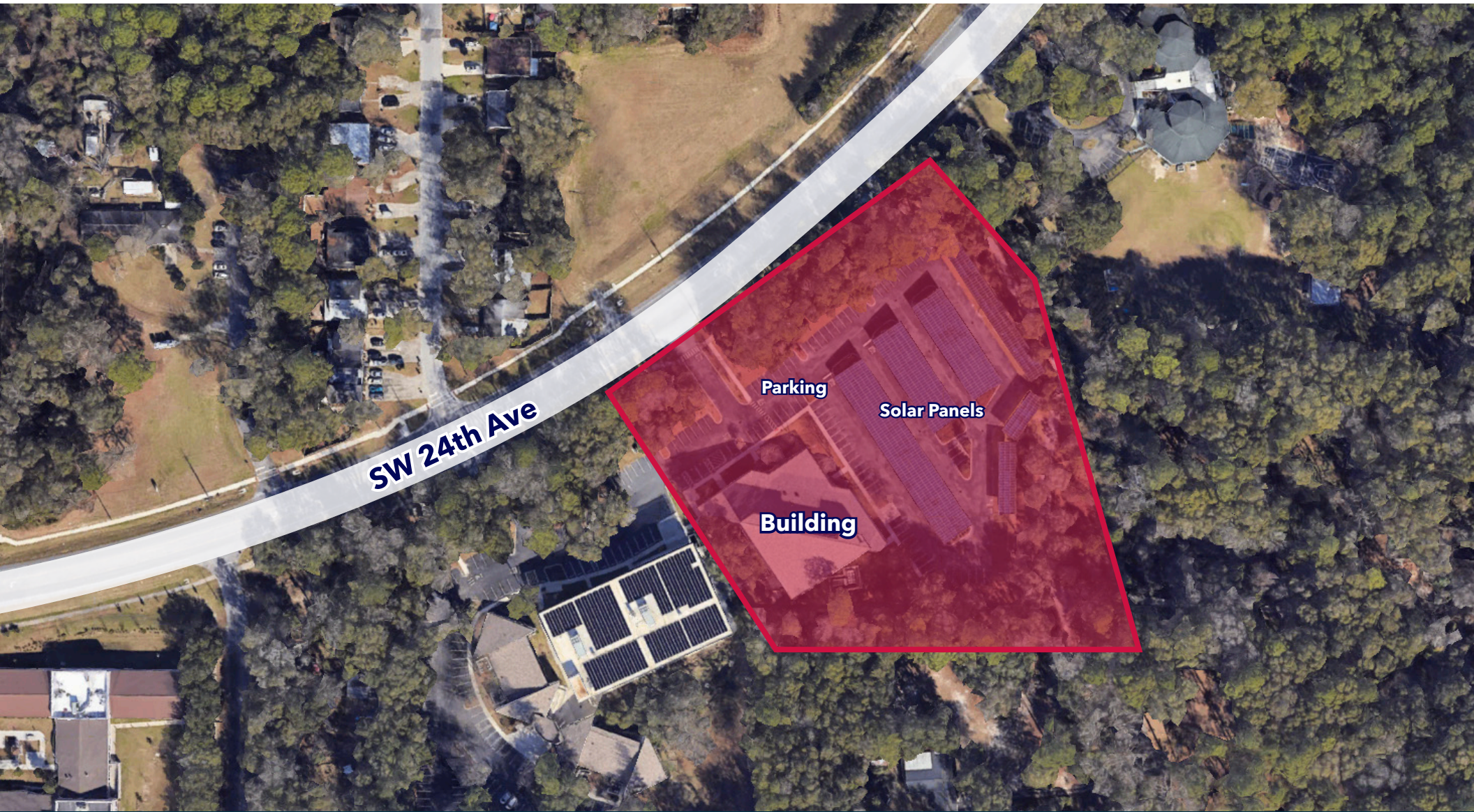
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# PROPERTY AERIAL

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## **DAN DROTOS, MSRE, SIOR, CCIM**

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