

OFFICE SPACE & EXECUTIVE SUITES FOR LEASE

6901 SW 24th Ave, Gainesville, FL 32607



2ND FLOOR | 10,875± RSF | \$15/SF NNN

2ND & 3RD FLOOR | EXECUTIVE SUITES | \$500/MONTH FULL SERVICE*

2ND & 3RD FLOOR | DESKS | \$250/MONTH FULL SERVICE*

**DOES NOT INCLUDE INTERNET, PHONE OR IN-SUITE JANITORIAL*

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DETAILS

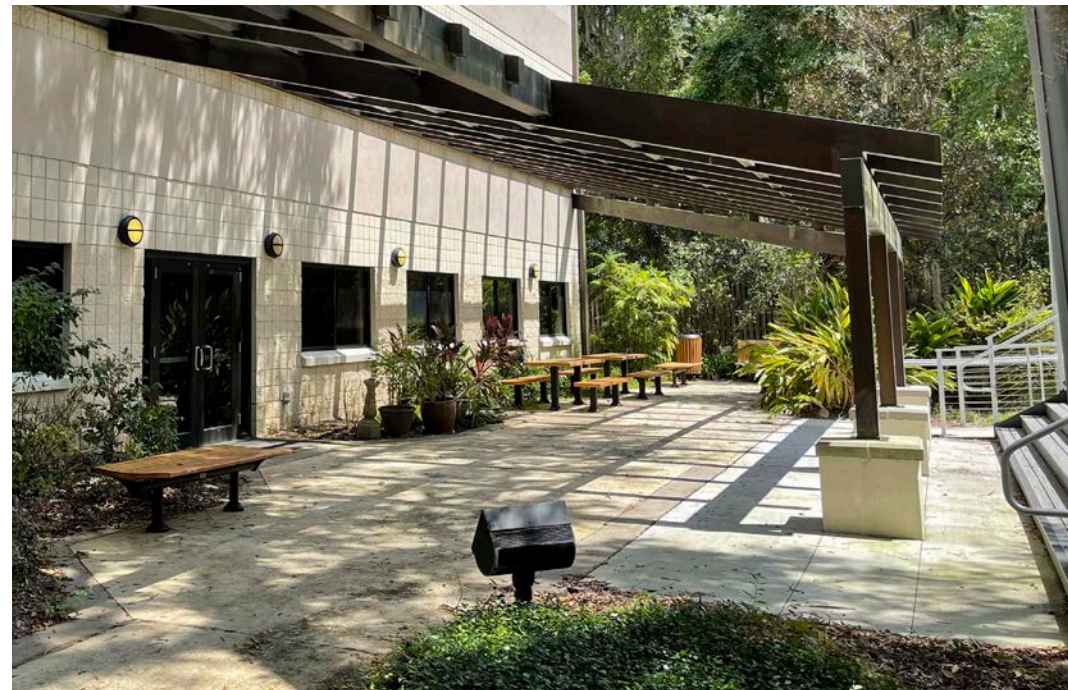
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Prime office space, executive suites and desks are for lease in a modern 3-story building located on the SW 24th Avenue corridor with an average daily traffic count of 19,000 vehicles.

Spaces are located in a free-standing building that has three floors with east and west stairwells and two central elevators allowing for easy access to all floors. A large office space can be leased on the 2nd floor, or individual executive suites and desks can be leased on both the 2nd and 3rd floors. There is a fire sprinkler system throughout the building and a Kantech Access Control system has been installed to remotely access and monitor the building. The building had a new roof installed February of 2022. The parking lot offers ample space for employees, customers, or patients, and features elevated solar panels that provide shaded parking from the Florida sun.

The first floor has a gym that can be utilized by tenants once certain requirements have been met (see below* or page 6). This 2,500± SF gym is located on the first floor and 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.

**Tenant access to the first-floor gym is subject to the following conditions: individuals must complete a one-hour session with the on-site trainer at the prevailing rate, sign a liability waiver, and provide proof of medical insurance. Upon fulfillment of these requirements, gym access is available for a monthly fee of \$15.*



PROPERTY INFORMATION

6901 SW 24th Ave, Gainesville, FL 32607

Total Building Area:

35,821± SF Total

1st floor: 15,628± SF

2nd floor: 14,298± SF

3rd floor: 5,895± SF

Year Built: 2008

Floors: Three

Parking:

Ample solar-covered parking

Zoning: PD-Vocational

ROOF: New roof installed in February 2022

Security:

Kantech access control system installed, allowing for remote monitoring of building

Office Features:

- Private offices
- Creative workspaces

Fire Safety:

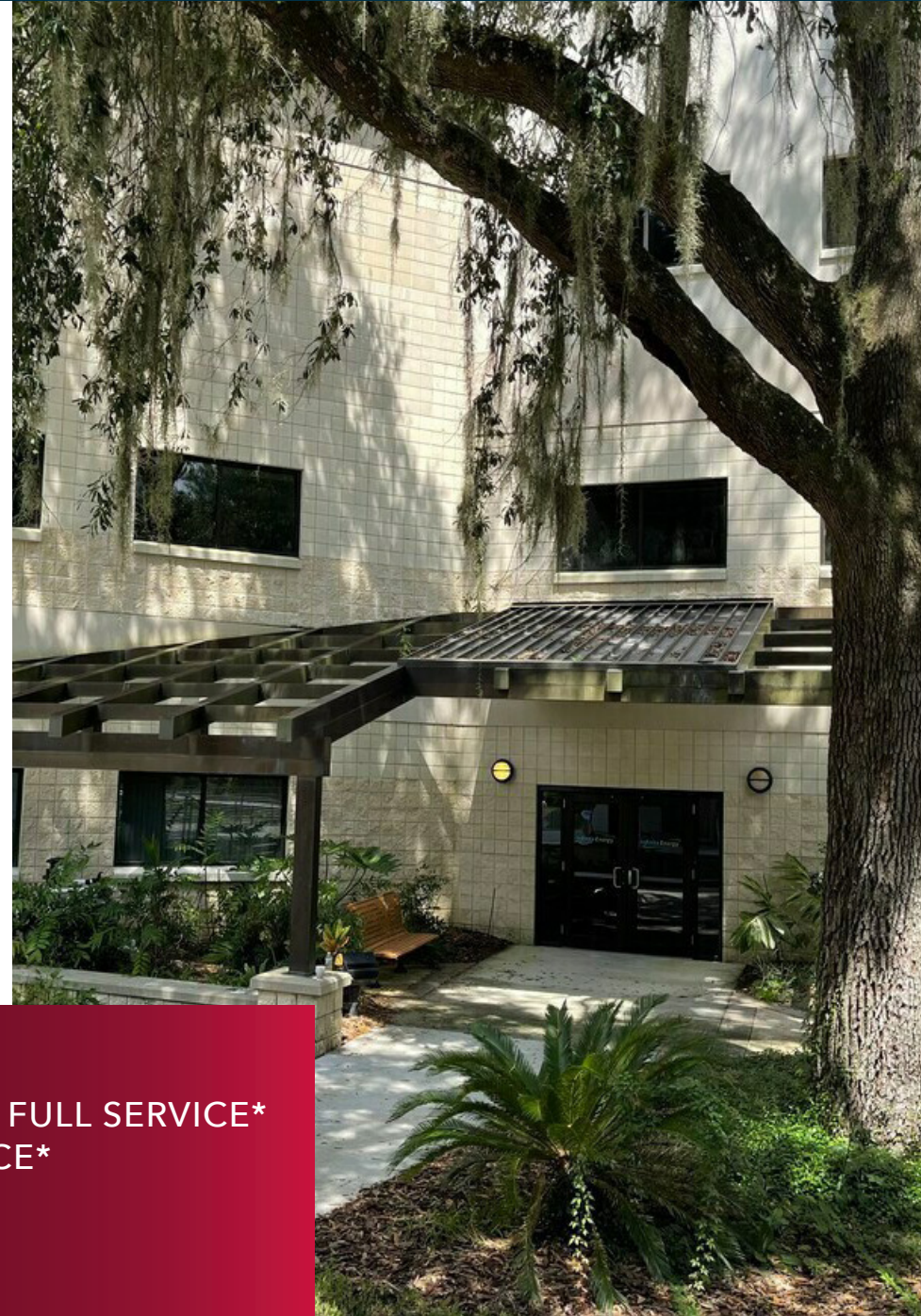
Fire sprinkler system throughout building

Daily Traffic Exposure:

SW 24th Ave: 19,000 AADT

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



2ND FLOOR | 10,875± RSF | \$15/SF NNN

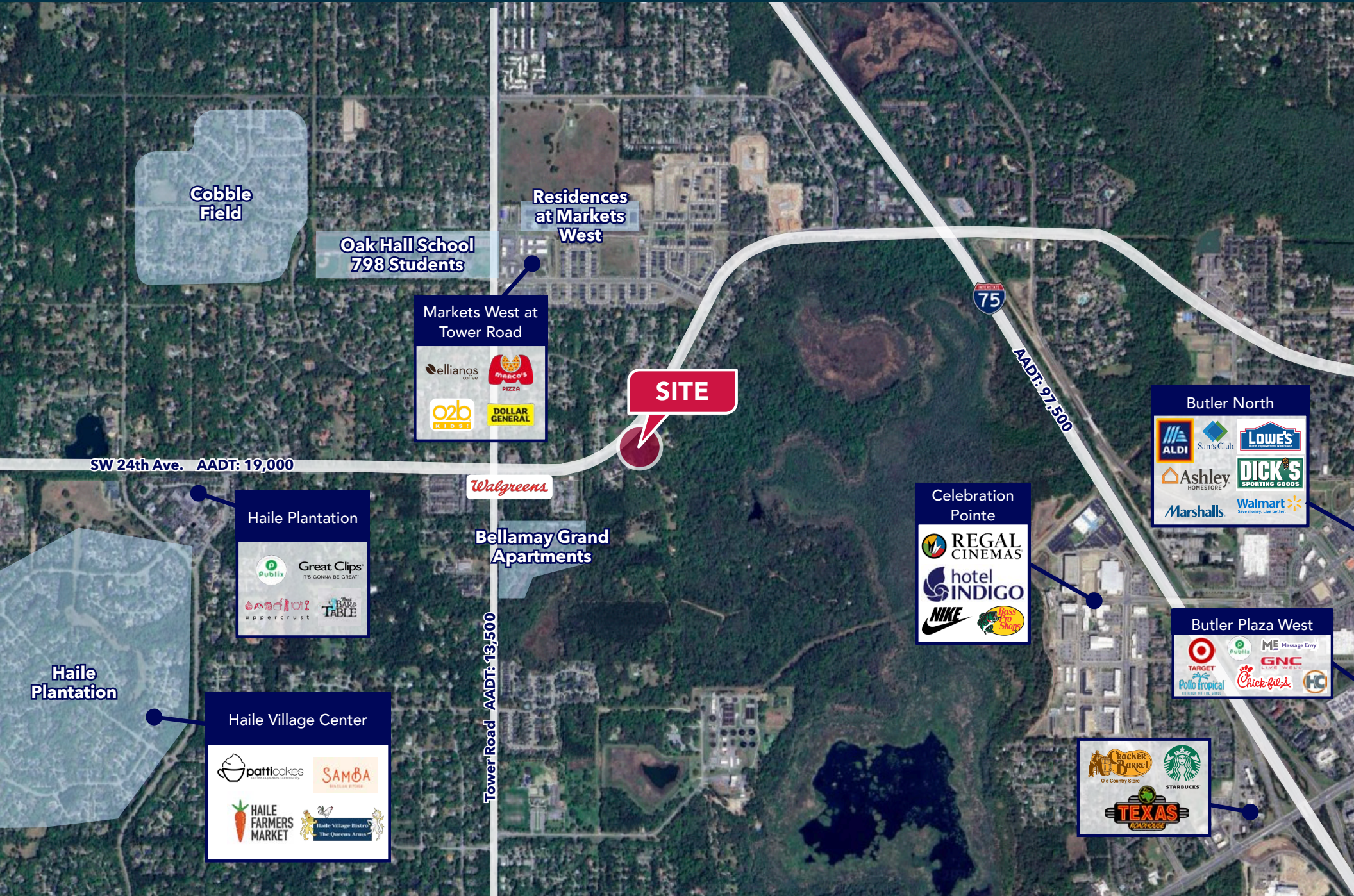
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LOCATION

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2.5 miles to I-75

3.1 miles to University of Florida campus

5.7 miles to Ben Hill Griffin Stadium

12.7 miles to Gainesville Regional Airport

79 miles to Jacksonville

115 miles to Orlando

133 miles to Tampa

147 miles to Tallahassee

The subject site is located in Southwestern Alachua County near the intersection of SW 24th Avenue and SW 75th Street (Tower Road). This portion of Alachua County is unincorporated and subject to the regulatory authority of Alachua County. The City Limits of Gainesville extend west of I-75 to within 0.2 miles to the northeast of the subject site along SW 24th Avenue. The site is located 1.2 miles west of I-75 on SW 24th Avenue.

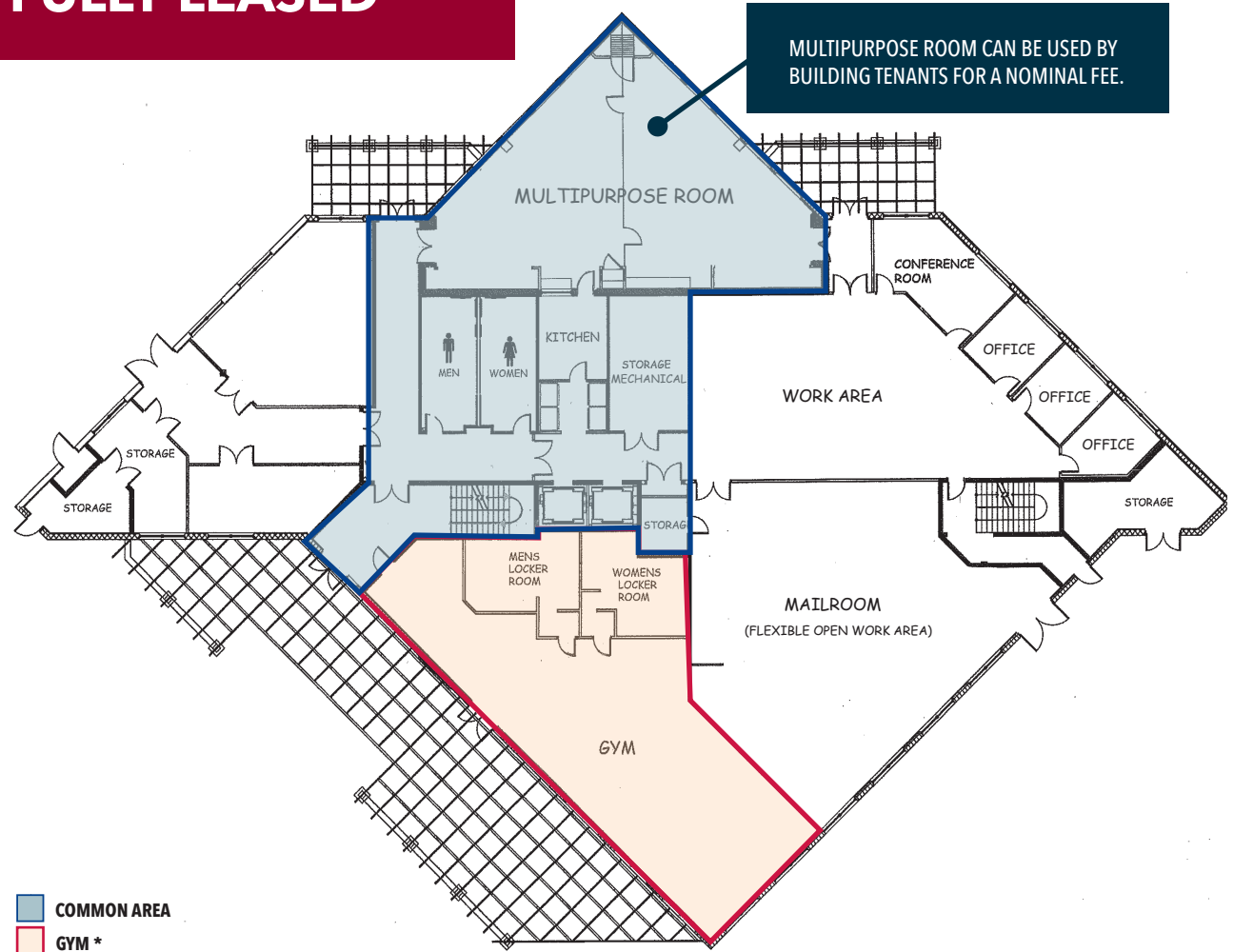
FIRST FLOOR

15,628± SF

FULLY LEASED

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.



**Tenant access to the first-floor gym is subject to the following conditions: individuals must complete a one-hour session with the on-site trainer at the prevailing rate, sign a liability waiver, and provide proof of medical insurance. Upon fulfillment of these requirements, gym access is available for a monthly fee of \$15.*

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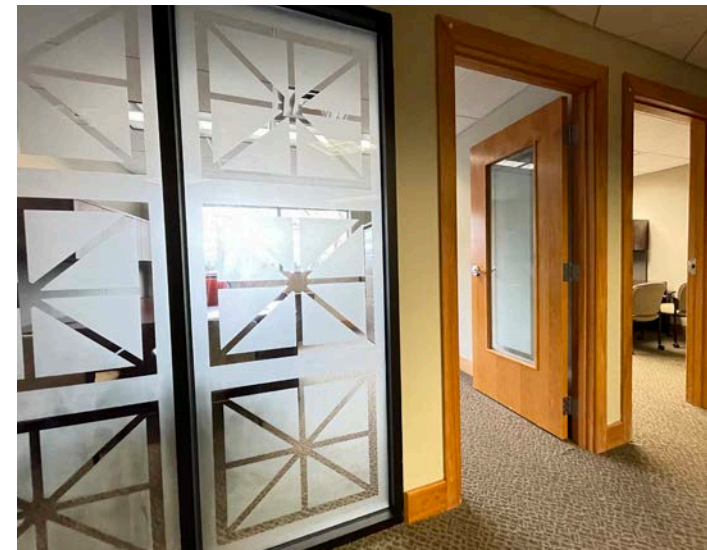
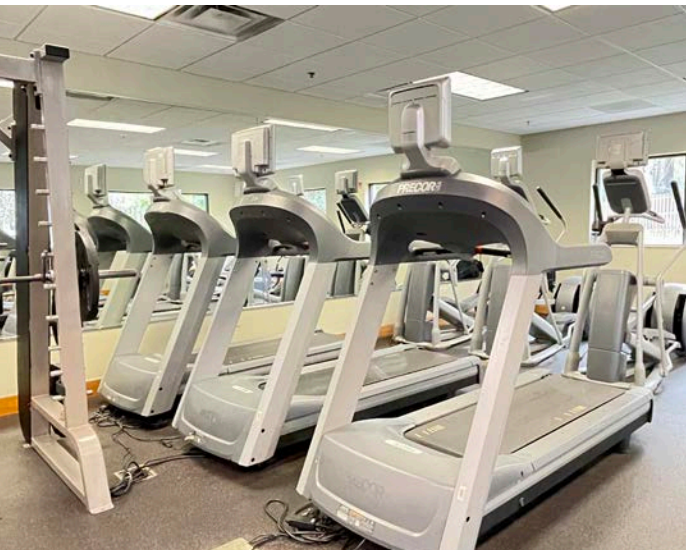
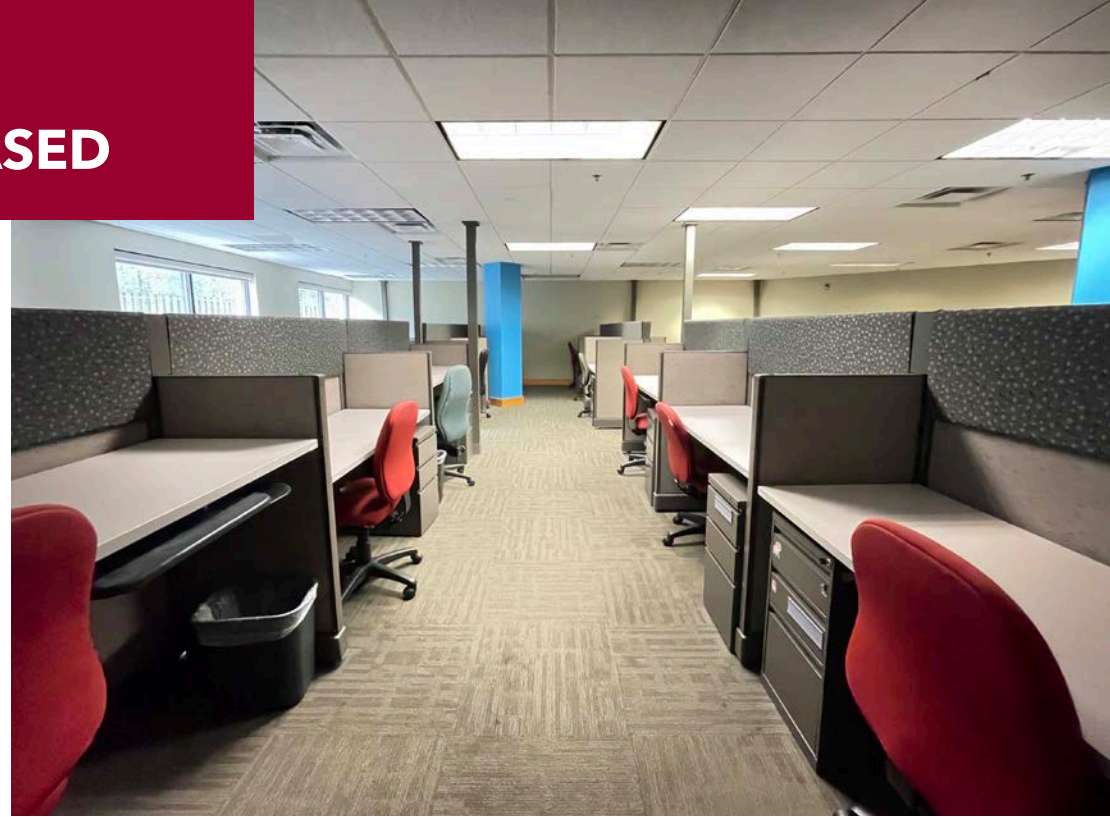
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FIRST FLOOR

15,628± SF

FULLY LEASED



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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.

Executive Suites and desks are now available for lease. Offering five suites ranging from 148± SF to 187± SF. A common, large waiting area is shared with all offices. See floor plan for details.

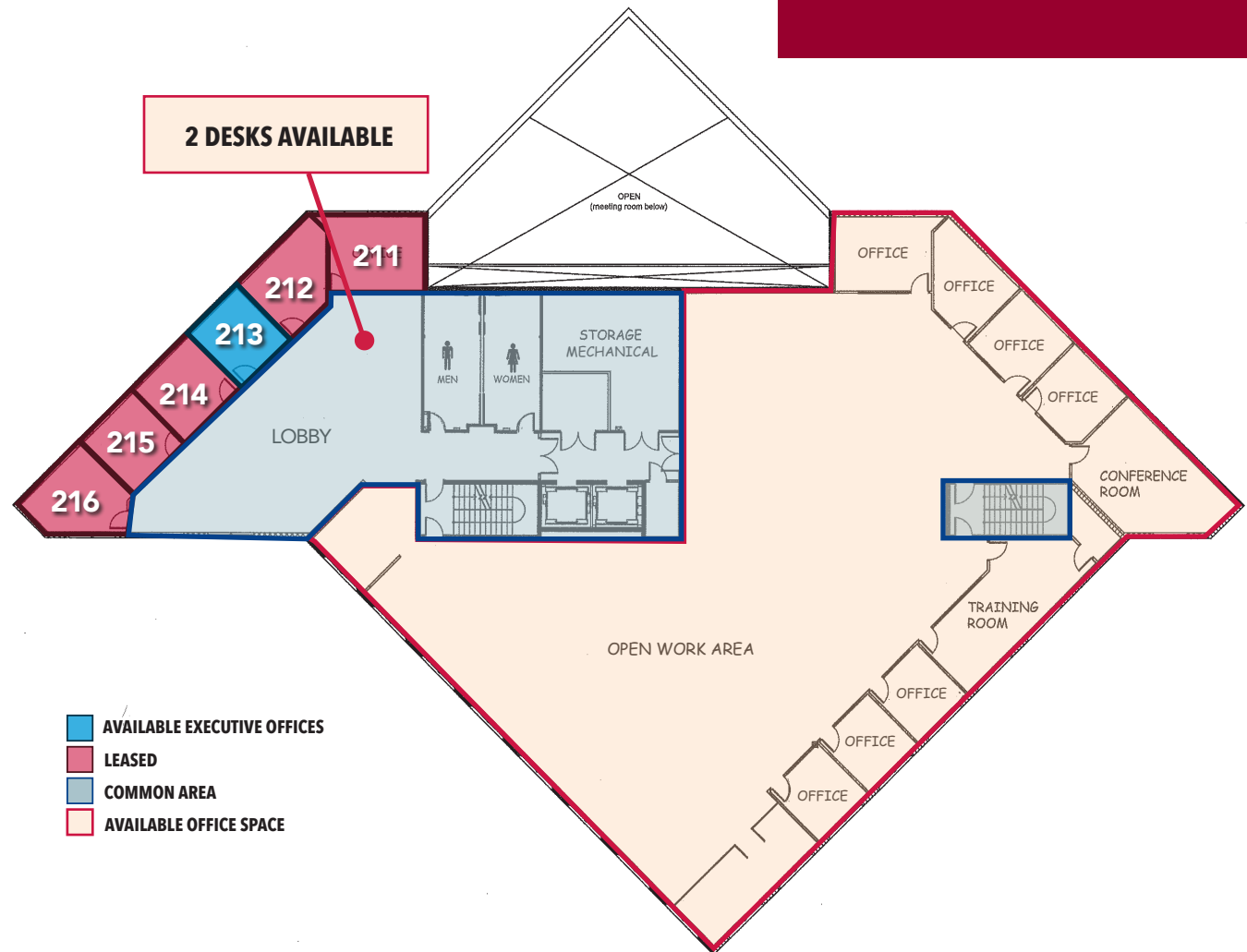
2ND FLOOR LEASE OPTIONS:

Office Space: 10,870± RSF
(8,845± USF | \$15/SF NNN

Executive Offices: 148± to 187± SF
| \$500/month Full Service*

Desks (in open area): 2 available
| \$250/month Full Service*

*Does not include internet, phone or in-suite janitorial



2nd Floor Executive Suites:

Suite 212: 172± SF **LEASED**

Suite 213: 148± SF **AVAILABLE**

Suite 214: 172± SF **LEASED**

Suite 215: 161± SF **LEASED**

Suite 216: 187± SF **LEASED**

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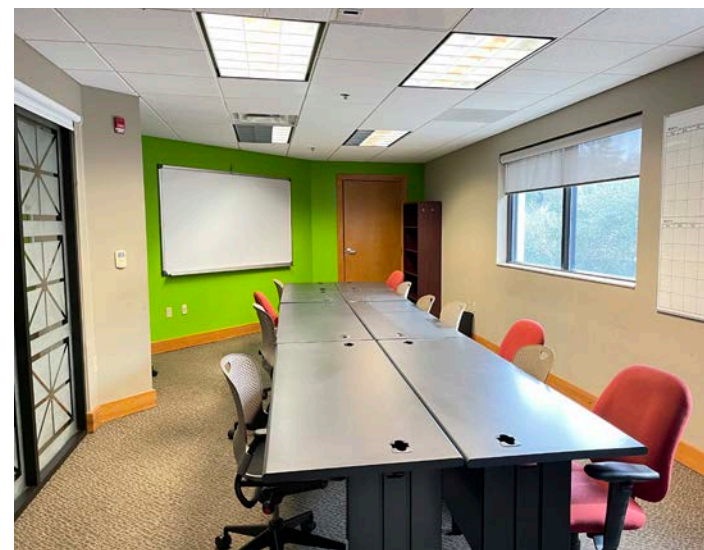
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SECOND FLOOR

13,498± SF



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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.

3RD FLOOR LEASE OPTIONS:

Executive Offices:

133± SF to 160± SF

\$500/Month Full Service*

Desks (in open area):

15 available

\$250/Month Full Service*

*Does not include internet, phone or in-suite janitorial

3RD FLOOR EXECUTIVE SUITES:

Suite 303: 133± SF **AVAILABLE**

Suite 304: 142± SF **AVAILABLE**

Suite 310: 142± SF **AVAILABLE**

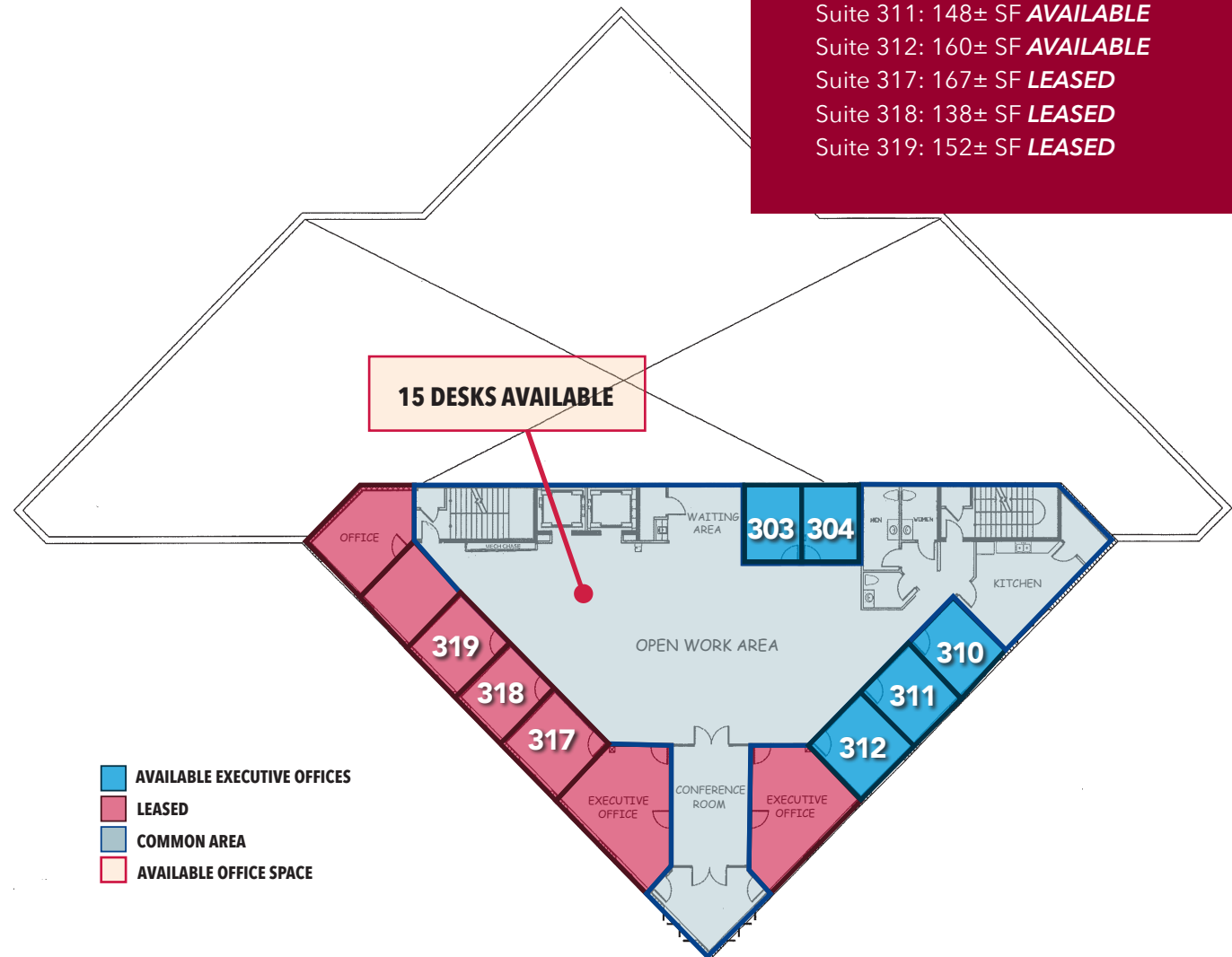
Suite 311: 148± SF **AVAILABLE**

Suite 312: 160± SF **AVAILABLE**

Suite 317: 167± SF **LEASED**

Suite 318: 138± SF **LEASED**

Suite 319: 152± SF **LEASED**



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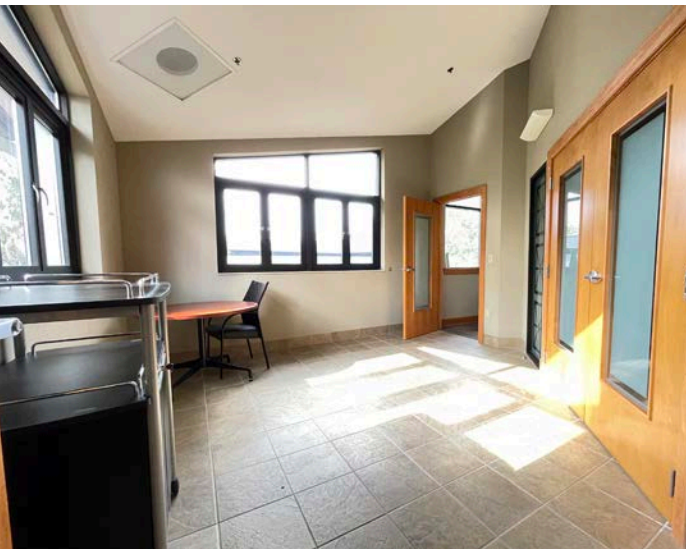
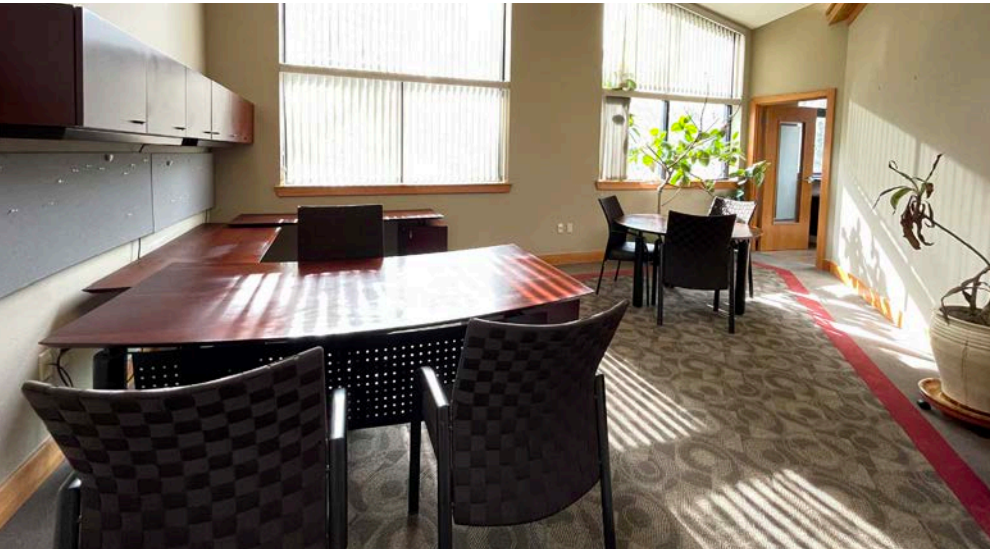
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THIRD FLOOR

5,895± SF



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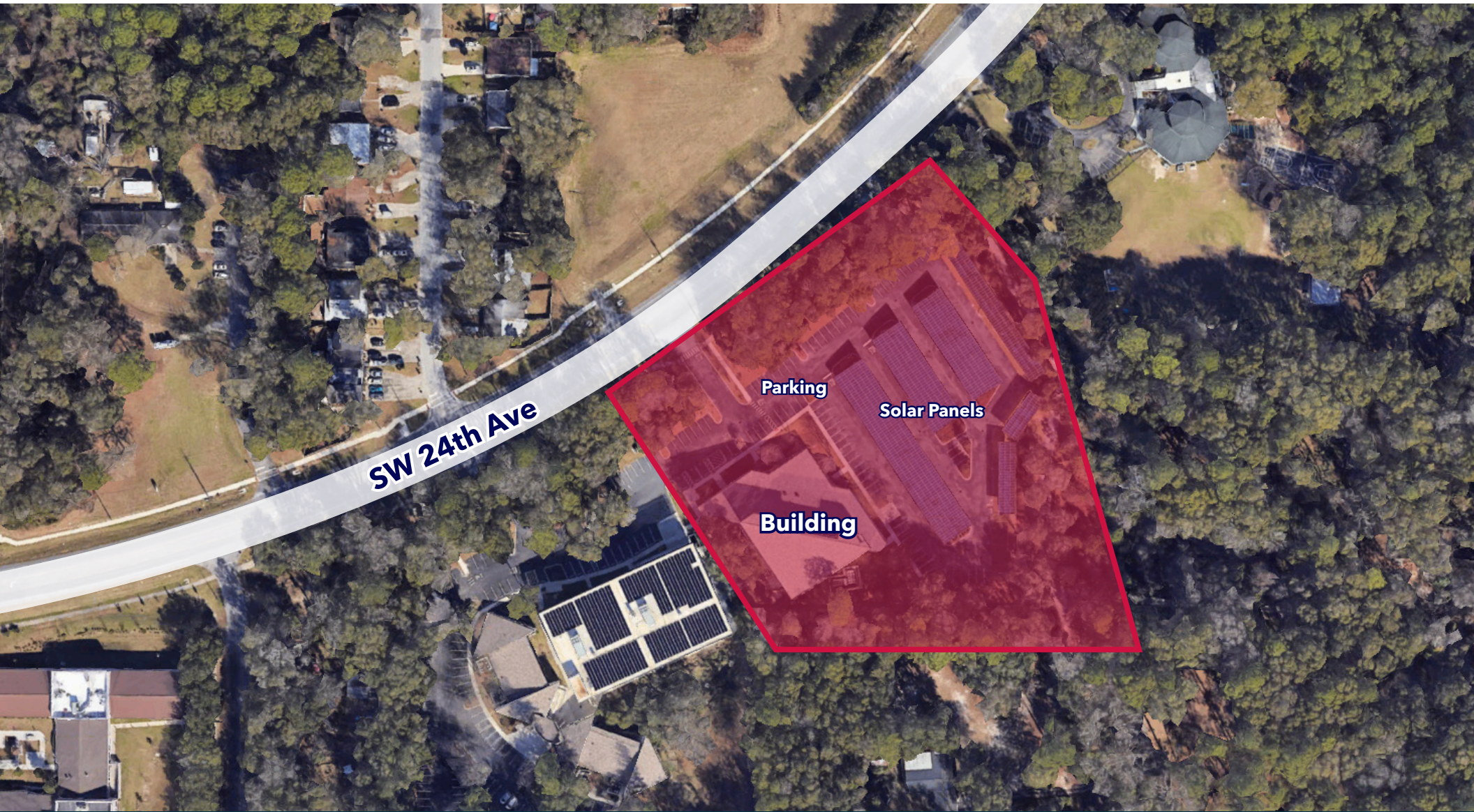
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PROPERTY AERIAL

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