

MULTI-TENANT MEDICAL OFFICE

6717 Northwest 11th Place | Gainesville, FL 32605



**FOR
LEASE**

FOR MORE INFORMATION:



Sage Alfonso
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BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

MULTI-TENANT MEDICAL OFFICE

EXECUTIVE SUMMARY

6717 Northwest 11th Place | Gainesville, FL 32605



OFFERING SUMMARY

Sale Price:	\$5,000,000
Building Size:	15,804 SF
Available SF:	2,387 - 3,128 SF
Lot Size:	1.52 Acres
Number of Units:	4
Zoning:	AP (Administrative Professional)

PROPERTY OVERVIEW

This well-located medical office property offers two remaining available suites on the lower level, with the upper level fully leased to Gainesville Eye Physicians. The building is ideally suited for medical and healthcare users, with flexible layouts and landlord-supported build-out options available. The property offers strong accessibility, visibility, and proximity to major medical and retail corridors, making it an excellent location for medical, dental, or professional office users. Exterior modifications and updated signage are planned.

PROPERTY HIGHLIGHTS

- 111+/- parking spaces
- Less than 0.5 miles to I-75 and The Oaks Mall
- Walking distance to North Florida Regional Medical Center
- Monument signage opportunities available
- Multiple entrances (Suites C & D) and interior common hallway access

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PHOTOS

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LEASE SPACES

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Gainesville Eye Physicians	7,900 SF	NNN	Undisclosed	Leased - Second Level
Suite B	-	2,200 SF	NNN	Negotiable	Suite B offers a well-designed medical/professional layout totaling 2,200 square feet. The space features three private offices, four exam rooms, a conference room, reception area, waiting room, and two restrooms. Accessible via two entrances from the interior common hallway, the suite provides efficient flow for both staff and patients. This space can be delivered as-is or customized to meet a tenant's specific needs, with landlord-provided build-out available. Ideal for medical, wellness, or professional office users seeking a functional and adaptable layout.
Suite C	Available	3,128 SF	NNN	Negotiable	Suite C is a fully built-out, move-in ready medical office suite totaling 3,128 square feet. The layout includes a combined reception and waiting area, two interior corridors, ten offices, two exam rooms, and three restrooms, offering excellent capacity for a larger practice or multi-provider operation. The suite features both a private exterior entrance and access from the interior common hallway, providing convenience and flexibility for staff and patients. This is an ideal opportunity for a medical or professional user seeking a turnkey space in a highly accessible location.
Suite D	Available	2,387 SF	NNN	Negotiable	Suite D consists of 2,387 square feet and is configured for medical use, featuring a reception area, waiting room, five exam rooms, three private offices, two restrooms, and a dedicated decontamination room. The suite offers both a private exterior entrance and interior common hallway access. It can be delivered in its current condition or built out to suit tenant specifications, with landlord participation in improvements. This flexibility makes it an excellent fit for a variety of medical or healthcare-related users.

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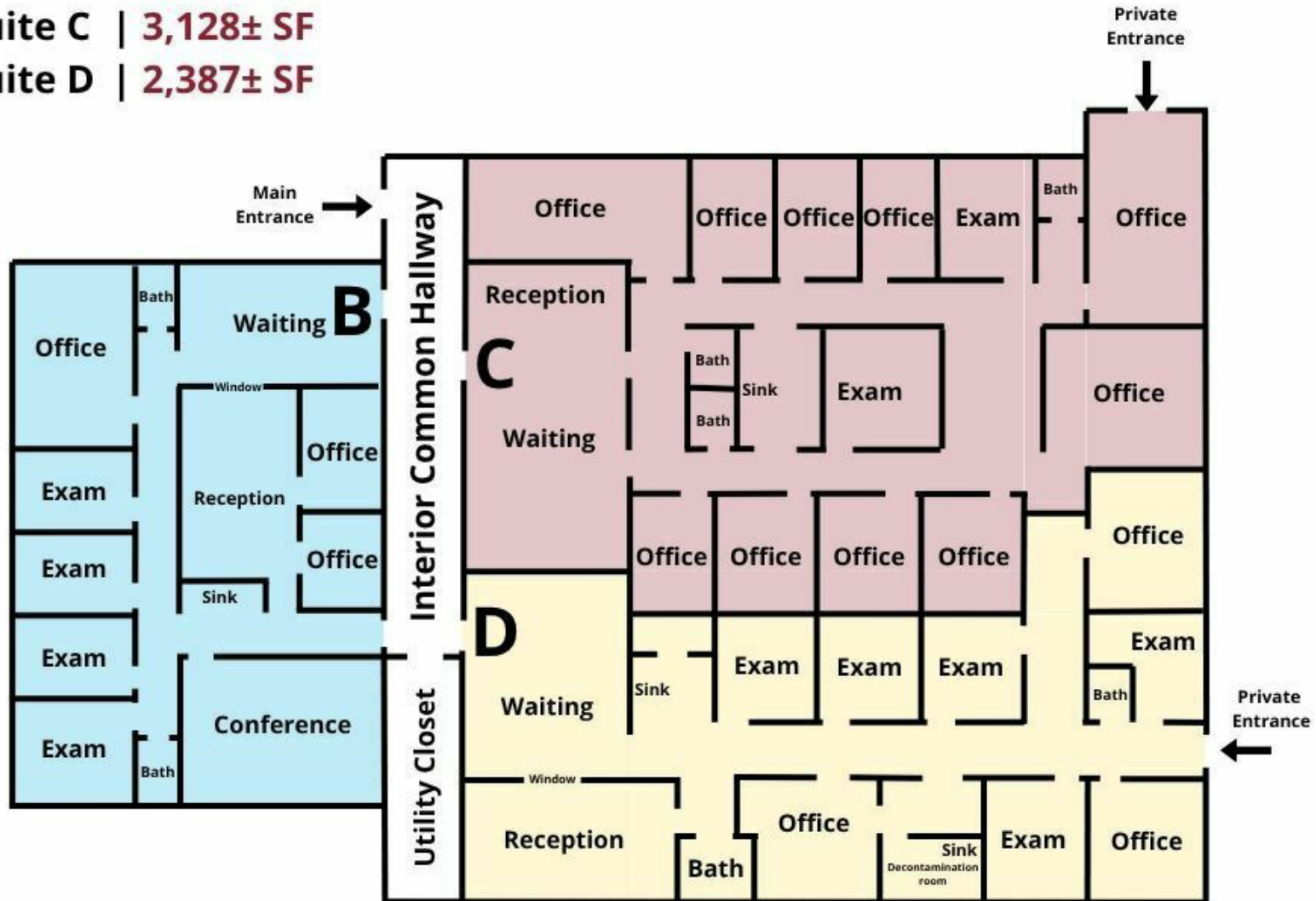
FLOOR PLAN LOWER LEVEL

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Suite B | 2,200± SF

Suite C | 3,128± SF

Suite D | 2,387± SF



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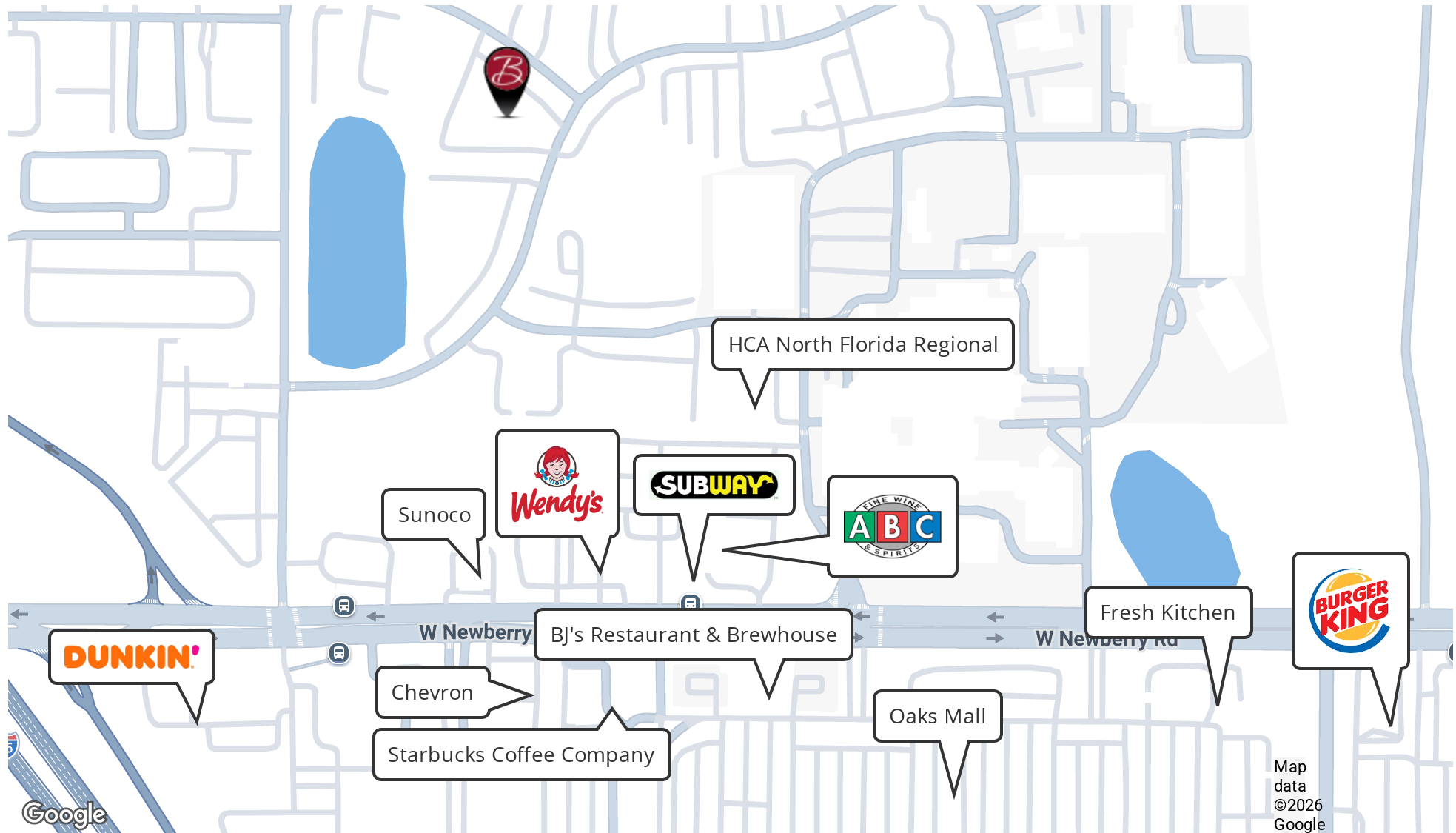


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RETAILER MAP

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DEMOGRAPHICS MAP & REPORT

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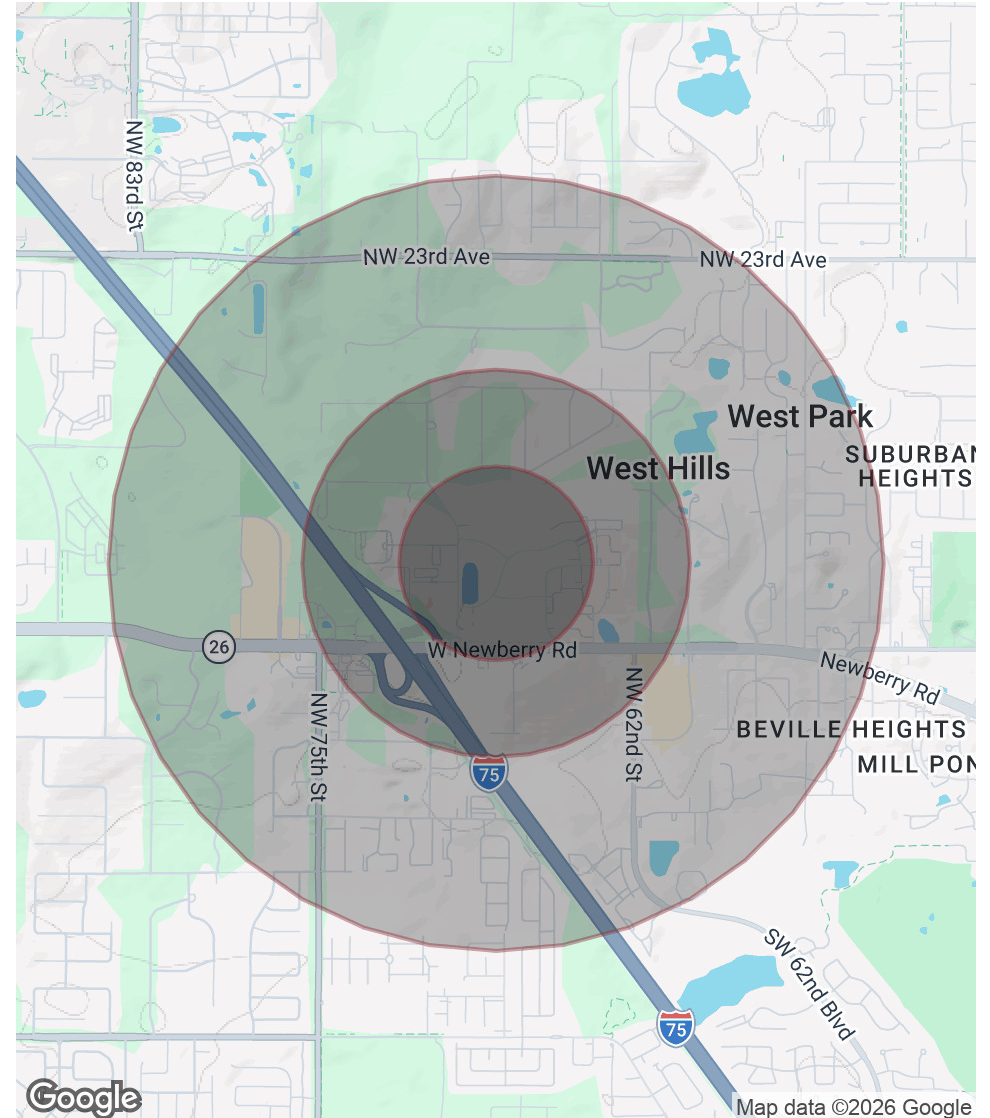
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	143	948	6,885
Average Age	47.2	41.1	35.3
Average Age (Male)	53.1	40.9	33.9
Average Age (Female)	43.2	39.9	36.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	47	339	3,004
# of Persons per HH	3.0	2.8	2.3
Average HH Income	\$143,979	\$92,903	\$75,430
Average House Value	\$372,513	\$322,907	\$275,942

2023 American Community Survey (ACS)



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SAGE ALFONSO

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PROFESSIONAL BACKGROUND

Based in North Central Florida, Sage Alfonso is a commercial real estate agent specializing in sales and leasing across multiple asset classes. He represents buyers, sellers, tenants, and landlords with a strong commitment to both the transaction and clients needs.

He is familiar with a wide range of sales and leasing including small business sales, NNN leasing, net lease sales, and many niches such as hotel sales, daycare facilities, small bay industrial, self storage, medical office, tower sales, RV parks, multifamily, retail, solar fields, medical marijuana facilities/licensing and development projects.

Drawing on a wide range of real estate experience, Sage Alfonso brings the insight and creativity needed to unlock value in every deal.

MEMBERSHIPS

ICSC

GACAR- Gainesville Alachua County Association of Realtors

National Association of Realtors (NAR)

Bosshardt Realty Services

5542 NW 43rd Street,
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MAKAYLA RICHARDSON

Commercial Associate

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PROFESSIONAL BACKGROUND

Makayla Richardson is a Commercial Associate with Bosshardt Commercial & Land Division, specializing in retail, industrial, land, and investment opportunities throughout North Florida.

Makayla takes a forward-thinking, relationship-driven approach to commercial real estate, working with business owners, landlords, investors, and developers to identify opportunities, structure deals, and create long-term value. Her experience spans leasing, acquisitions, investment sales, development sites, and owner-user properties, giving her a well-rounded perspective across multiple asset classes.

EDUCATION

Associate's Degree in Economics, Santa Fe College
ICSC Creator

MEMBERSHIPS

GACAR - Realtor Association
Public Notary

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