

325 NW 14th St, Gainesville, FL 32603

OFFICE/RETAIL SPACE FOR LEASE



**BUILDING:**  
1 Unit Available

**Office Space:**  
2100 SF

**Lease Rate:**  
\$21/SF Gross



### PROPERTY HIGHLIGHTS

Prime First-Floor Office Space Near the University of Florida – Ideal for Events!

Located in the heart of Gainesville, this 2,100 SF first-floor office space in the iconic Jackson Square Condos offers a sleek and versatile open floor plan perfect for a variety of uses, including office space, collaborative work environments, and event hosting.

Open Floor Plan – Spacious and adaptable for offices, co-working, or events

Prime Location – Steps from the University of Florida, restaurants, & retail

First-Floor Access – Easy entry for clients, guests, and employees

Whether you're looking to establish a dynamic office space or host corporate, community, or fraternity events, this property provides the perfect blend of functionality, location, and style. Lease rate is based on a 5 year term.



**LISTING  
AGENT**

**TERESA  
CALLEN**

TERESA@PORTALGAINESVILLE.COM  
**352.871.5865**

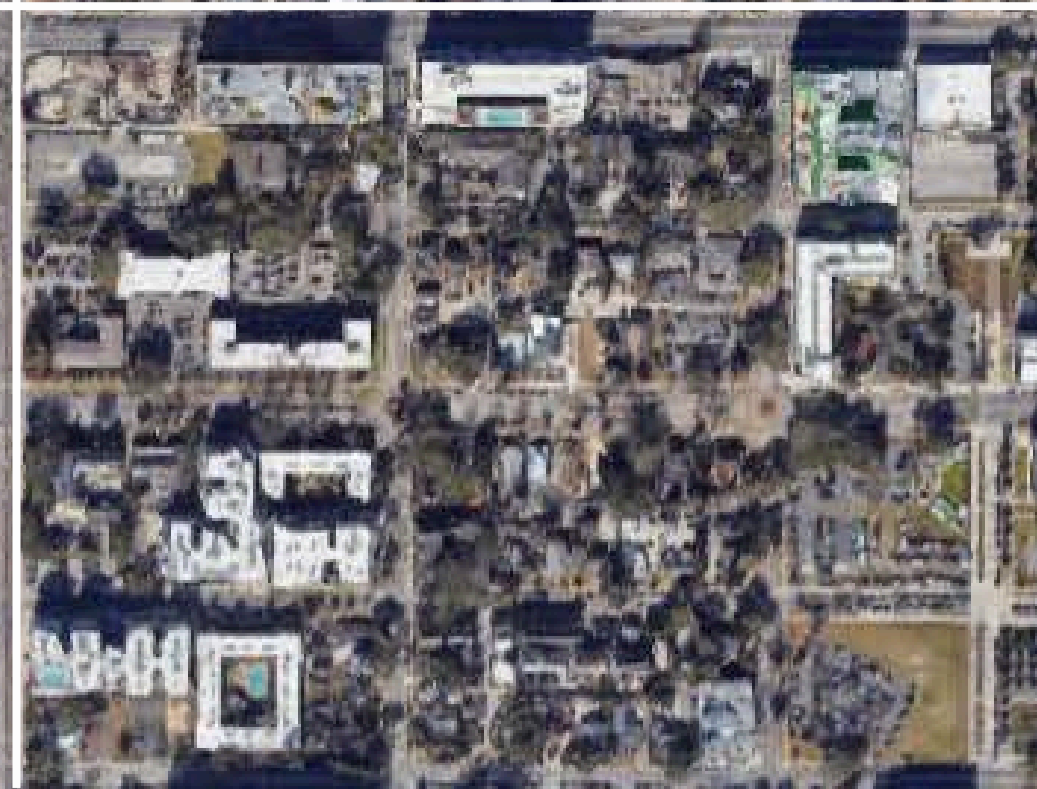
# AERIAL HIGHLIGHTS

Located just off 13th ST in the Heart of Midtown Gainesville

Located across from the University of Florida and housing



AADT: 25500



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# PROPERTY SUMMARY

This property is adjacent to mostly student housing and across the street from the University of Florida



**Income**  
Median Household Income  
\$12,894



**Housing**  
Total Housing Units  
3,114



**Families & Living Arrangements**  
Total Households  
2,043



**Populations and People**  
Total Population  
7,367



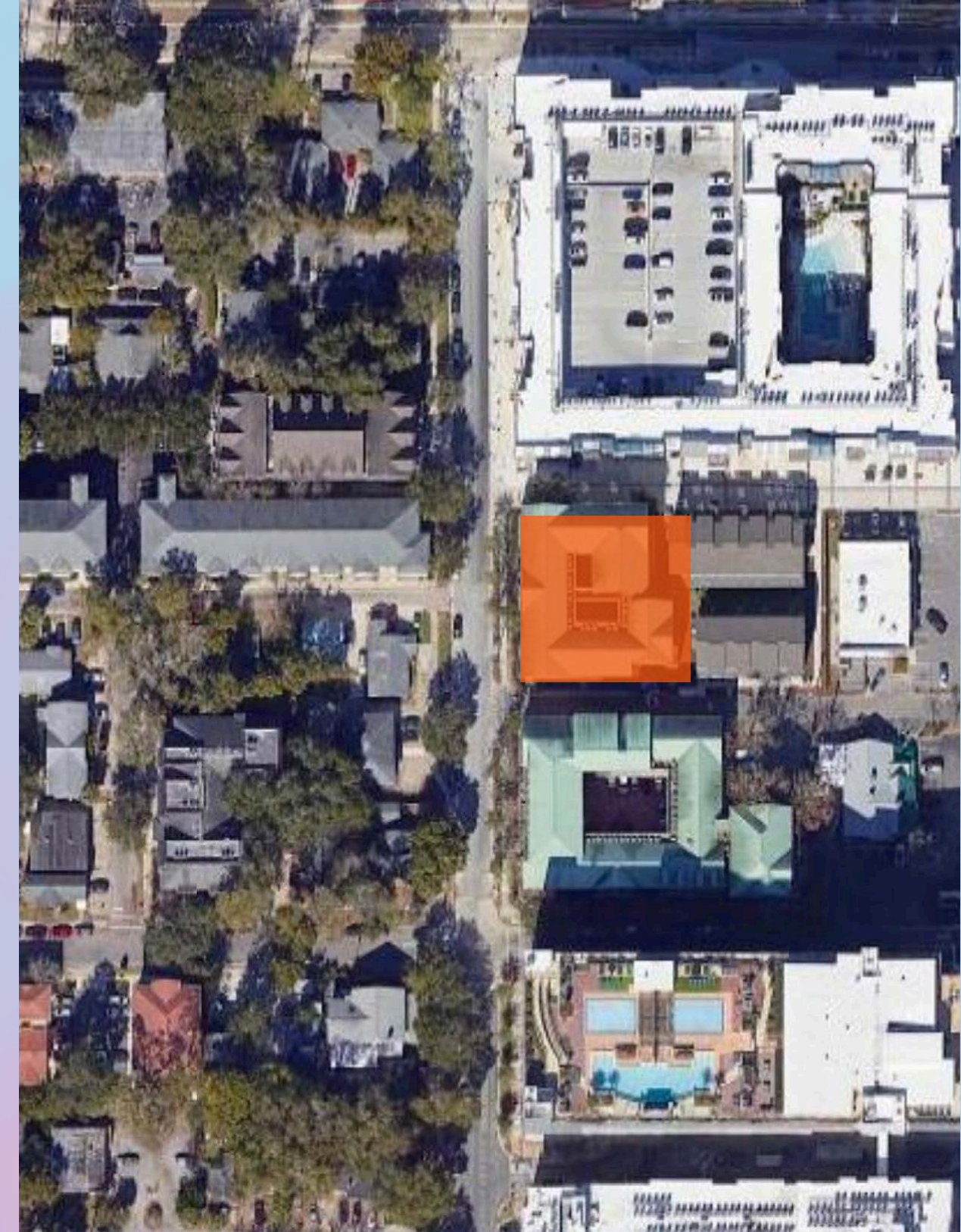
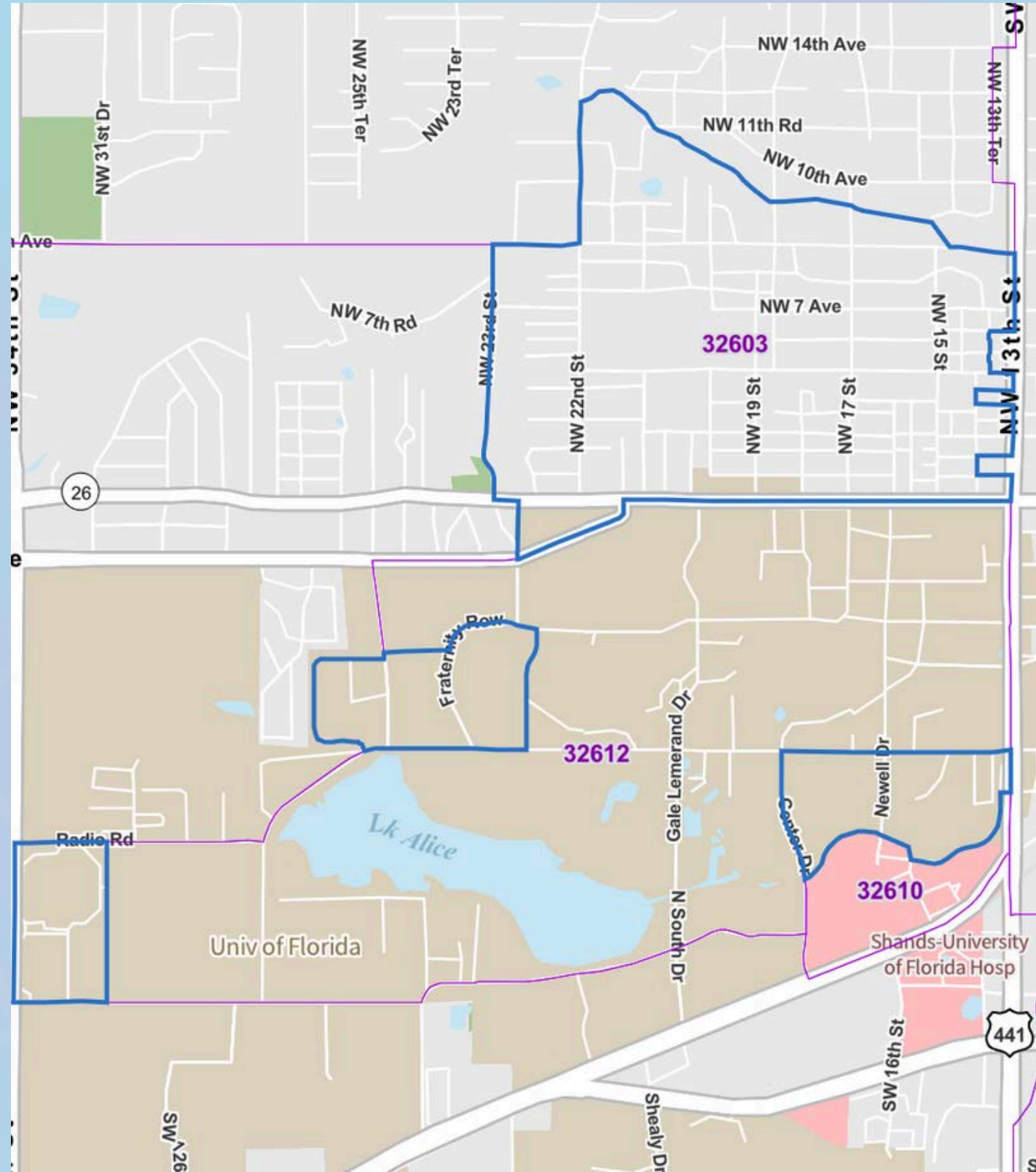
**Median Age**  
Populations & People  
20.5



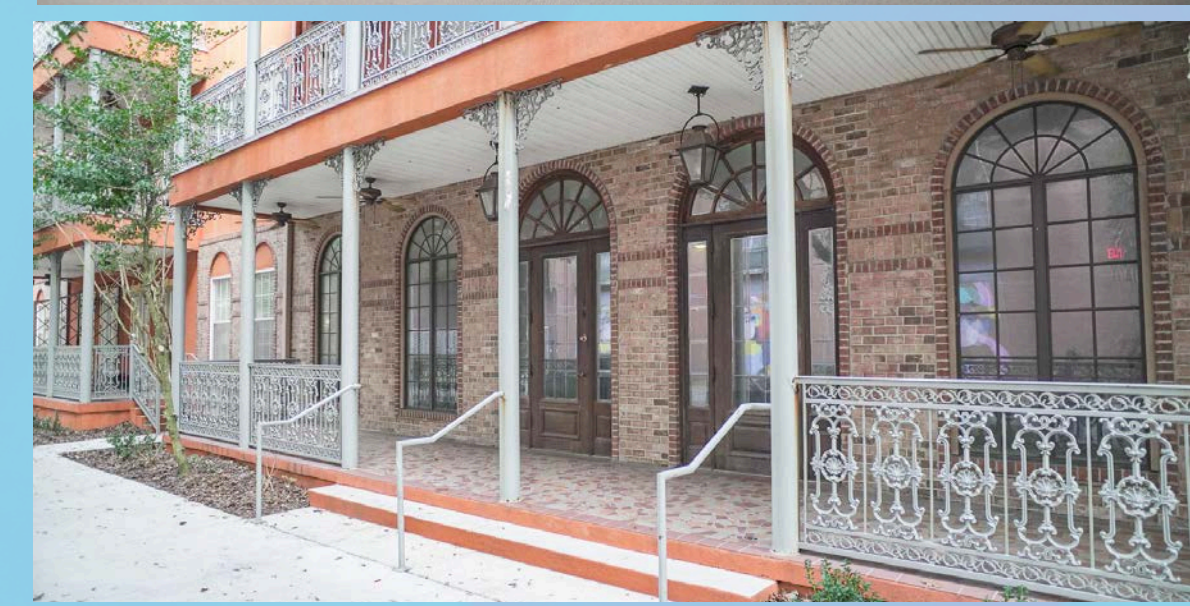
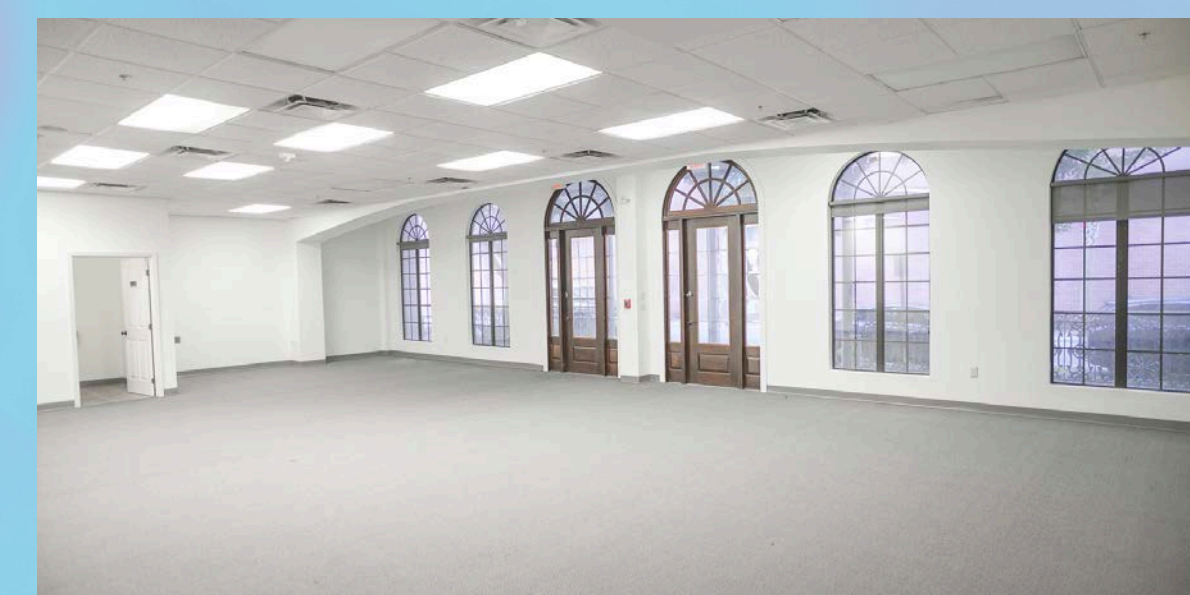
**Business and Economy**  
Total Employer Establishments  
87



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PROPERTY PHOTOS: 2100 SF Unit for Lease



## GAINESVILLE OVERVIEW



### DOWNTOWN GAINESVILLE

Gainesville's Downtown is the symbolic heart of the city. A quintessentially quaint tight-knit gathering of shops, restaurants, theatres and parks it somehow pulls off always feeling lively, yet open and personal at the same time. By day, walk down tree-lined streets. Take in the sounds of live music as it bounces off the buildings surrounding the Bo Diddley Plaza. Fulfill your quest for knowledge at the Alachua County Library District Headquarters and browse books, music, movies and attend educational events and programs. By night, take in a play or movie at the Hippodrome Theatre or wander by the one-of-a-kind shops and fun boutiques around Union Street Station before sitting down to dinner at a mouth-watering restaurant and enjoy a pint of local craft beer. Just like downtown itself, there's something for everyone.



### INNOVATION DISTRICT

Nestled between downtown and the University of Florida, the Gainesville Innovation District is home to more than 80 thriving businesses. Join the vibrant and active community for a concert on the lawn at Midpoint Park and Eatery or attend professional networking events at The Hub. There's always something to do in district.



### UNIVERSITY OF FLORIDA

The University of Florida (UF), located in Gainesville, is a top-tier public research university renowned for its academic excellence and vibrant campus life. Established in 1853, UF is one of the largest universities in the United States, serving over 56,000 students across diverse undergraduate, graduate, and professional programs. As a member of the prestigious Association of American Universities, UF is committed to advancing research, with robust programs in fields such as agriculture, engineering, business, and health sciences. The university boasts a dynamic community, rich in traditions and opportunities, where students engage in a multitude of extracurricular activities, sports, and leadership roles. With a strong emphasis on innovation and a global perspective, the University of Florida is dedicated to preparing students for success in a rapidly evolving world.