

# OFFICE SPACE FOR LEASE

1425 NW 6th St, 2nd Floor | Gainesville, FL 32601

4,410± SF | \$18/SF NNN



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COMMERCIAL REAL ESTATE SERVICES

# PROPERTY DETAILS & HIGHLIGHTS

1425 NW 6th St, 2nd Floor, Gainesville, FL 32601

Building Name	1425 NW 6th Street, 2nd Floor
Lease Rate	\$18/SF NNN
Property Subtype	Office Building
Building Class	B

This second-floor office accessible via stairs has a layout that delivers an exceptionally efficient mix of private workspaces and open collaborative areas, anchored by dual building entrances for seamless foot traffic flow. The floor plan features a central hallway accessing a series of perimeter offices, optimized for natural light, alongside dedicated men's and women's restrooms, an electrical room, and a mechanical closet.

A standout feature is the expansive 318 SF open bullpen or conference room on the east side, providing immediate versatility for team-oriented operations. The entire level is highly functional, utilizing a clean, symmetrical design that maximizes square footage with minimal dead space, making it perfect for legal, marketing, creative, or tech firms seeking a highly professional environment.

2nd floor is accessible via outside covered stairs located at south side of building.



- High-visibility corridor location with frontage on the thriving NW 6th Street corridor
- Modern, flexible and functional floor plan
- Anchor tenant synergy - the American Red Cross has a consistent and established presence as the first floor tenant
- Close proximity to Downtown Gainesville, the University of Florida and the vibrant Grove Street neighborhood
- Exceptional accessibility via local thoroughfare and RTS bus line and has expansive surface parking lot for clients or employees



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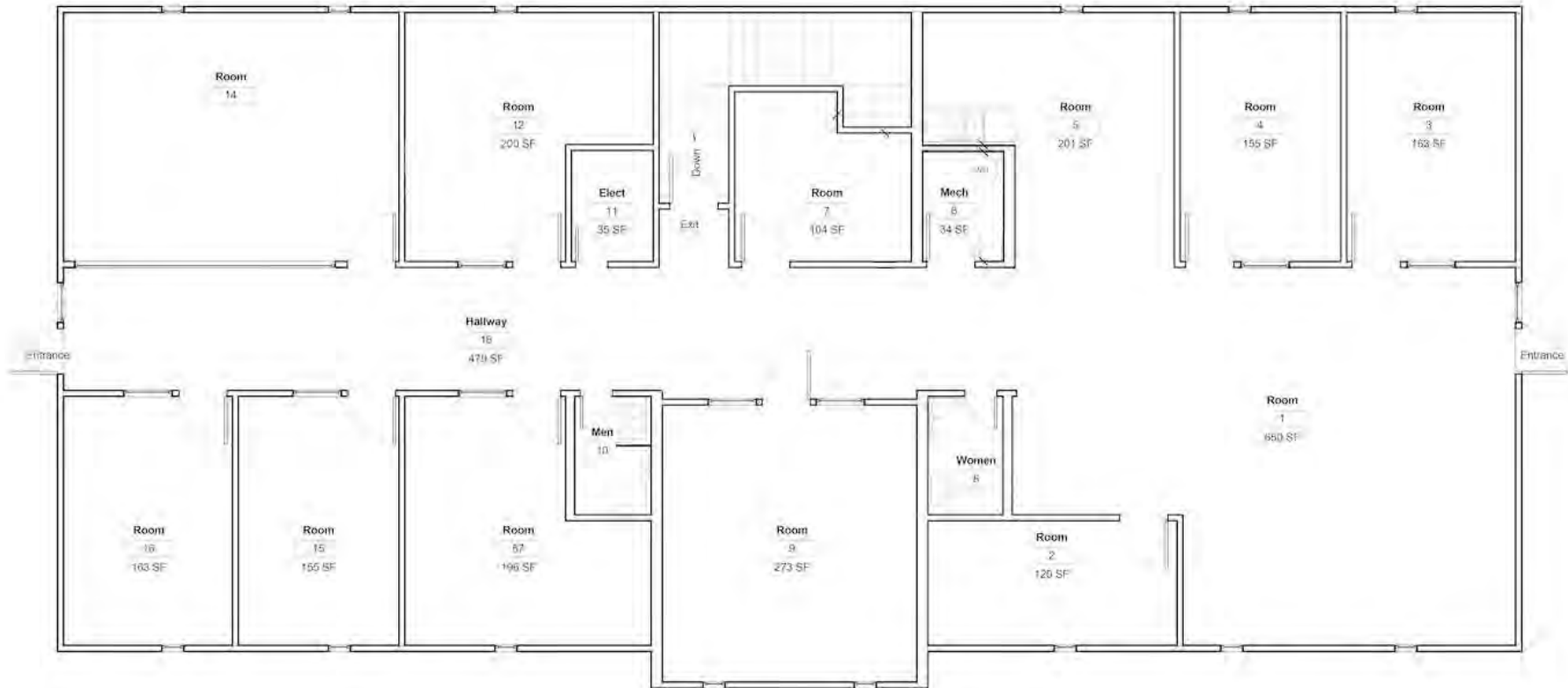
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# FLOOR PLAN

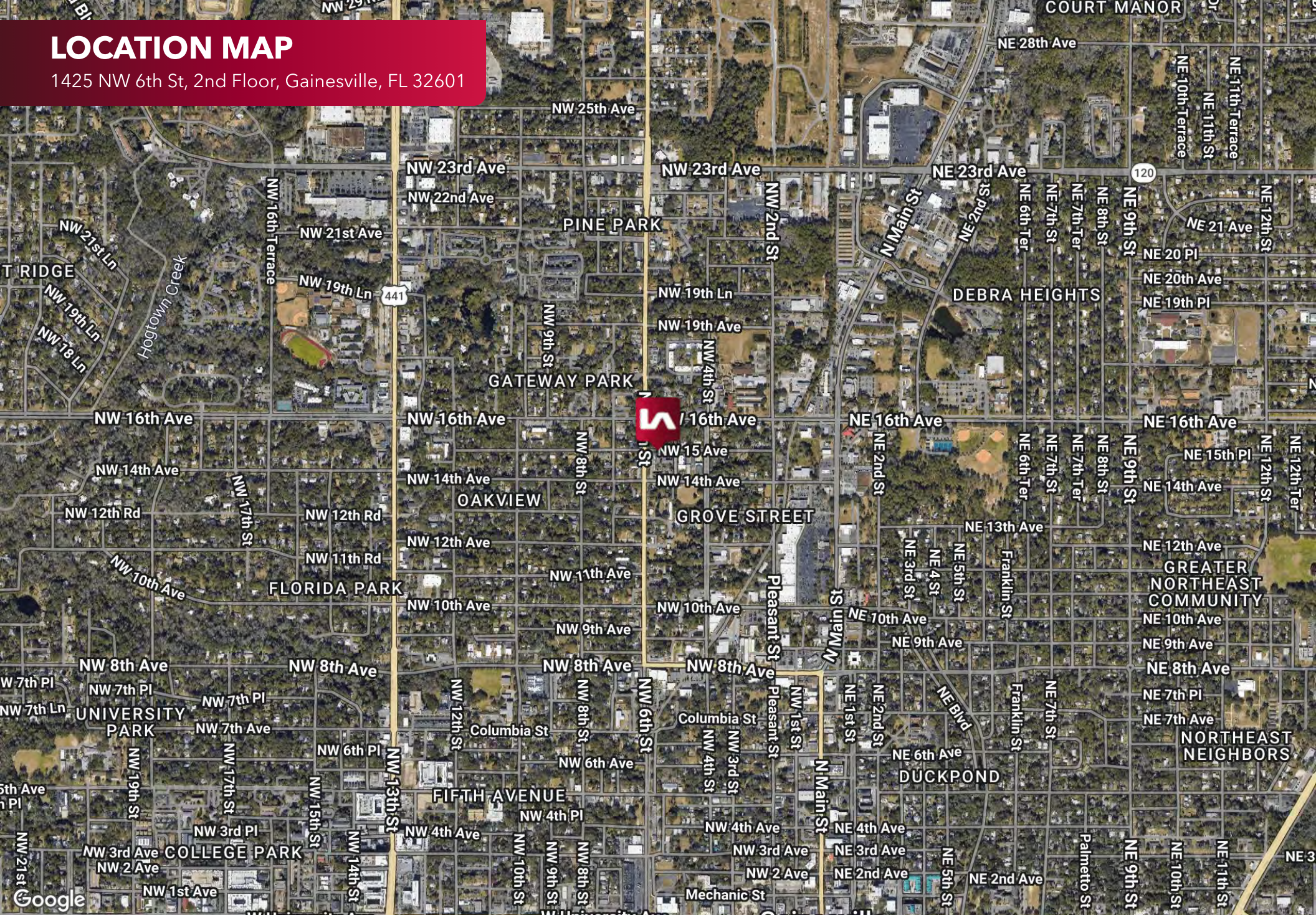
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2nd Floor Plan  
1/4" = 1'-0"

# LOCATION MAP

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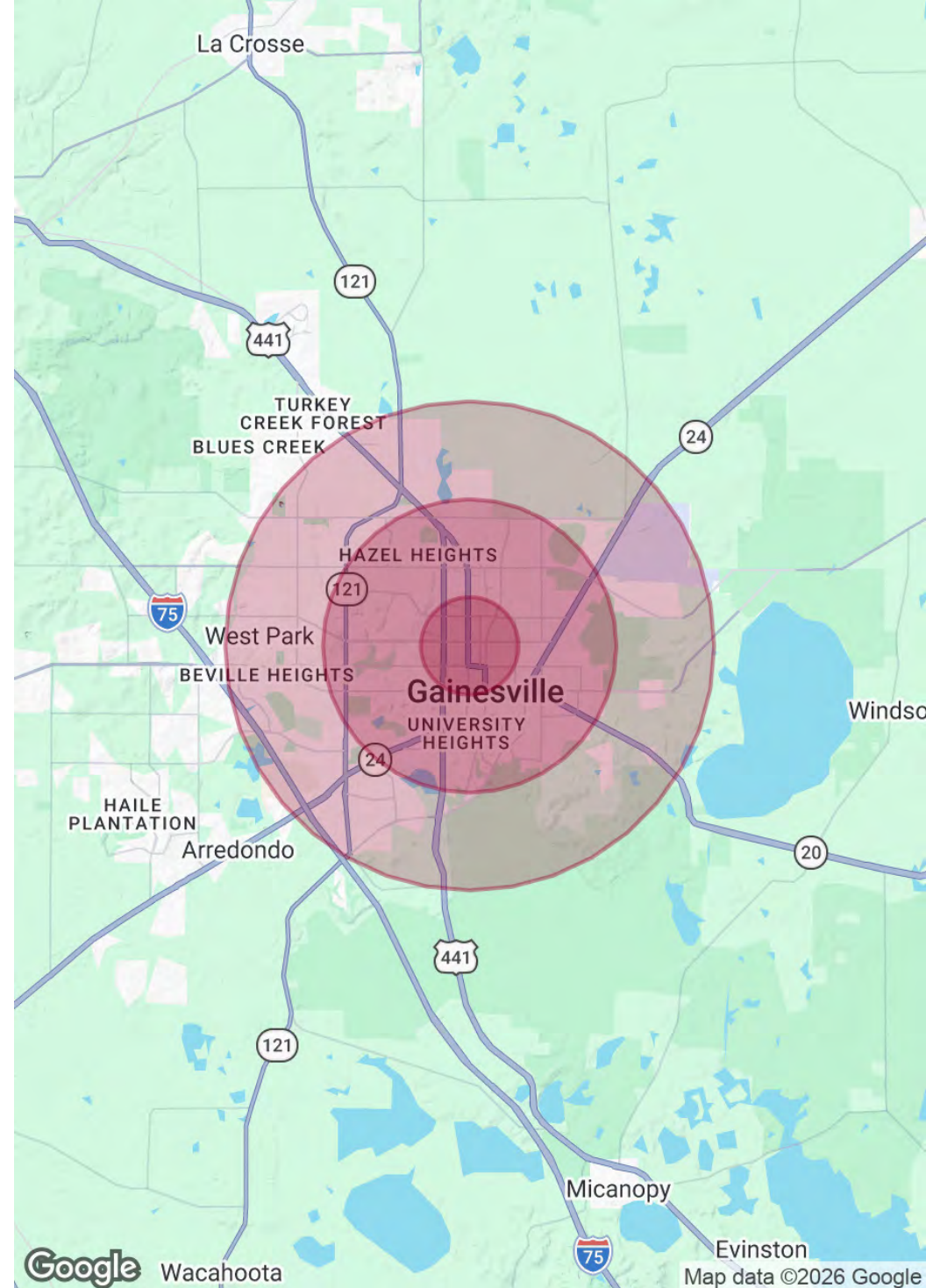
# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,425	81,380	150,551
Average Age	33.1	30.6	32.4
Average Age (Male)	34.0	29.9	31.7
Average Age (Female)	33.7	31.9	33.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,776	30,462	60,512
# of Persons per HH	2.2	2.7	2.5
Average HH Income	\$68,477	\$71,901	\$72,197
Average House Value	\$275,521	\$243,950	\$242,375

2023 American Community Survey (ACS)



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