

FOR SALE OR LEASE | PREMIER CLASS-A OFFICE CAMPUS

UP TO THREE BUILDINGS ON 3.02± AC | 7600 NW 5th Place, Gainesville, FL 32607



SIZE: **3,600± SF - 29,600± SF**

SALE PRICE: **\$756,000 - \$5,500,000**

LEASE RATE: **\$14/SF NNN - \$24/SF NNN**

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PROPERTY OVERVIEW

7600 NW 5th Place | Gainesville, FL 32607

PROPERTY HIGHLIGHTS:

- Stories: 2
- Zoning: BH (Business Highway)
- Parking: 134 spaces (1 per 219 SF)
- Tenancy: Vacant
- Parcel ID: 06656-002-008
- Use: Creative, Executive, Traditional Office
- Ideal For: Tech, Engineering, Medical or Corporate HQ

KEY FEATURES:

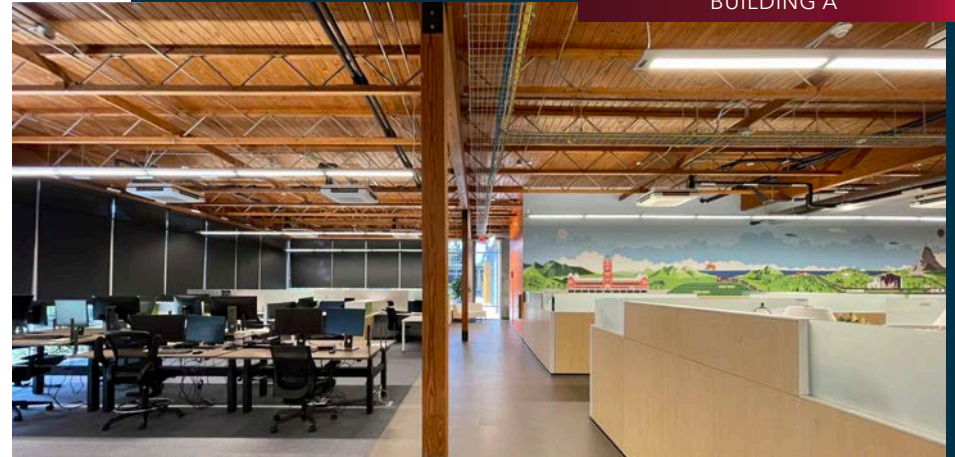
- Mostly clear-span, non-load-bearing layout for flexible configurations
- Fully wired for data and phone with upgraded electrical systems
- Zoned high-efficiency HVAC systems
- Elevator access and ADA-compliant design
- Electronic key access and exterior video security
- White noise sound system for acoustic comfort
- Natural light throughout with open deck/patio areas
- Executive suites, collaborative rooms and creative workspaces
- On-site café and auditorium
- All furniture and workstations can be included with an approved offer

TOTAL AREA: 29,600± SF ACROSS 3 BUILDINGS

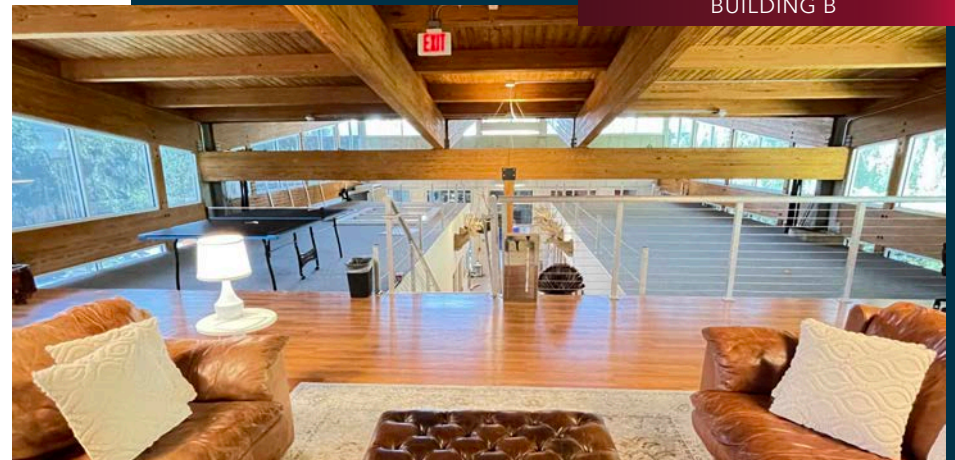
LOT SIZE: 3.02± AC

YEAR BUILT: SHELL 2006 | COMPLETED 2015-2017

BUILDING A



BUILDING B



BUILDING C



PROPERTY OVERVIEW

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Welcome to one of Gainesville’s most versatile and well-appointed office campuses. Situated on 3.02± acres just off I-75 and Newberry Road, this 29,600± SF Class-A property offers a rare combination of modern infrastructure, flexible layouts and exceptional location.

Take advantage of a highly attractive lease structure at \$14/SF NNN with a 10-year initial term. This 29,600± square foot Class A opportunity delivers a meaningful cost advantage over competing space without compromising functionality, efficiency, or professional image. Designed for streamlined operations and long-term occupancy, the layout and building quality position tenants to establish or expand their presence in a high-caliber environment at a significantly reduced occupancy cost. Opportunities of this size and quality at this price point are increasingly limited, making this a rare chance to secure institutional-quality space at a below-market basis.

ENTIRE BUILDING

RENT SCHEDULE	RENT/PRICE/SF	MONTHLY RENT
Year 1	\$14.00	\$33,687.50
Year 2	\$14.50	\$34,890.63
Year 3	\$15.00	\$36,093.75
Year 4	\$15.50	\$37,296.88
Year 5	\$16.00	\$38,500.00
Year 6	\$16.50	\$39,703.13
Year 7	\$17.00	\$40,906.25
Year 8	\$17.50	\$42,109.38
Year 9	\$18.00	\$43,312.50
Year 10	\$18.50	\$44,515.63

SALE OVERVIEW

ALL BUILDINGS

BUILDING A

BUILDING B W/MEZZININE

BUILDING C

SIZE SF

29,600±

10,000±

3,600±

16,000±

PRICE

\$5,500,000

\$2,000,000

\$756,000

\$3,040,000

PRICE/SF

\$186

\$200

\$210

\$190

RENT/PRICE/SF

\$14/NNN

\$20/NNN

\$24/NNN

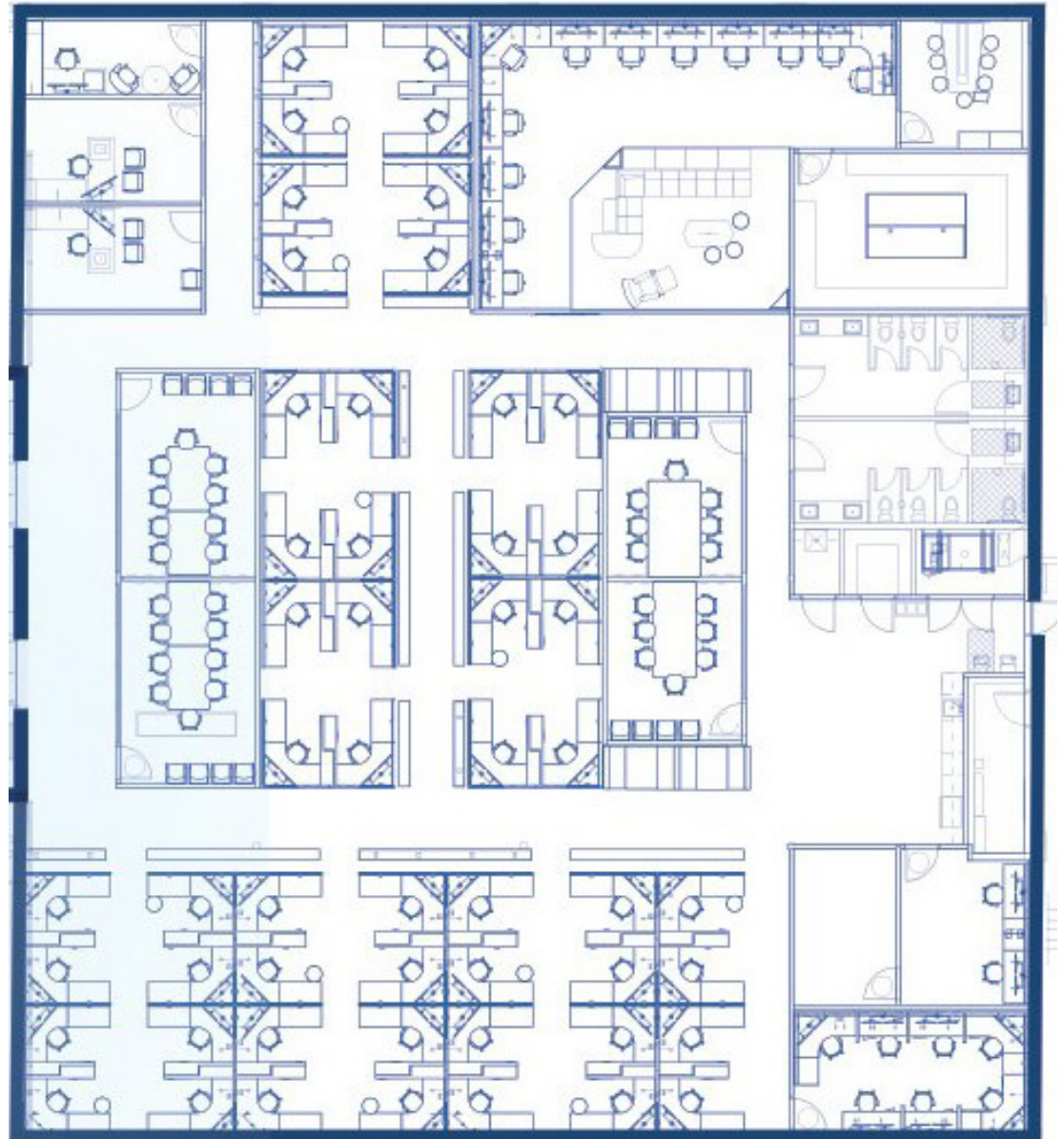
\$18/NNN

**all furniture and workstations can be included with an approved offer.*

BUILDING A | FLOOR PLAN

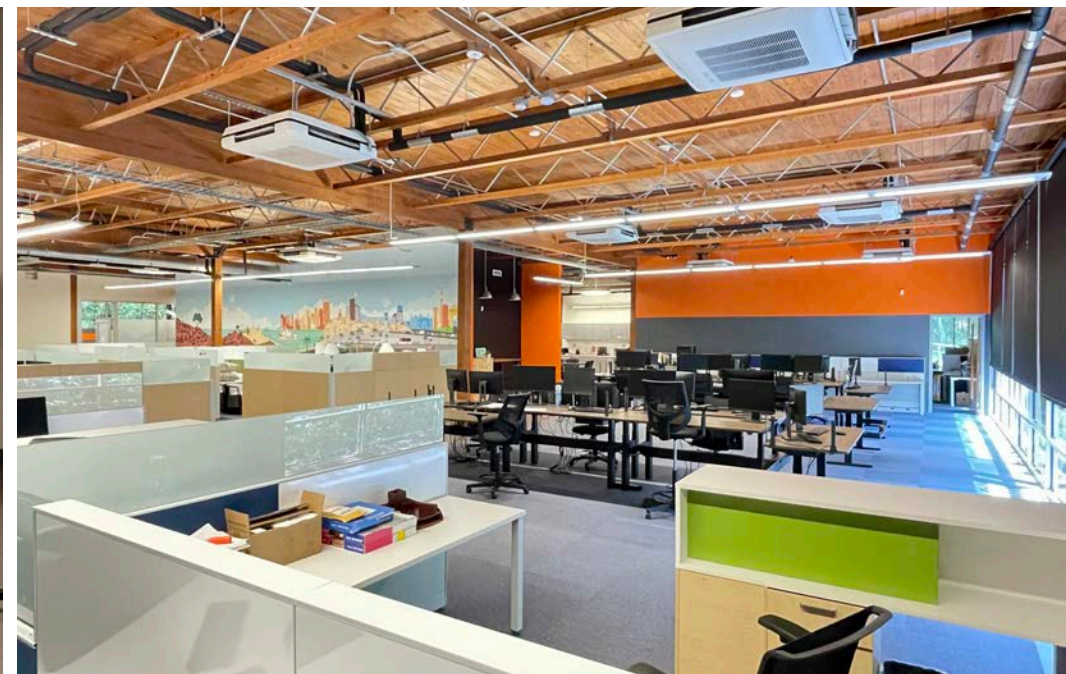
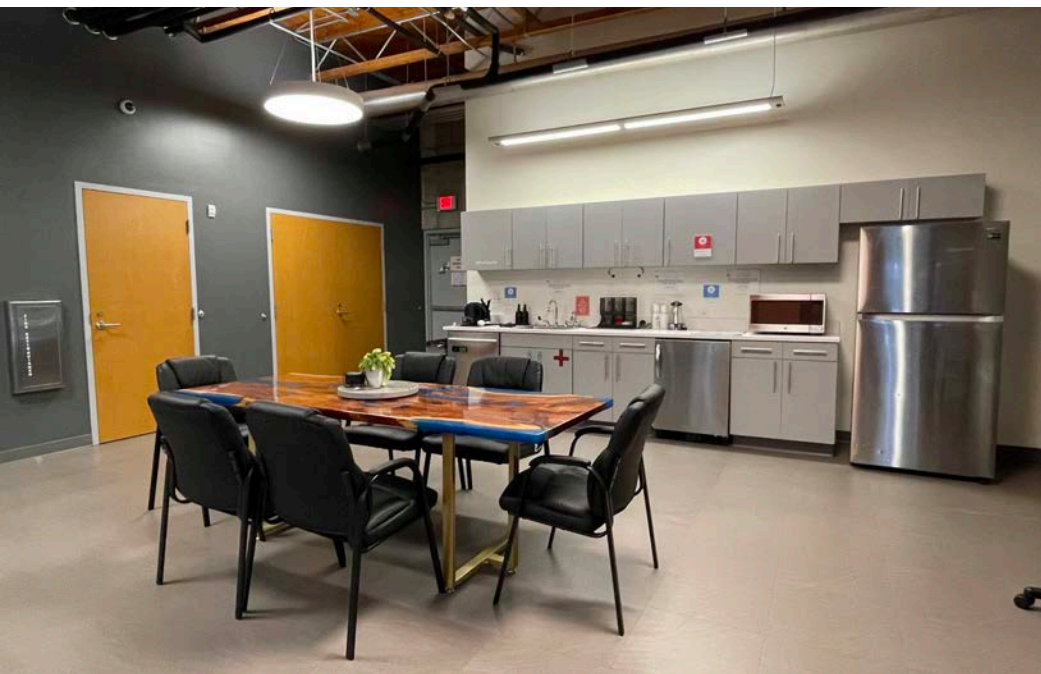
SIZE: 10,000± SF | SALE PRICE: \$2,000,000 | LEASE RATE: \$20/SF NNN

BUILDING SIZE	10,000± SF
CEILING HEIGHT	13'
CONFERENCE ROOMS	5
WORKSTATIONS	64
COLLABORATIVE ROOMS	2
EXECUTIVE OFFICES	3
STORAGE ROOMS	1
SERVER ROOM	1
RESTROOMS	2 <i>4 stalls each</i>
CAFE	1



BUILDING A | PHOTO GALLERY

7600 NW 5th Place | Gainesville, FL 32607



BUILDING B | FLOOR PLAN

SIZE: 3,600± SF | SALE PRICE: \$756,000 | LEASE RATE: \$24/SF NNN

BUILDING SIZE 2,800± SF
Mezzanine: 800± SF

CEILING HEIGHT 18' - 26'

EXECUTIVE OFFICES 4

RESTROOMS 1
unisex

SHARED OFFICES 4

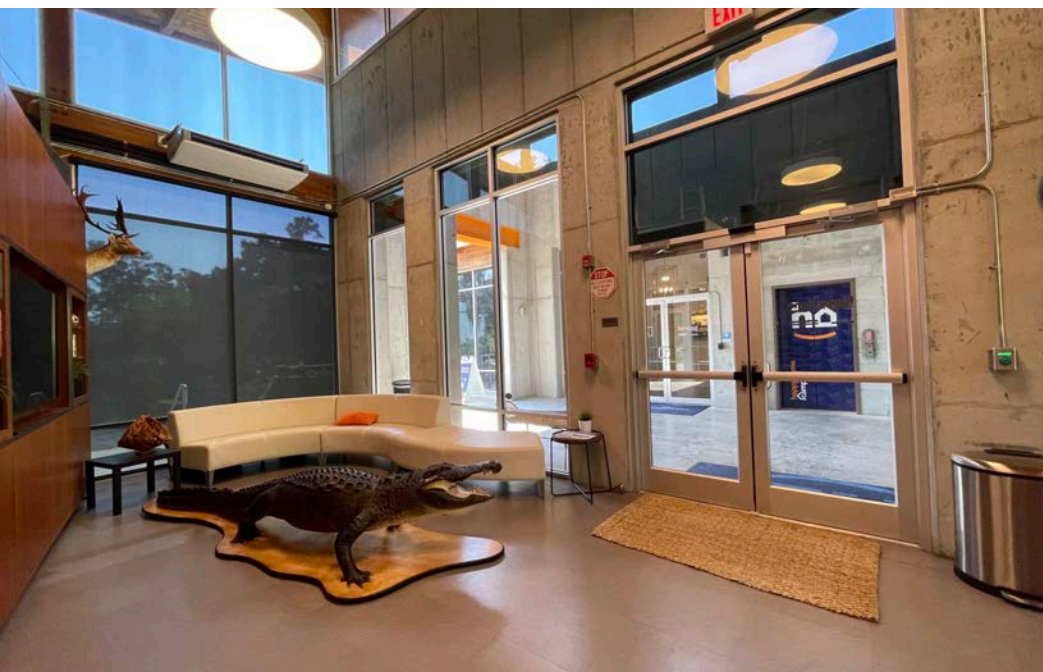
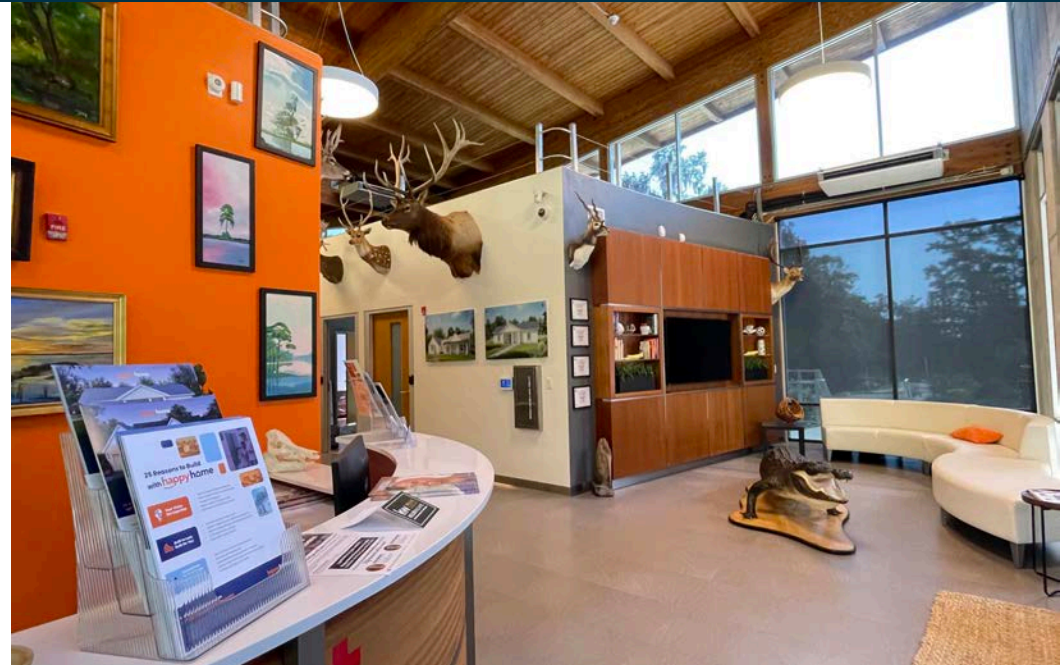
RECEPTION AREA 1

LOBBY / WAITING AREA 1



BUILDING B | PHOTO GALLERY

7600 NW 5th Place | Gainesville, FL 32607



BUILDING C | FLOOR PLAN

SIZE: 16,000± SF | SALE PRICE: \$3,040,000 | LEASE RATE: \$18/SF NNN

LOWER LEVEL

BUILDING SIZE 7,800± SF

CEILING HEIGHT 12'

UPPER LEVEL

BUILDING SIZE 8,000± SF

CEILING HEIGHT 13'

CONFERENCE ROOMS 6

WORKSTATIONS 69

COLLABORATIVE ROOMS 2

OFFICES 1

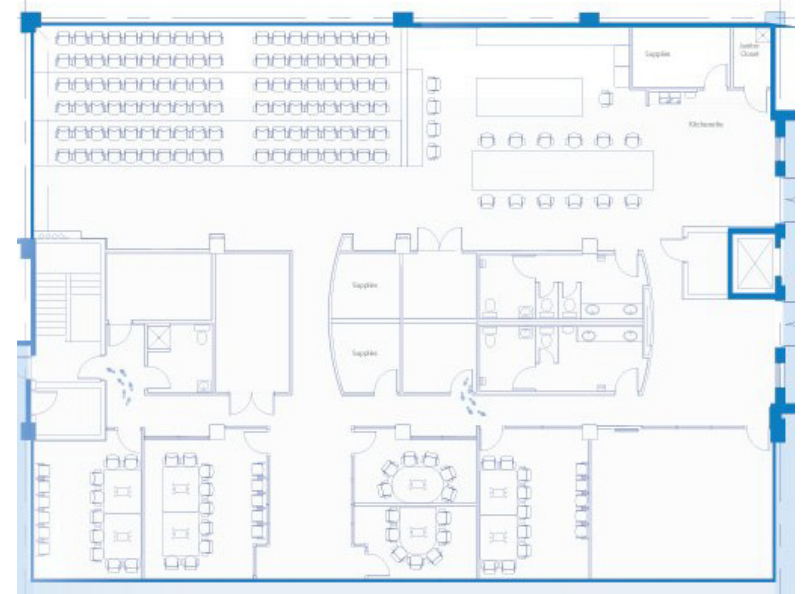
STORAGE ROOMS 2

PRIVATE BOOTHS 3

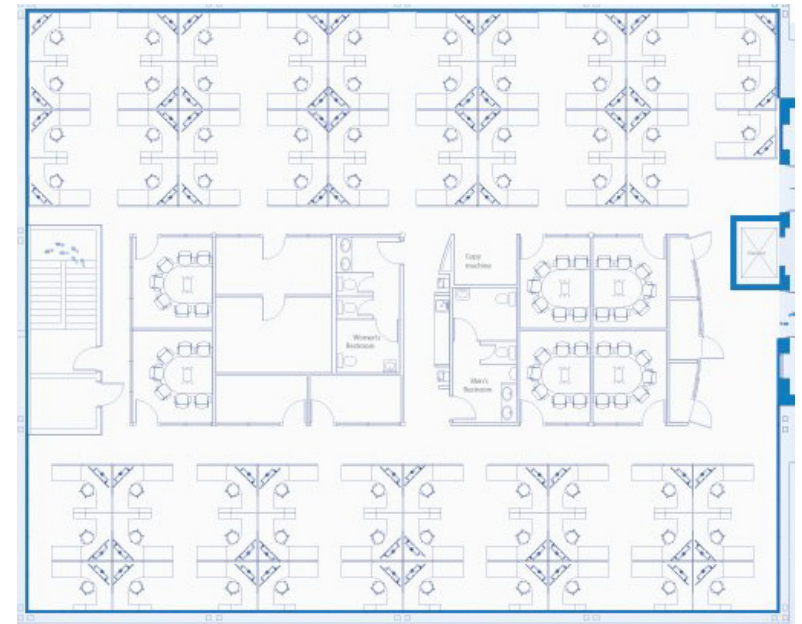
RESTROOMS 2
with 3 stalls each

SNACK AREA 1

LOWER LEVEL



UPPER LEVEL

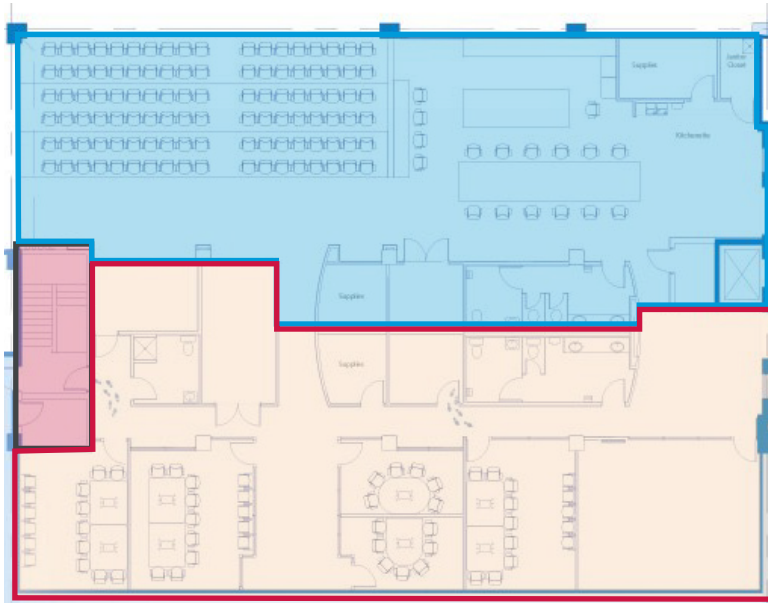


BUILDING C | LEASE OPTIONS

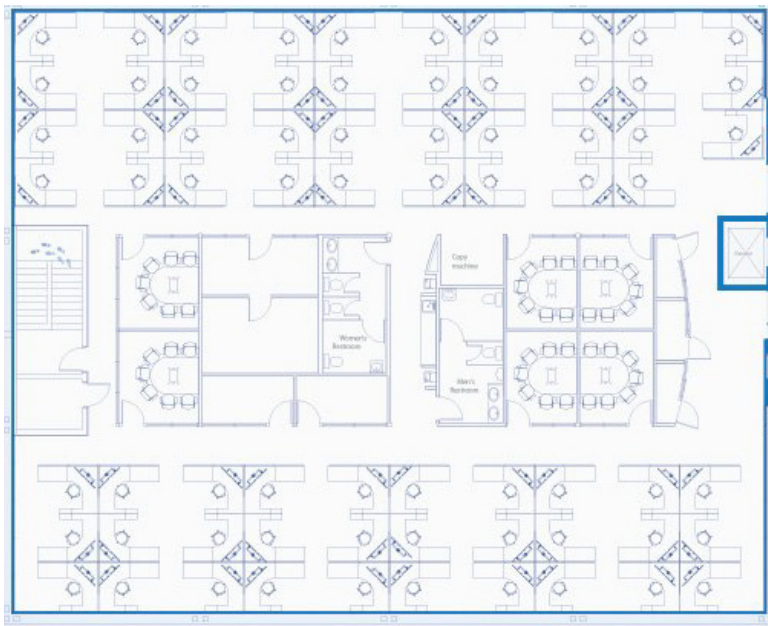
SIZE: 16,000± SF | SALE PRICE: \$3,040,000 | LEASE RATE: \$18/SF NNN

LOWER LEVEL

- AUDITORIUM
- COMMON AREA
- AVAILABLE SPACE



UPPER LEVEL



Building C offers flexible leasing options, allowing tenants to occupy either individual floors or the entire property. The lower level is divided between a dedicated office suite, featuring collaborative conference-style spaces, and a separate auditorium area with kitchen and restroom facilities. If the lower level is leased on its own, the auditorium is not included and will not be accessible, as it is reserved for separate event use. The upper level provides a fully functional workspace with private offices, conference rooms, open workstations, restrooms, and a convenient snack area.

**The auditorium is only available to tenants leasing the entire building.*

LEASE OPTIONS:

Full Building:

16,000± SF

Lower Level:

3,500± SF

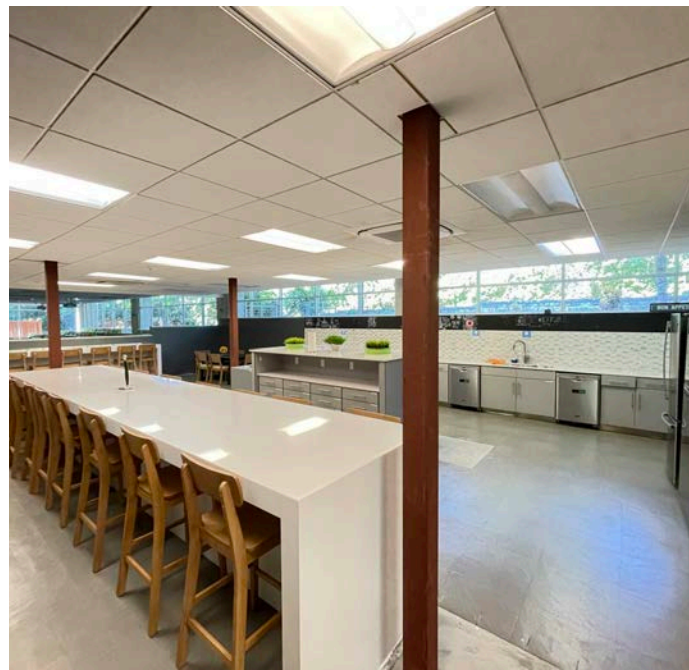
**Not including auditorium*

Upper Level:

8,000± SF

BUILDING C | LOWER LEVEL | PHOTO GALLERY

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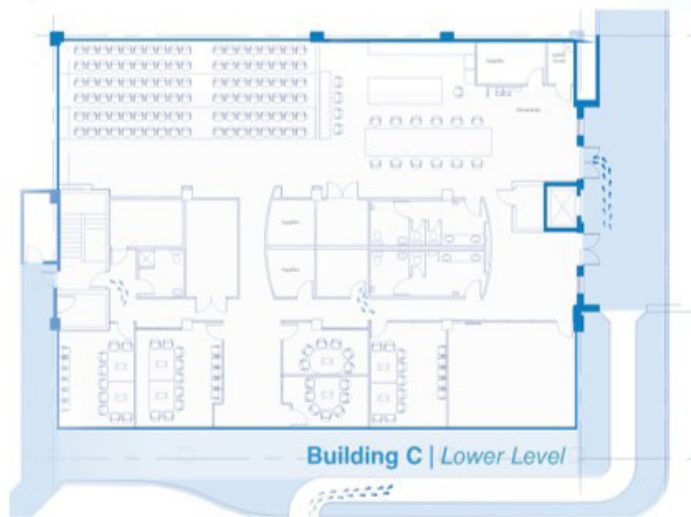
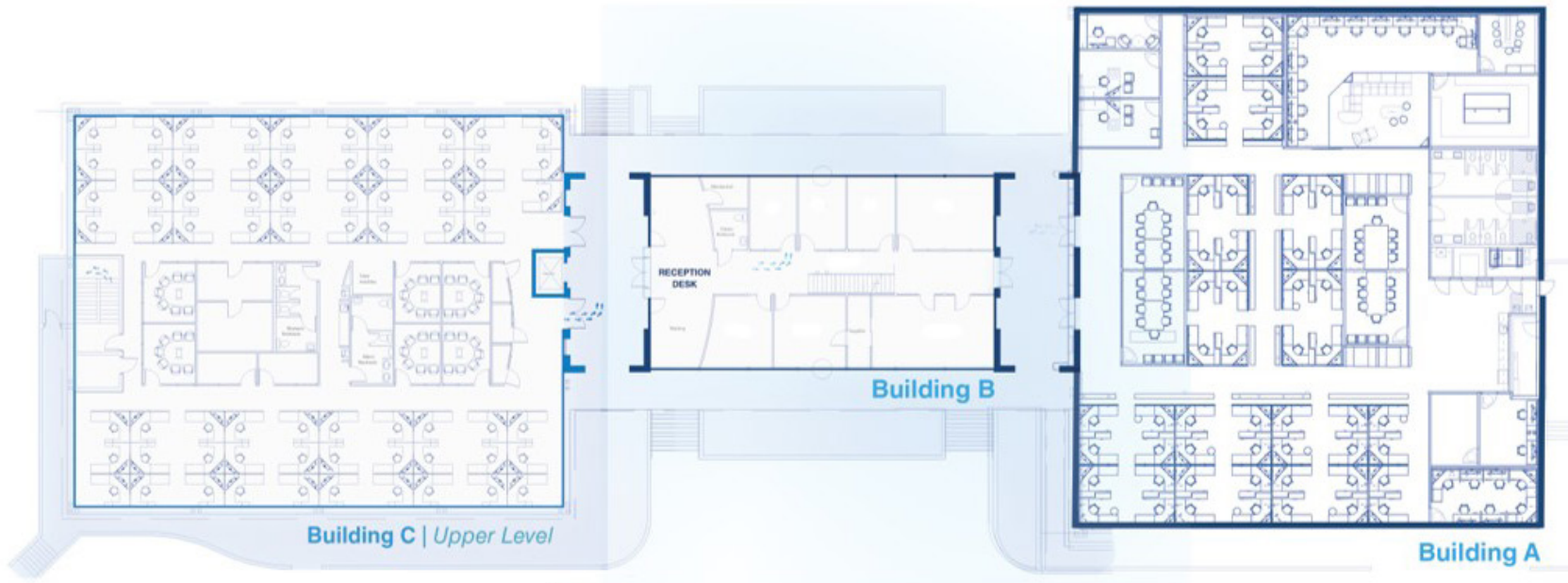
BUILDING C | UPPER LEVEL | PHOTO GALLERY

7600 NW 5th Place | Gainesville, FL 32607



ENTIRE SITE | FLOOR PLANS

SIZE: 29,600± SF | SALE PRICE: \$5,500,000 | LEASE RATE: \$14/NNN





WHY GAINESVILLE

7600 NW 5th Place | Gainesville, FL 32607

Gainesville continues to earn national recognition as one of the most vibrant and livable small cities in the U.S. In 2025, it was ranked among the Top 100 Best Places to Live by Livability.com, thanks to its:

Innovation Ecosystem: Anchored by the University of Florida and the Innovation Square tech hub, Gainesville fosters a thriving startup and research culture.

Quality of Life: With over 3,200 acres of parks and natural areas, a dynamic arts scene and seamless transportation, residents enjoy both urban convenience and outdoor adventure.

Affordability: The cost of living is below the national average, with a median home value of \$250,373 and no state income tax.

Education & Healthcare: Home to top ranked institutions like UF and UF Health Shands Hospitals, Gainesville excels in both education and medical care.

Cultural Appeal: From museums and performing arts to local festivals and farmers markets, Gainesville offers a rich and diverse lifestyle.

LOCATION HIGHLIGHTS

Strategically located in unincorporated Alachua County, just 0.4 miles west of I-75 and minutes from Gainesville's top destinations:

- The Oaks Mall (1M+ SF retail/office)
- North Florida Regional Medical Center
- UF Campus, hotels, restaurants, and retail centers

REGIONAL ACCESS

- 5.2 miles to UF/Ben Hill Griffin Stadium
- 10.3 miles to Gainesville Regional Airport
- 2 hours to Jacksonville, Orlando and Tampa

LOCAL DEMOGRAPHICS

7600 NW 5th Place | Gainesville, FL 32607



Source: ESRI Business Analyst



**Population
(2025)**



**Population
Projection (2030)**



**Average Household
Income (2025)**



**Projected Average
Household Income (2030)**

5 MILES

155,660

160,366

\$107,308

\$120,033

10 MILES

248,177

254,844

\$99,210

\$112,043

20 MILES

316,900

327,013

\$87,803

\$110,714

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