

OFFICE | SINGLE TENANT | 9,427 SQFT



PARK AVE MEDICAL

1014 NW 57TH ST, GAINESVILLE, FL 32605

ASKING RATE: **\$15.50 / SF / YR | NNN**

FOR MORE INFORMATION PLEASE CONTACT

JORDAN FENNELL

PORTAL REALTY

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PROPERTY OVERVIEW

PARK AVE MEDICAL
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Address	1014 NW 57TH ST GAINESVILLE, FL 32605
Property Type	Office
Sub Type	Medical Office, Executive Office
Tenancy	Single
Lease Type	NNN
Class	B
Total Building SqFt	9,427 SqFt
Total Parking Spaces	41
Year Built	1996



ABOUT PROPERTY

Located just off Newberry Road, this 9,427 SF two-story freestanding medical/professional building is ideally positioned in Gainesville's Park Avenue Medical District.

Proximity to Major Medical Hubs:

- Just 0.5 mi to HCA North Florida Hospital & I-75
- Only 1.5 mi to UF Health / Shands
- Surrounded by medical and professional users

LAYOUT BREAKDOWN:

FIRST FLOOR:

- Spacious reception with check-in/check-out
- 12+ exam rooms (each with sinks)
- Multiple nurses' stations
- Break room, private offices, data room
- 4 ADA bathrooms

SECOND FLOOR:

- Additional waiting/reception area
- 10+ exam rooms w/ sinks
- 3 ADA bathrooms
- Conference Room
- Break room, additional nurse/lab space

INFRASTRUCTURE:

- New stucco & exterior paint (2026)
- New HVAC system (2026)
- Fresh interior paint
- Climate-controlled data room
- 41 parking spaces on-site
- Extensive tree work, landscaping & redone irrigation (2026)

AERIAL VIEW

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PROPERTY LOCATION

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AERIAL MAP

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EXTERIOR PHOTOS

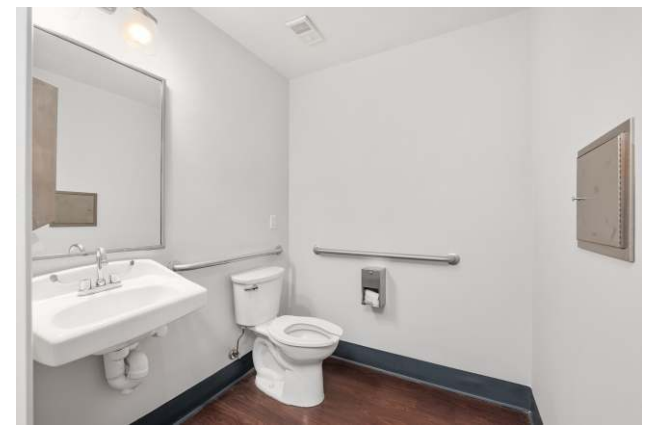
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INTERIOR PHOTOS

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FIRST FLOOR



INTERIOR PHOTOS

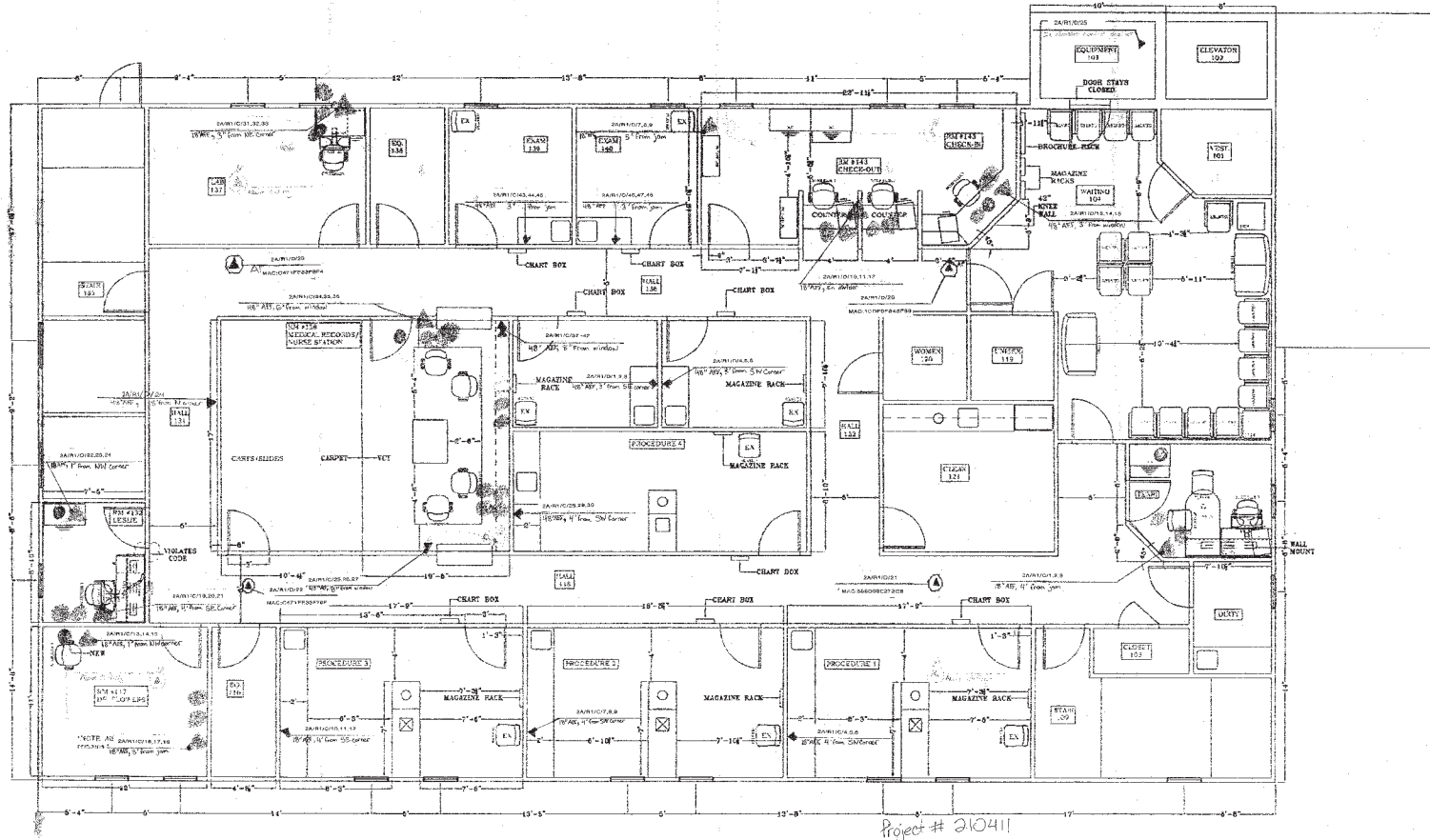
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SECOND FLOOR

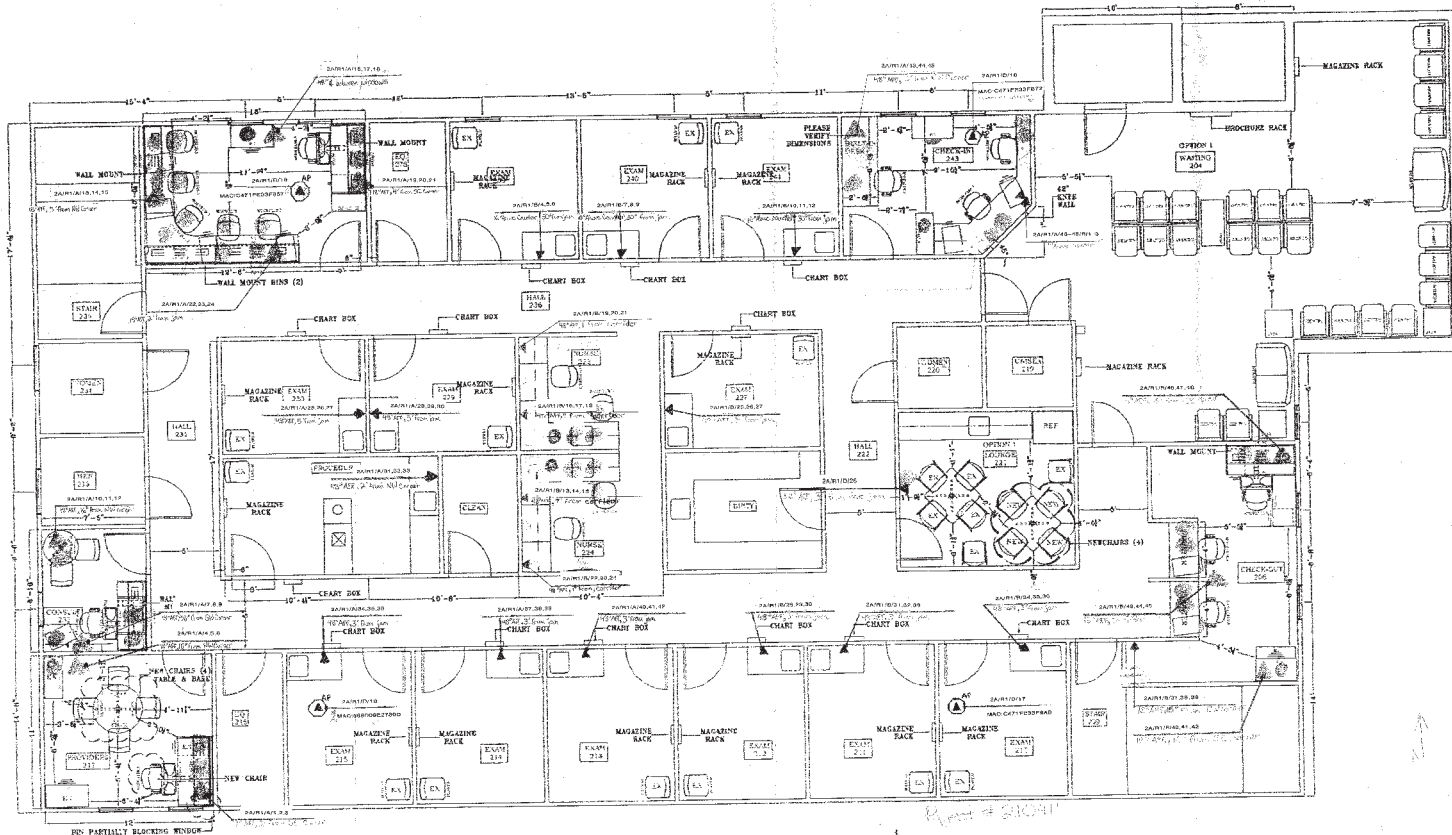


FLOOR PLAN

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1ST FLOOR



2ND FLOOR

GAINESVILLE, FLORIDA

Gainesville, Florida, is a vibrant, growing market driven by the University of Florida's prominence, expanding healthcare and tech sectors, and a diverse, educated population. The real estate market continues to grow, with strong demand for multifamily housing and investment opportunities, particularly in areas close to the university and downtown. With a mix of urban revitalization, transportation infrastructure, and a high quality of life, Gainesville presents an attractive destination for both residents and investors alike.

UF HEALTH

UF Health is a cornerstone of Gainesville's healthcare infrastructure, offering exceptional medical care, cutting-edge research, and education for the next generation of healthcare professionals. As one of the largest employers in the region, with more than 30,000 faculty and staff members across its hospitals, clinics, and research centers, UF Health plays a pivotal role in the local economy.



PARK AVE MEDICAL DISTRICT

Park Avenue Medical District – Gainesville, FL

Located just off Newberry Road, the Park Avenue Medical District is one of Gainesville's most established healthcare corridors. Home to 40+ medical and professional offices, the district is strategically positioned between UF Health and North Florida Hospital, and just minutes from the University of Florida campus and I-75.

This high-demand area offers:

Proximity to major hospitals and UF research facilities

Strong patient referral networks and specialist clustering

Easy access, high visibility, and ample supporting amenities

Long-term stability and growth fueled by Gainesville's expanding healthcare sector

Whether for investment or occupancy, the Park Avenue Medical District delivers location, synergy, and sustained value in one of North Florida's top medical office markets.

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