

OFFICE FOR LEASE

Upland Industrial Park

13570 North West 101 Drive, Alachua, FL 32615



PROPERTY DESCRIPTION

13570 North West 101 Drive presents a refined office environment with meticulously maintained communal areas and contemporary finishes. The building offers a welcoming lobby, abundant natural light, and flexible floor plates that suit collaborative and private work settings alike. Secure access and dedicated tenant amenities support productivity while expansive windows frame serene views. Tenants benefit from ample surface parking and onsite management that ensures seamless operations. Mechanical and electrical systems are thoughtfully maintained to minimize downtime. This property provides an owner an efficient, low-hassle investment in a thoughtfully appointed office asset.

PROPERTY HIGHLIGHTS

- Located on High Traffic, 441
- Huge Custom Showroom & Office property offering contemporary finishes and professional ambiance
- 5 Minutes from Alachua City, Minutes from I75 and Gainesville
- 20 minutes to University of Florida, Go Gators

Beau Broker

Managing Broker

352.208.9945 x6

Beau@beaubroker.com

OFFERING SUMMARY

Lease Rate:	\$20 - 25 SF/yr (MG)
Number of Units:	3
Available SF:	3,200 - 6,400 SF
Building Size:	8,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,378	6,044	47,320
Total Population	6,044	14,840	113,520
Average HH Income	\$99,486	\$104,296	\$106,480

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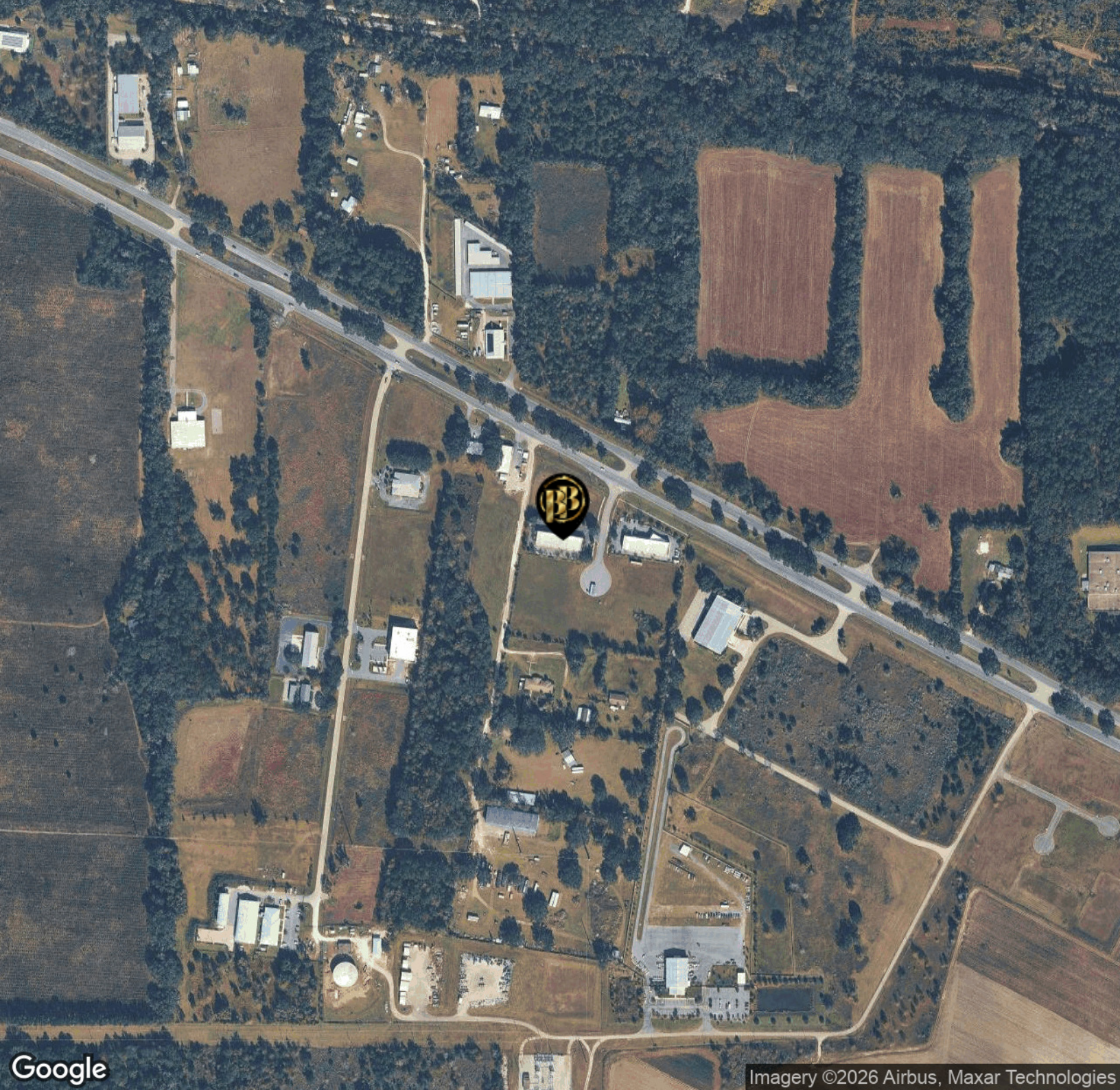
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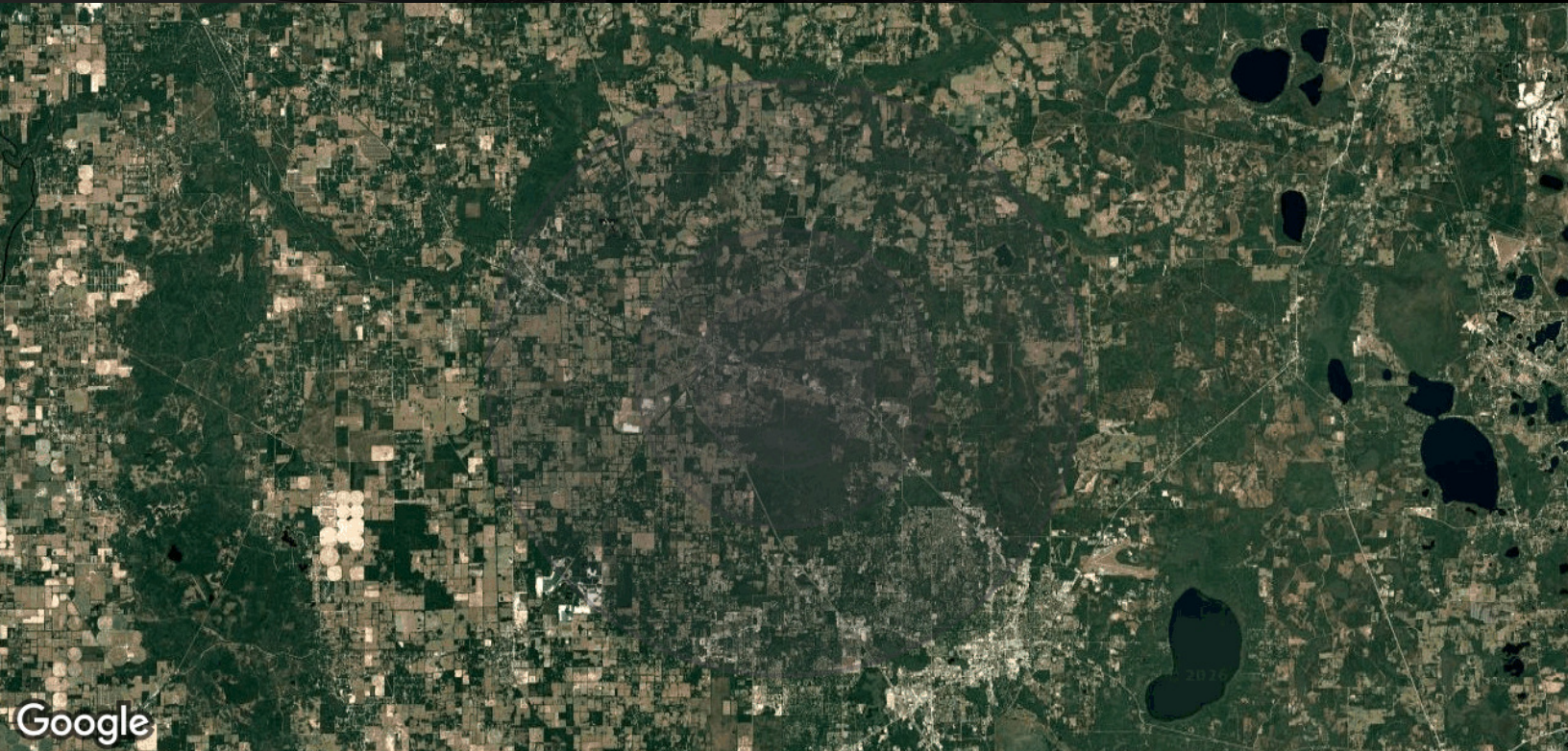
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,044	14,840	113,520
Average Age	40.2	41.0	39.9
Average Age (Male)	41.6	42.2	38.5
Average Age (Female)	40.2	40.9	41.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,378	6,044	47,320
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$99,486	\$104,296	\$106,480
Average House Value	\$293,430	\$309,472	\$315,237

2023 American Community Survey (ACS)

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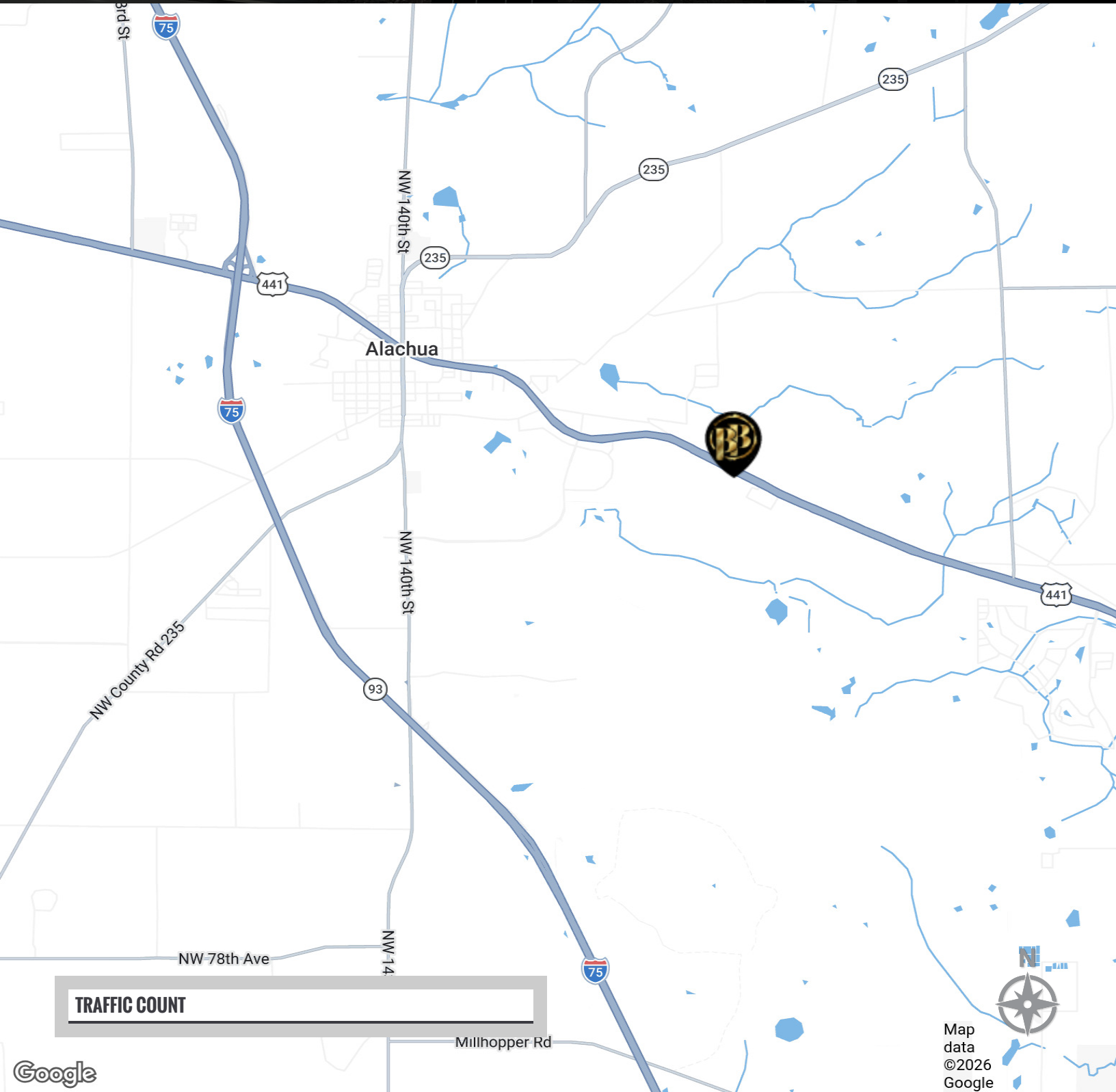
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