



Colliers

FOR SALE

Professional Office Building + Gymnasium on 10.4± Acres

7201 NW 11th Place | Gainesville, FL 32605

66,247± SF | 10.4± Acres | Price: \$11,900,000



 View Property Video

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Property Summary

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This property is more than just a building—it's an opportunity to create a business environment that inspires productivity, attracts top talent and offers the flexibility to meet your unique operational needs. From its cutting-edge conveniences to its unbeatable location, this property is a rare find in the Gainesville market.

Address: 7201 NW 11th Place | Gainesville, FL 32605

Building Size: 66,247± SF

Parcel Sizes: Parcel 1: 6.62± Acres
Parcel 2: 3.78± Acres

Zoning: AP (Administrative and Professional)

Land Use: Office

Jurisdiction: Alachua County

Parcel ID: Parcel 1: 06336-000-000
Parcel 2: 06336-016-000

Parking Spaces: ~220

Property Taxes (2024): Parcel 1 with Building = \$109,965.63
Parcel 2 Land only = \$9,512.71



About the **Property**



7201 NW 11th Place | Gainesville, FL 32605

Discover this extraordinary property in the heart of Gainesville's thriving Northwest area. Situated on **10.4± acres across two parcels**, this **66,247± SF** building offers unmatched flexibility and modern amenities, making it the ideal choice for businesses looking to expand or establish their presence in one of Florida's most vibrant markets. Set amidst the tranquil surroundings, this beautiful complex combines functionality with top-tier amenities. Ideally located with **direct access to I-75 and Newberry Road**, this facility is a dynamic hub designed to support a wide range of business operations.



2024 Expenses

Electric	\$183,000
Property Insurance	\$35,000
Property Taxes	\$22,000
General Maintenance	\$130,000
TOTAL	\$370,000

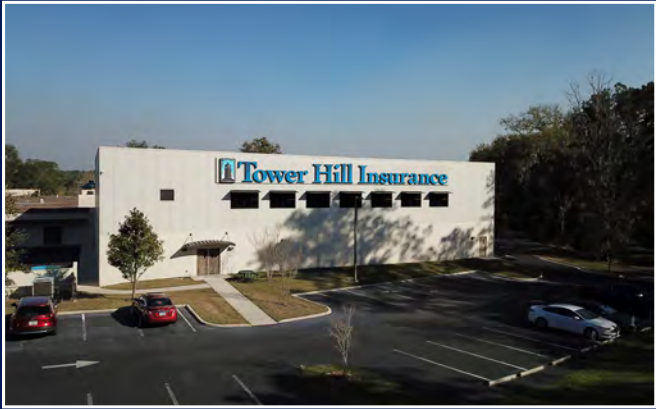
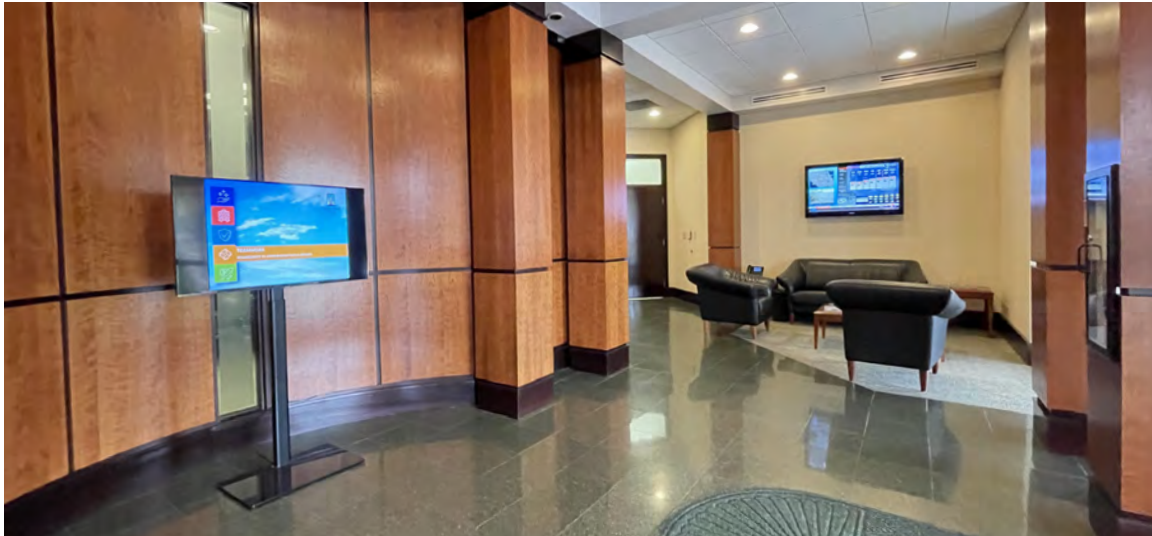


Photo Gallery



Modern Amenities to Elevate Your Business

This thoughtfully designed property provides the perfect combination of functionality and comfort, with features that cater to a variety of professional and operational needs:

Versatile Office Spaces:

A flexible floor plan includes private offices, executive suites, collaborative workstations and adaptable meeting spaces to accommodate any business.

Unmatched Employee Amenities:

- **State-of-the-Art Gymnasium (11,248± SF):** Built in 2015, with a fully equipped fitness center, locker rooms and showers.
- **Commissary and Dining Areas:** Enjoy a full kitchen, spacious dining space and a tranquil interior open patio for breaks and informal gatherings.
- **Covered Entryway:** Welcoming visitors with a sophisticated and functional design.

Additional Features:

- Whole-building generator for uninterrupted operations.
- AP zoning allowing for a wide range of business uses.
- Convenient access to the University of Florida, HCA North Florida Regional Medical Center and The Oaks Mall.
- Dedicated server room.
- Turn-key sale with furniture included.

Photo Gallery

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Trade Area



Prime Location for Business Growth

Strategically positioned with direct access to Gainesville's major thoroughfares, including I-75 and Newberry Road, this property offers unparalleled convenience and connectivity. With 104,500 vehicles passing daily on I-75 and 53,000 vehicles on Newberry Road, your business will benefit from high visibility and accessibility.

About Gainesville, Florida



#1

UF Ranked No. 1
Public Institution
Wall Street Journal, 2024

#1

Best City to Move to
in Florida in 2024
USA Today, 2024

#32

Best Cities to Live
in America
Niche, 2024



Gainesville: A Hub of Nature, Education, and Culture

Nestled in the heart of North Central Florida, Gainesville offers a unique blend of natural beauty, academic excellence and vibrant culture. Home to the University of Florida, this lively college town is just a short drive from both the Gulf Coast and Atlantic beaches. Gainesville boasts numerous parks and nature preserves, such as the popular Paynes Prairie Preserve State Park, where visitors can spot wild bison and alligators in their natural habitat. The city's historic downtown features local shops, farm-to-table dining and a thriving arts scene, with venues like the Hippodrome Theatre and the Harn Museum of Art. Outdoor enthusiasts will love the scenic trails at Devil's Millhopper Geological State Park or a peaceful kayak ride down the Ichetucknee River. Whether you're exploring its natural wonders or engaging in its cultural offerings, Gainesville is a city that brings education, entertainment, and outdoor adventure together seamlessly.

Gainesville Population	
Census	Population
2010	99,975
2024	183,000
2029 Projection	219,815
Population Change Since 2010	83.5%

Gainesville Economy	
2024-2029 Projected Avg. HH Income Growth	13.9%
2029 Projected Avg. HH Income	\$152,281
2024-2029 Projected Population Change	19.9%
2029 Projected Median Home Value	\$558,869
Unemployment Rate	3.4%

Education | University of Florida

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UF
UNIVERSITY of
FLORIDA



About

The University of Florida is a public land-grant research university in Gainesville, FL. It is a senior member of the State University System of Florida. The university traces its origins to 1853 and has operated continuously on its Gainesville campus since September 1906. The university is accredited by the Southern Association of Colleges and Schools (SACS). It is the third largest Florida university by student population and is the fifth largest single-campus university in the United States. Spanning 2,000 acres, The University of Florida has more than 1,000 buildings, 26 undergraduate residence halls and seven libraries. UF has 94 undergraduate programs and 228 graduate programs.

Research

Classified as a Research University, UF faculty conducted a record \$1.25 billion in research in fiscal year 2023. The University of Florida is home to 16 academic colleges and more than 150 research centers and institutes. UF is one of only two public universities in Florida that belong to the Association of American Universities, the top 64 research institutions in the United States.



UF | Research
UNIVERSITY of FLORIDA



#1

Public Institution
By Wall Street Journal
WSJ, 2024

#2

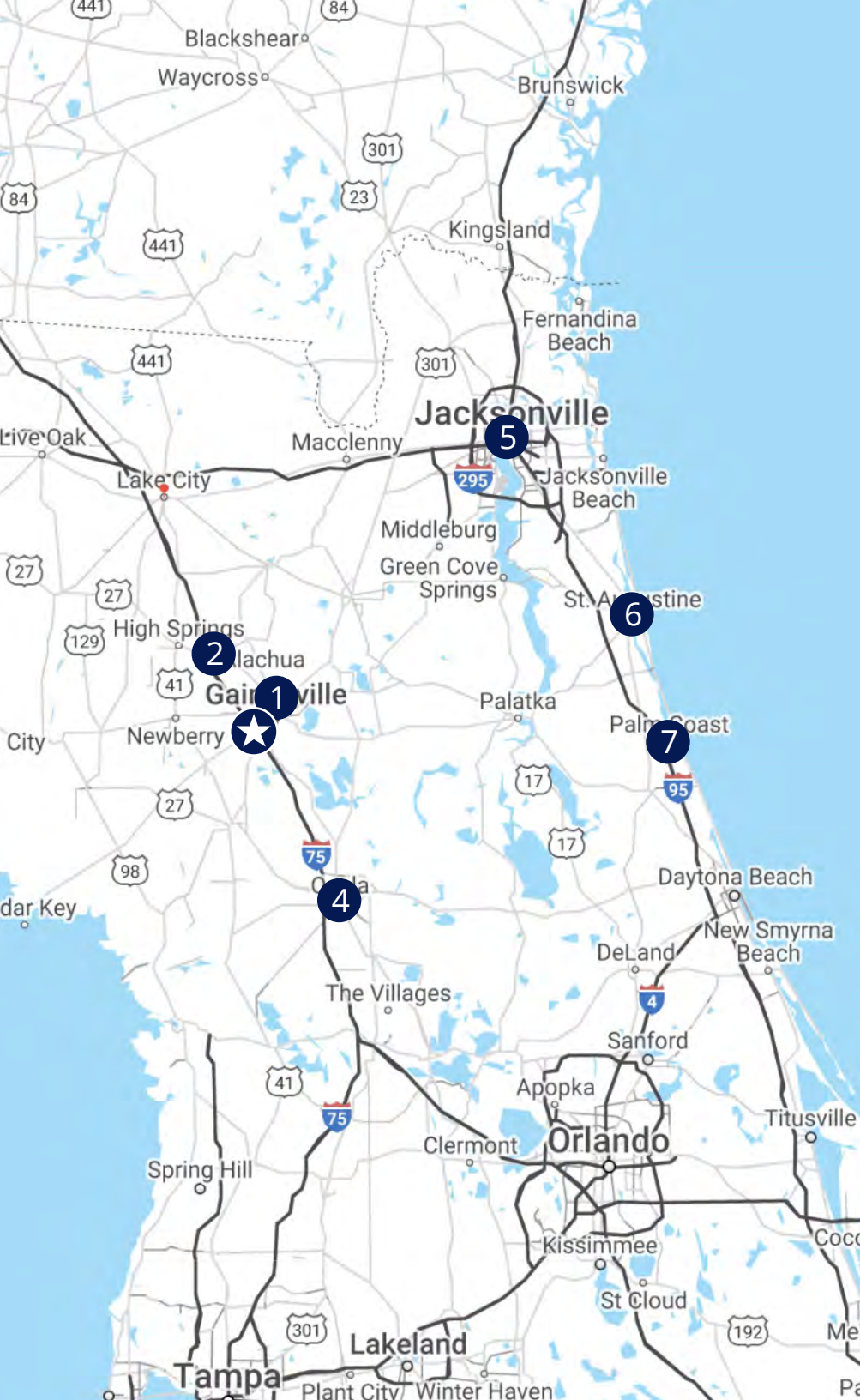
Best Colleges for Education in
America
Niche, 2024

#1

Best Master's, Real Estate &
Entrepreneurship
US Publics, Eduniversal

2nd

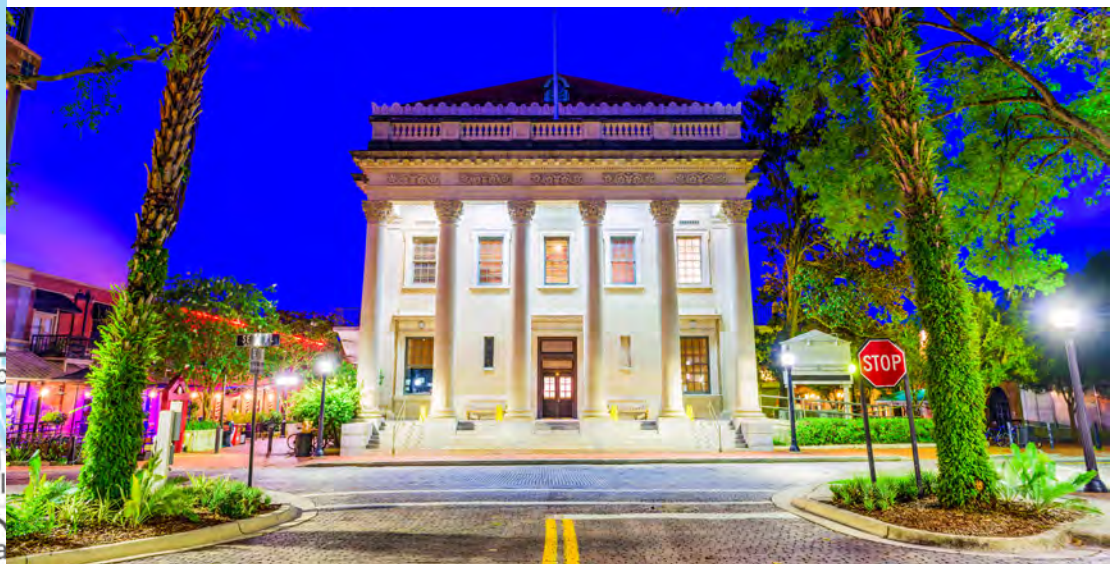
Largest Florida University by
Student Population



Location Overview

Destinations and Drive Times

DESTINATION	DISTANCE FROM PROPERTY (MILES)	TRAVEL TIME
1 University of Florida <i>Top Florida University</i>	1.4	5 minutes
2 Alachua <i>Third-largest city in North Central Florida</i>	17.5	20 minutes
3 Lake City <i>County seat of Columbia County, Florida</i>	45.1	45 minutes
4 Ocala <i>County seat of Marion County, Florida</i>	36.6	45 minutes
5 Jacksonville <i>Hidden gem of trails and wildlife</i>	77.5	1 hour 30 minutes
6 St. Augustine <i>Oldest city in the U.S.</i>	79.9	1 hour 50 minutes
7 Palm Coast <i>200% population increase since 2000</i>	79.9	1 hour 50 minutes



Economic Drivers

Education & Healthcare

The backbone of Gainesville's economy is the education and healthcare sectors. With the massive University of Florida and its medical center based in the city, over 15,500 people work in education services like administration, teaching and libraries. Healthcare in Gainesville, FL, is a major economic driver, anchored by institutions like UF Health Shands Hospital and North Florida Regional Medical Center. These facilities not only provide essential medical services but also contribute significantly to job creation, research innovation and the local economy by attracting patients and healthcare professionals from across the region.

UF Health Shands Hospital



Innovation & Entrepreneurship

Gainesville has experienced significant economic diversification in recent years. While the local economy has historically been centered on agriculture and the logging industry, the city has managed to diversify its economic base. It has become a hub of innovation and entrepreneurship, with a growing number of startups and technology companies establishing themselves in the area. In addition, the presence of important sectors such as health care and biotechnology has contributed to the economic dynamism of the region. The strong presence of the education area also contributes to this sector, providing laboratories and research centers to further promote this innovation.

Economic Drivers

Gainesville Regional Airport

Gainesville Regional Airport (GNV) serves North Central Florida and the Heart of Florida through all facets of aviation: commercial airlines, general aviation, military operations, medical missions and air cargo. Located in Gainesville, Florida, just minutes away from the University of Florida, GNV provides a close, convenient and competitively priced “gateway” to the Heart of Florida. The airport operates daily departures on American Airlines and Delta with nonstop service to the international hubs of Atlanta, Charlotte, Dallas Fort Worth and Miami, providing access to 343 destinations around the world in one stop.



Tourism

In addition to being Florida’s No. 1 industry, tourism is a pillar of economic growth in Alachua County. In 2022, visitors staying in paid accommodations generated over \$789 million in economic impact. The Tourist Development Tax (TDT), or bed tax, strengthens our local economy by supporting Alachua County’s tourism industry. Bed tax funding in Alachua County is diversified across multiple investments, including: partnerships, marketing & advertising and capital infrastructure projects.

The Colliers logo is a blue square with the word "Colliers" in white serif font. Below the text are three horizontal stripes: yellow, blue, and red.The background image shows the entrance of a building with a covered walkway supported by stone pillars. There are palm trees and other landscaping in the foreground. The sky is overcast.

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