

AVAILABLE FOR LEASE

# Markets West Building 1459

*1459 SW 74th Dr, Gainesville, FL 32607*



**AGILITY**  
Commercial Real Estate

Developed & Managed By:

**Concept Companies**

(352) 333-2333

1449 SW 74<sup>th</sup> Dr., Suite 200,

Gainesville, FL 32607

[ConceptCompanies.net](http://ConceptCompanies.net)

# Property Overview

Markets West Building 1459, 1459 SW 74<sup>th</sup> Dr, Gainesville, FL 32607



## PROPERTY OVERVIEW

Built within a 16.5-acre mixed-use development, this newly constructed office building is in the heart of southwest Gainesville's residential population positioned between Newberry Road and Archer Road. The Markets West Building 1459 boasts 2,892 square feet of modern office space, featuring ample windows for natural light, high ceilings, kitchen, and versatile meeting areas. Ideally situated near numerous national retailers, food options, and service providers, this building is a prime location for businesses seeking a vibrant and well-connected environment.

## PROPERTY HIGHLIGHTS

- Integrates commercial, residential, and recreational spaces
- Excellent connectivity to Tower Rd., Newberry Rd., Archer Rd., and I-75
- 16-person conference room
- Storage/Sample room

## OFFERING SUMMARY

Building size	2,892 SF
Available SF	2,892 SF
Lot size	.07 Acres
Year built	2022
Zoning	Office
Free standing	Yes
Parking	Shared Parking Lot
Market	Gainesville, FL MSA
Submarket	Markets West, Gainesville, FL
A development of	Concept Companies, Inc.



# Highlights



## LOCATION INFORMATION

Building name	Markets West Building 1459
Street address	1459 SW 74 <sup>th</sup> Dr
City, State, Zip	Gainesville, Florida 32607
County	Alachua
Market	Gainesville MSA
Sub-market	Markets West
Cross-streets	SW 75 <sup>th</sup> St and Sw 17 <sup>th</sup> Rd

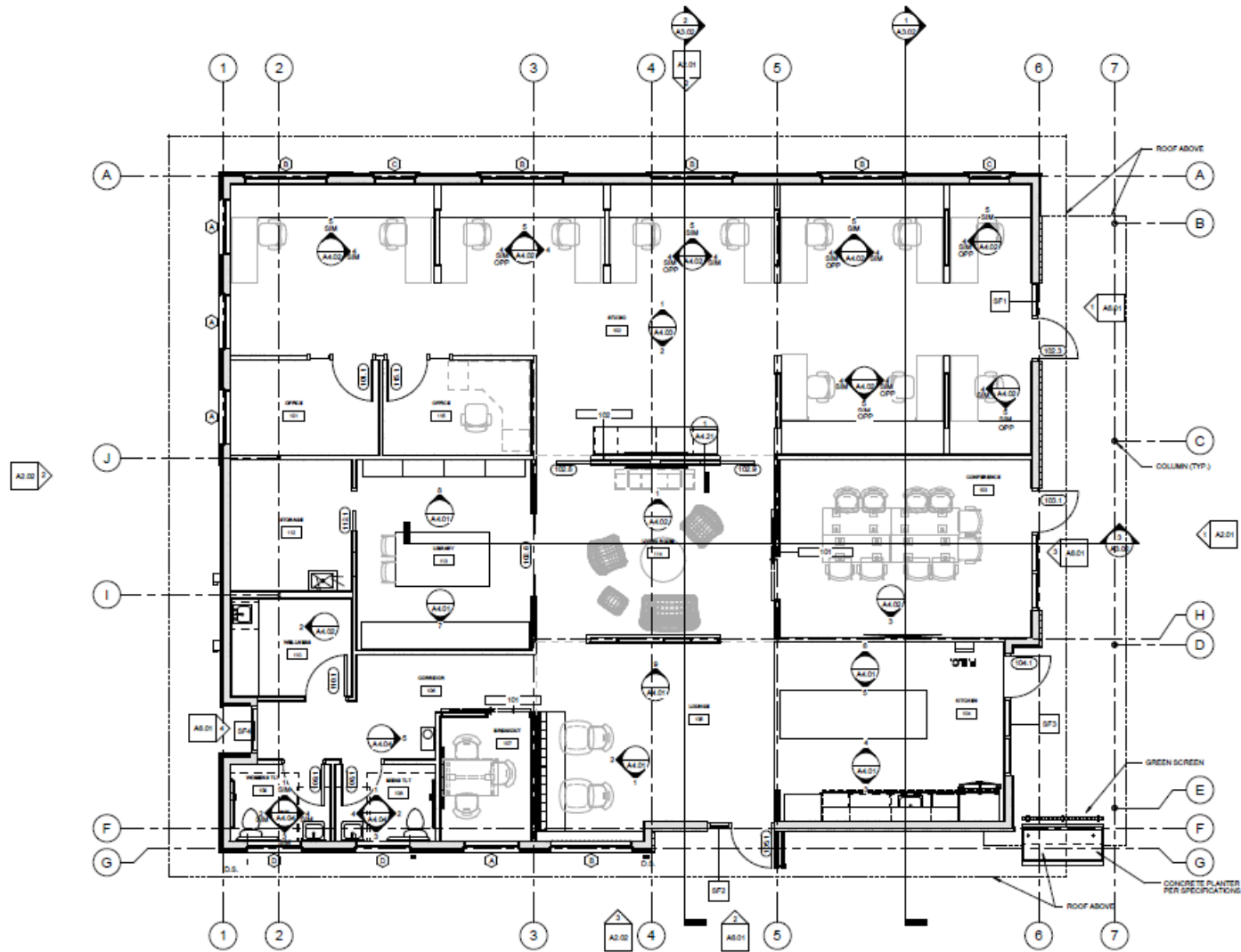


## BUILDING INFORMATION

Building class	B
Tenancy	Single
Number of floors	1
Gross leasable area	2,892 SF
Rent / SF	\$27.00
NNN Fees / SF	\$8.48

*\*CAM includes landscape, porter, trash removal, miscellaneous repairs, pest control, common area utilities, management, taxes, and insurance*

# Floorplan



1 FLOOR PLAN  
11'4" x 12'

# Photos





# Photos









# Aerial Map







## MARKETS WEST AT TOWER ROAD

Markets West on Tower Road is a new 16.5-acre mixed-use commercial development located in one of the most densely populated residential districts in Gainesville, Florida.



### ROOM FOR GROWTH

- Professional office buildings available for lease or purchase
- Pad-ready sites for development
- 18k SF of Commercial & Retail



### OPTIMAL LOCATION

- Located in proximity to 5,500 homes
- Residences at Markets West Apartment Complex
- Within 2 miles from I-75
- Between Newberry Rd. & Archer Rd.
- Direct connect to Butler Plaza and Celebration Pointe from 20<sup>th</sup> Ave. Bridge

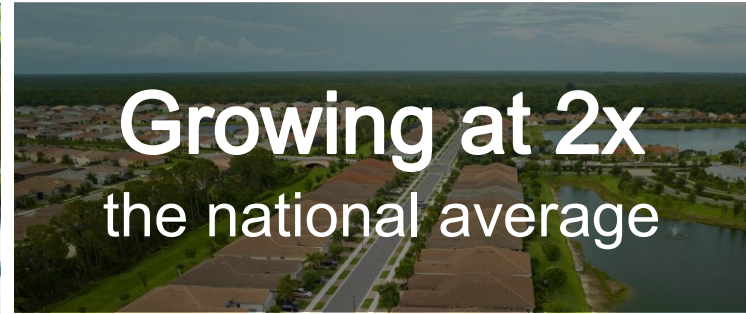
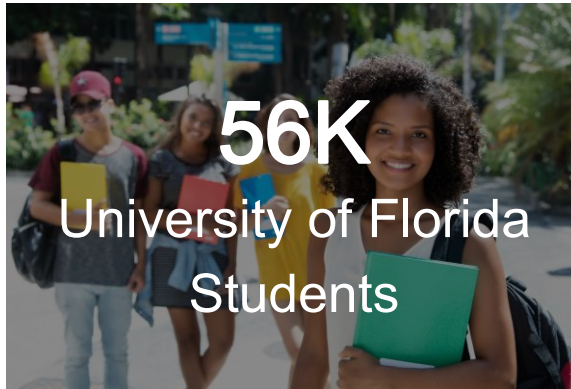


### AMENITY RICH

- Markets West includes:
- Ellianos Coffee, Fast Track Exxon, Whistle Express Car Wash, Marco's Pizza, Dollar General, Sherwin-Williams, Grand Oaks Nail Salon, NUMA Speed, HCA North Florida Internal Medicine, and O2B Kids Super Center, across from Oak Hall



# Alachua County





# Gainesville Demographics



## POPULATION

## 10 MILES

2023 Population	229,962
2028 Projection	237,931
Annual Growth	1.2%
Median Age	32.8

## HOUSEHOLDS & INCOME

2023 Households	95,913
2028 Projection	95,913
Average Income	\$76,080
Median Income	\$49,769

## EMPLOYMENT

Businesses	14,504
Employees	136,232



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