

FOR LEASE

6420

W NEWBERRY ROAD
GAINESVILLE, FL 32605



Class "A" Medical Office Building

Anchored by Florida Cancer Specialists & Research Center



From 2,000 - 14,064 ± RSF Contiguous Space Available

Ample Tenant Improvement Allowance Available



Prime Location on HCA's N Florida Campus (510 Beds)

Immediate proximity to I-75 (within 0.5 miles), the University of Florida



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GAINESVILLE MEDICAL CENTER



Population

1 Mile: 5,396
3 Mile: 61,958
5 Mile: 167,146



**Daytime
Population**

1 Mile: 9,798
3 Mile: 33,453
5 Mile: 101,467



Households

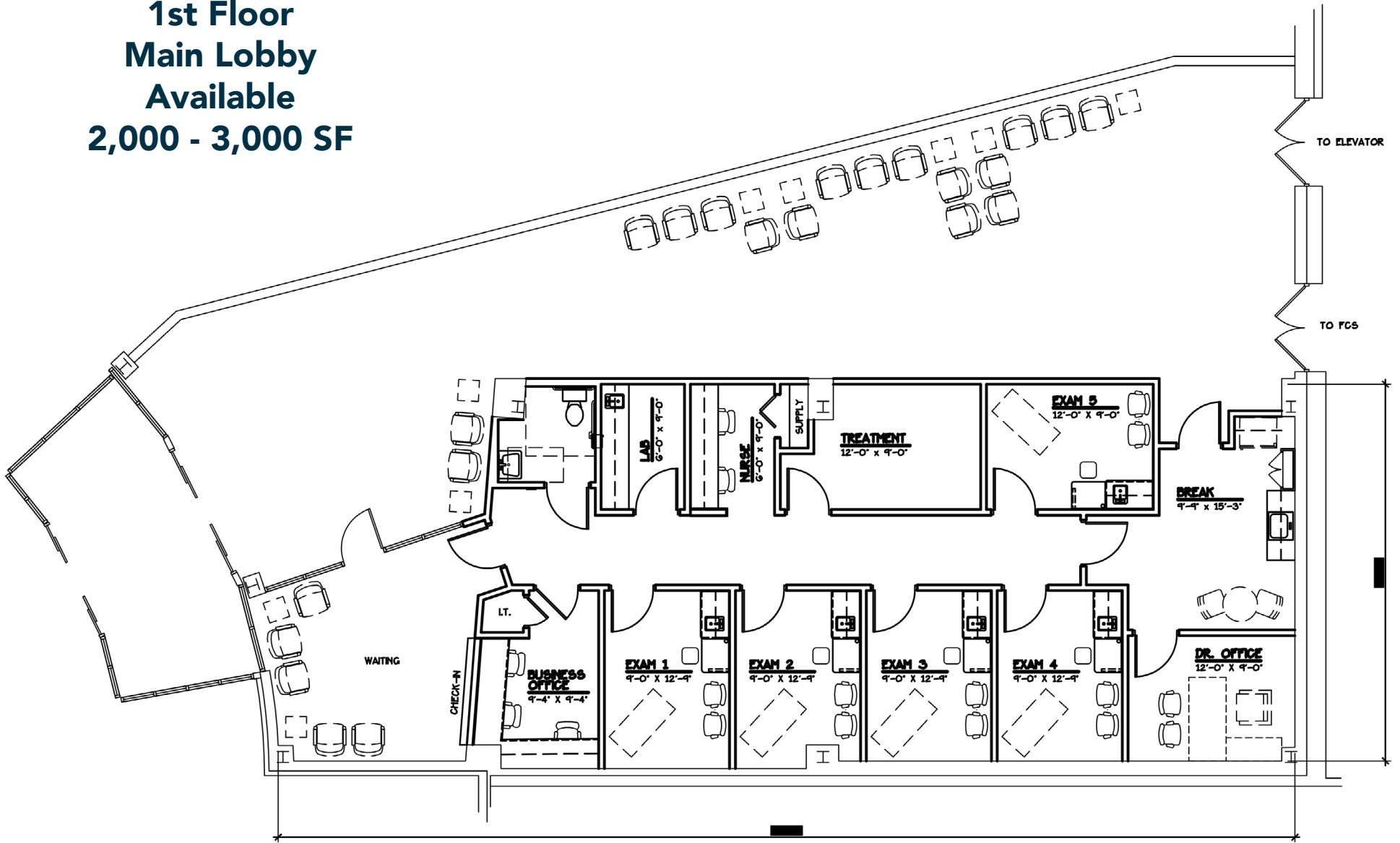
1 Mile: 2,276
3 Mile: 26,890
5 Mile: 71,338



**Avg Household
Income**

1 Mile: \$74,795
3 Mile: \$77,926
5 Mile: \$75,281

**1st Floor
Main Lobby
Available
2,000 - 3,000 SF**



Convenient to I-75 (within 0.5 miles) and close to a multitude of restaurants.



The Gainesville Medical Center provides a covered patient pickup/drop off.



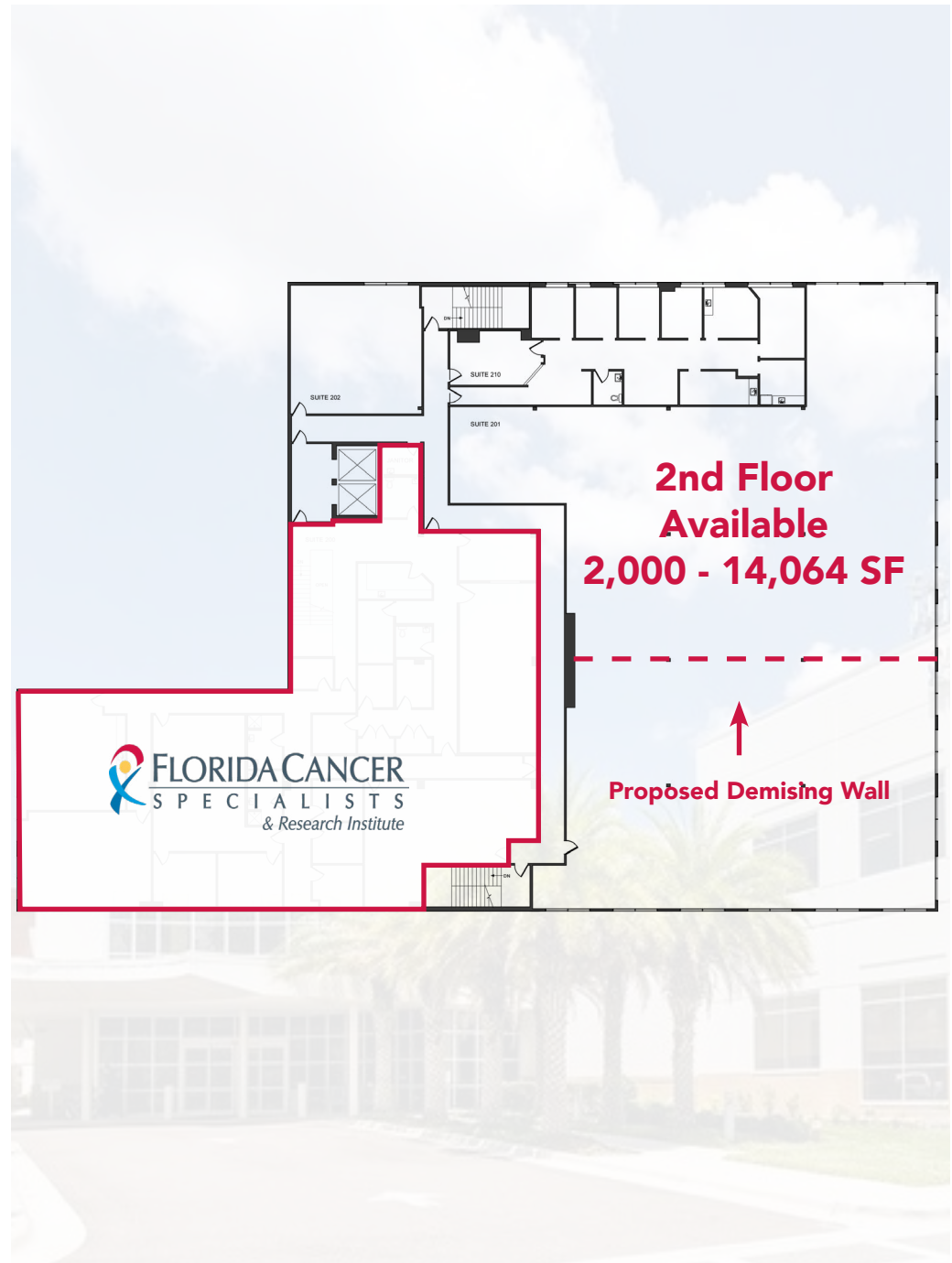
NFRMC/HCA North Florida Hospital also has three full-service, 24/7 Freestanding Emergency Room on Campus: Millhopper ER, West End ER and Starke ER.



Exclusive Parking Garage adjacent to the building providing a ratio of 5.0/1,000 SF.



HCA Florida Hospital is just a few miles from the University of Florida main campus & UF Health Shands Hospital.



AREA OVERVIEW



NEARBY HEALTHCARE, AMENITIES, RESTAURANTS & VENUES



For more information, please contact one of the following individuals:

CONTACT

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