



# Progress Park | EmiLiv I

Professional Office/Lab for Lease

12076 Progress Blvd | Alachua, FL 32615

**Size:** 5,000± SF | 0.96± AC

**Lease Rate:** ~~\$29/SF~~ \$19/SF Gross\*

*\*Reduced lease rates for minimum 5-year term*

*Year 1: \$19/SF Gross | Year 2: \$21/SF Gross | Years 3-5: \$23/SF Gross*



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104 SW 6th Street

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## Site Details

### Versatile Commercial Property with Office and Lab Space in the Heart of the Gainesville-Alachua Tech Corridor!

This impressive 5,000 SF building is located in Alachua, Florida's Progress Park, a 204-acre medical research and biotech park. The floorplan boasts 11 different labs, large conference room, break area with kitchenette, storage and file room, shipping area with a 12x12 foot commercial roll up door and two restrooms. Located in the heart of the Gainesville-Alachua Tech Corridor this property offers access to the largest cluster of biotech companies in the state of Florida.

The building has secure entry access for the main entrances and all lab areas. There are both interior and exterior security cameras throughout the property for ultimate safety and security of your business, employees and clients.

5,000± SF  
Total SF

#03956-010-0021  
Tax Parcel

0.96± Acres  
Lot Size

~~\$29/SF~~ \$19/SF  
Gross\*  
Lease Rate

PUD (Planned Unit  
Development)  
Zoning

\*Reduced lease rates for  
minimum 5-year term  
Year 1: \$19/SF Gross  
Year 2: \$21/SF Gross  
Years 3-5: \$23/SF Gross

## Property Details

The building has a Generac® full-propane back-up generator and 3 phase power to ensure continual power to the building which is critical for laboratory equipment and electronics. There is a large IT room with fiber bandwidth. This building was renovated in 2006 with a new roof in 2014. This property is perfect for a variety of businesses, including research and development and office space while the dry lab space is ideal for businesses in the biotech or pharmaceutical industries.

### Highlights

- Class A office space
- Alarm equipped with interior and exterior security cameras
- Secure entry access throughout the building
- 3 Phase power
- Generac® full-propane back-up generator
- 12x12 foot commercial door
- Direct access to US Hwy 441
- Minutes to the City of Alachua
- 2.8 miles to I-75

### Potential Uses

This property is perfect for a variety of businesses, including research and development, manufacturing and office space. The lab space is ideal for businesses in the biotech or pharmaceutical industries, while the open spaces offer ample room for production or creative endeavors.

# Floor Plan



Front



# Photo Gallery

Exterior



# Photo Gallery

Interior



# Photo Gallery

Aerial View

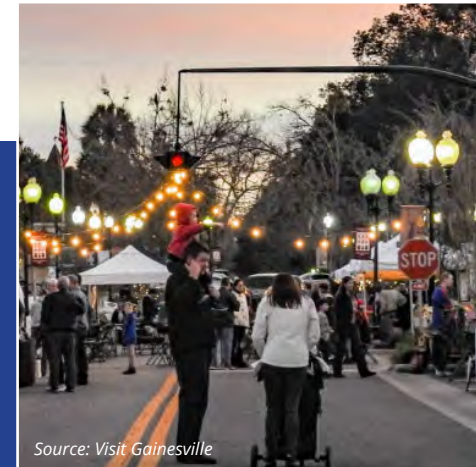


# Location Overview



## Alachua, Florida

North of Gainesville, among fields of wildflowers and piney woods is the town of **Alachua, Florida**. It's a place rarely found this day and age right down to a Main Street that looks like exactly how **small-town America** should with small, family-owned shops and restaurants. It's a healthy dose of nostalgia and Old South charm for sure, but that's not all. While a far cry from Silicon Valley, there are a number of **high-tech and manufacturing companies** that call Alachua home. Not bad for a town whose name is taking from an Timucua word meaning "sinkhole."



Source: Visit Gainesville

2nd

Largest City in the County

3rd

Largest City in North Central Florida

9,000+

Residents of Alachua





# Progress District | Existing Business Parks



### Progress Park

Progress Park is an impressive setting for many bioscience and other related companies attracted to the vitality of the area. This 20 AC private corporate park boasts 1,100 employees making it the largest cluster of biotech companies in the state of Florida.

### Foundation Park

Foundation Park is a master-planned development with the potential of 180,000 SF of specialized office and laboratory space. This park has implemented University of Florida Foundation’s vision for a regionally integral life sciences business park.

### San Felasco Tech City

San Felasco Tech City is an innovative 82 AC mixed-use development site serving start-ups, biomedical, research, labs, offices, retail, industrial and light manufacturing companies based on a “live, work, play” concept.

### Copeland Park

Copeland Park is designed for spaces in between incubator and commercial spaces. The project consists of a total master plan of approximately 355,000 SF. The park’s current companies are Lacerta Therapeutics, Resilience (formerly Ology Bioservices), Synquest Laboratories, Metalloy Industries, Amend Surgical and Acousti Engineering Company of Florida.

# Progress District | Planned Developments



### Convergence Park

Convergence Park is a mixed-use 550-acre development that will enable more community members who work in Alachua’s growing biotech and life science industries to live and enjoy recreational activities without the need for a long commute.

### Hammock Park

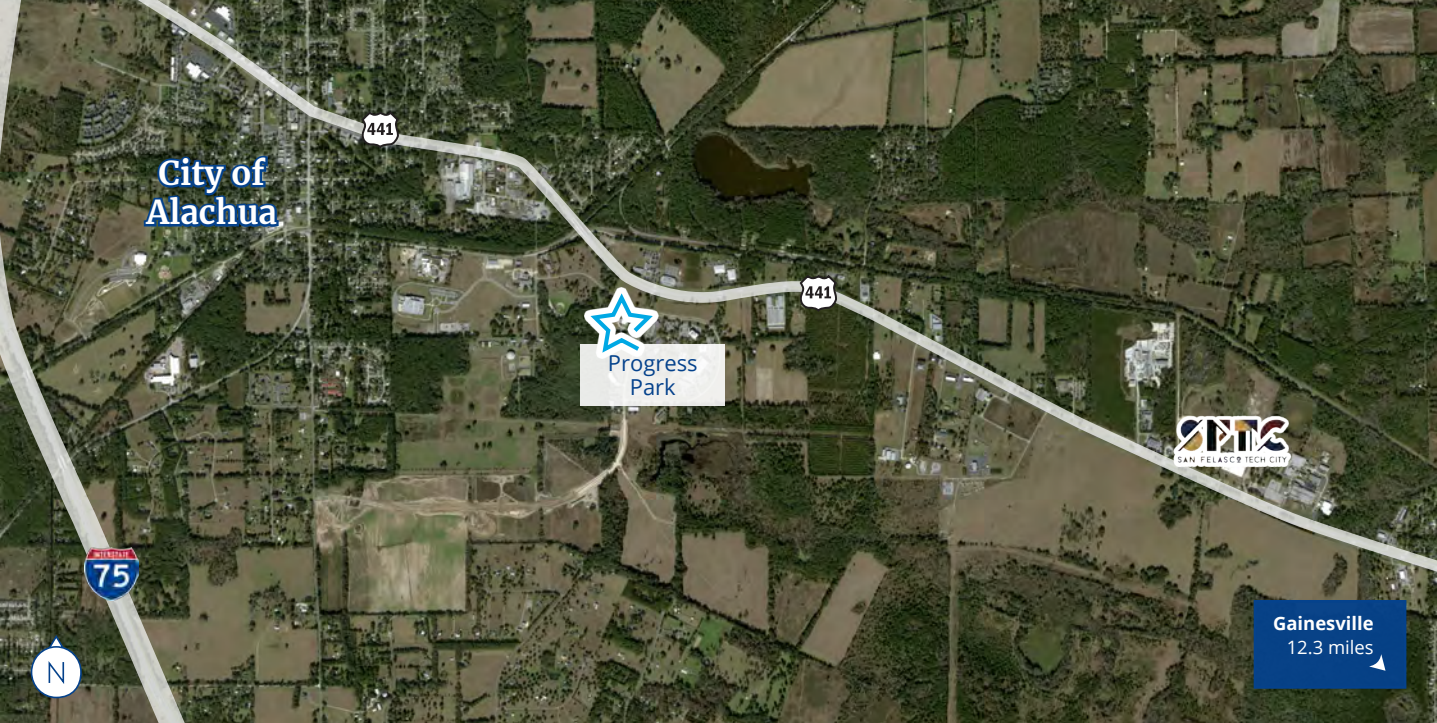
Hammock Park will be a physical and cultural bridge that brings components of ecotourism through a luxury RV resort that allows tenants to camp next to San Felasco State Park while maintaining compatibility with research and equestrian centers.

### Ravine Park

Ravine Park will have frontage on Highway 441, making it a prime location within the Progress District for traditional retail and residential, as well as R&D Manufacturing.

# Copeland Park, Progress Park & Foundation Park

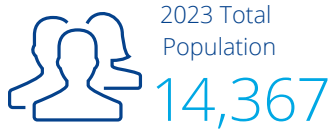




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## Area Demographics

Source: ESRI Business Analyst | 5 mile radius



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