

FOR SALE

1701 NW 80th Boulevard, Gainesville, FL 32606

10,494± SF | \$2,530,000



RORY CAUSSEUX, P.E.

PRINCIPAL

☎ 352.420.9889

☎ 352.317.6341

rcausseau@lee-associates.com

DAN DROTOS, MSRE, CCIM, SIOR

MANAGING PRINCIPAL

☎ 352.420.9889

☎ 954.551.9846

ddrotos@lee-associates.com

LAUREN VAZQUEZ, SIOR

VICE PRESIDENT

☎ 352.420.9889

☎ 352.222.4590

lvazquez@lee-associates.com

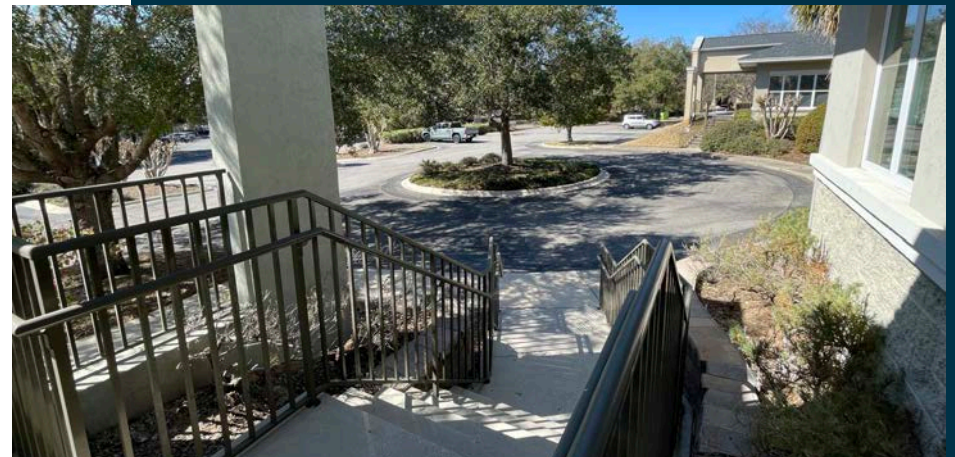
 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

1701 NW 80th Blvd, Gainesville, FL 32606

Presenting an outstanding opportunity for office building investors and businesses in Gainesville, FL. This distinguished 10,494± SF building, constructed in 2008, aligns with the highest standards of modern commercial real estate. With Light Industrial zoning (ML) in Alachua County and its strategic location in the desirable Gainesville area, this property offers a versatile and promising investment prospect. Its design and prime infrastructure make it an ideal foundation for a range of business operations.

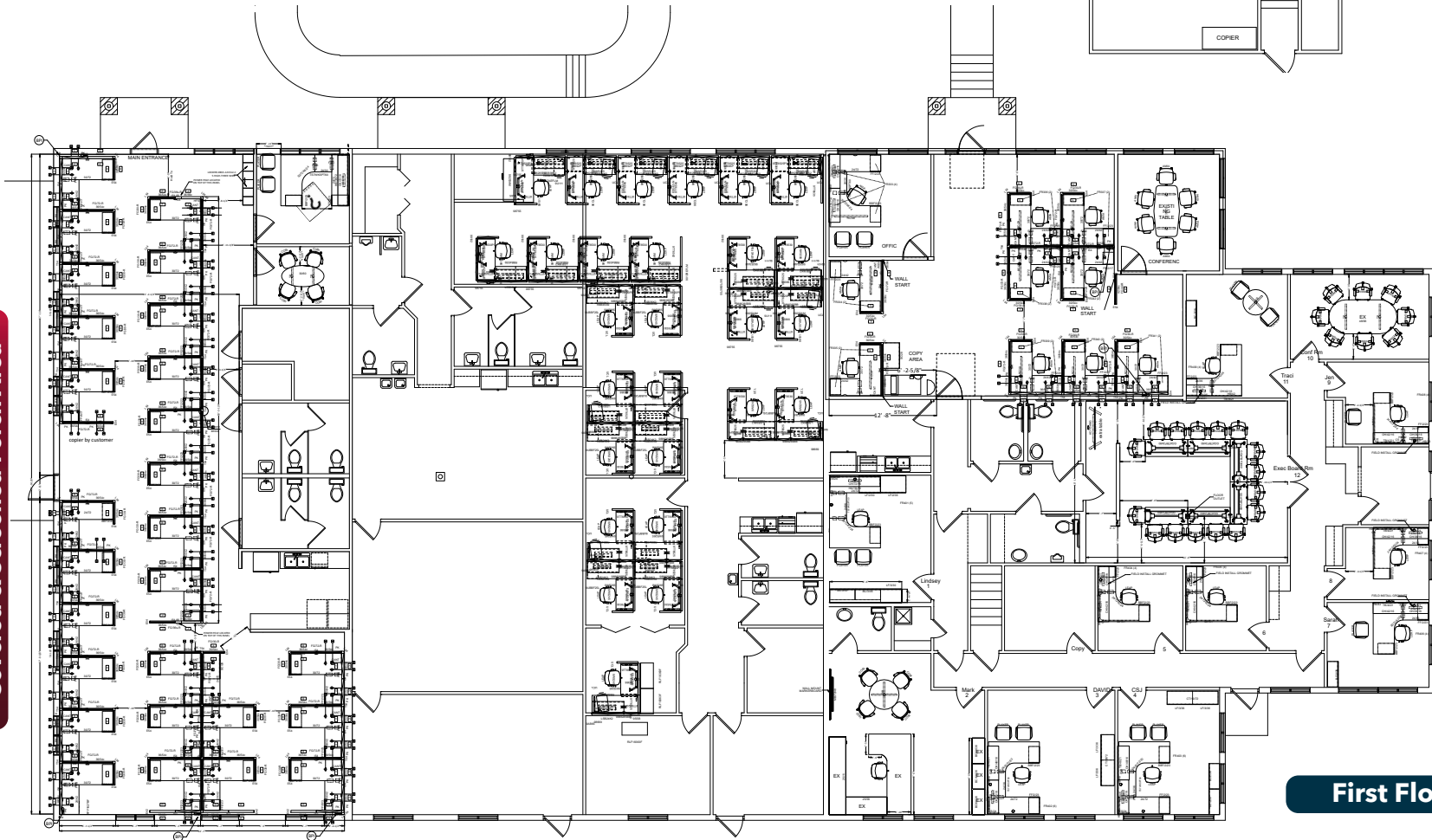
- 10,494± SF Office Building
- Constructed in 2008
- Multi-Tenant Opportunity
 - » Partitioned into 4 distinguished suites
- LED Lighting
- Outdoor Covered & Screened Break Space
- 69 Parking Spaces
- Light Industrial zoning (ML)
- Alachua County
- Prime Location in Gainesville Area



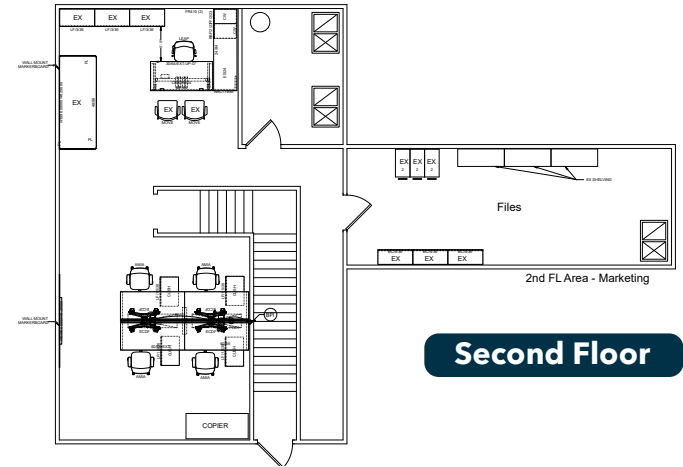
FLOOR PLAN

1701 NW 80th Blvd, Gainesville, FL 32606

Covered & Screened Porch Area



First Floor



2nd FL Area - Marketing

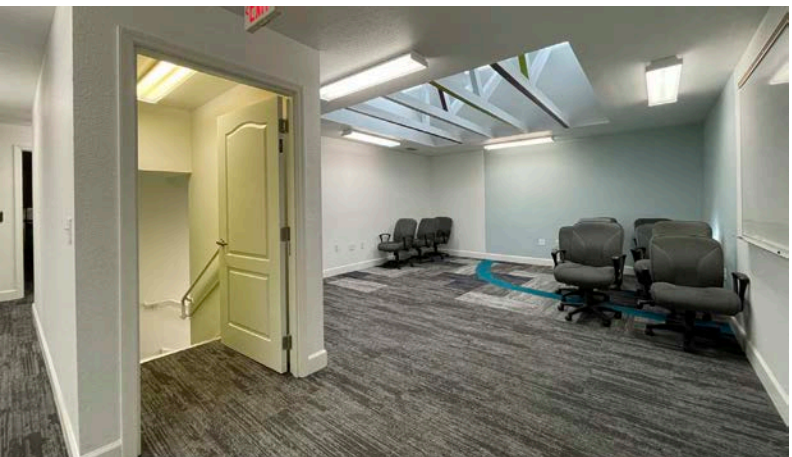
Second Floor

Front of Building



PROPERTY PHOTOS

1701 NW 80th Blvd, Gainesville, FL 32606



SITE



LOCATION OVERVIEW

1701 NW 80th Blvd, Gainesville, FL 32606

Newberry Square

Newberry Crossing

**NORTH FLORIDA
REGIONAL MEDICAL CENTER**

**Tower Hill
Office Park**

Oaks Square

**Tower Center
Shopping Plaza**

THE OAKS MALL

**UF Health
Surgical Center**



LOGISTICS HIGHLIGHTS

1701 NW 80th Blvd, Gainesville, FL 32606



Medical



Hospital



Retail/Office



For Sale | 10,494± SF

1701 NW 80th Blvd, Gainesville, FL 32606

Outstanding Opportunity for Office Investors

RORY CAUSSEUX, P.E.

Principal

☎ 352.420.9889

☎ 352.317.6341

rcausseau@lee-associates.com

DAN DROTOS, MSRE, CCIM, SIOR

Managing Principal

☎ 352.420.9889

☎ 954.551.9846

ddrotos@lee-associates.com

LAUREN VAZQUEZ, SIOR

Vice President

☎ 352.420.9889

☎ 352.222.4590

lvazquez@lee-associates.com