

FOR LEASE

1,500 - 40,000 SF

GAINESVILLE MEDICAL ARTS BUILDING HCA FLORIDA GAINESVILLE HOSPITAL CAMPUS ARCHER ROAD & I-75 | GAINESVILLE, FL 32608



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PROPERTY OVERVIEW

The two-story, 40,000 SF, Class "A" Gainesville Medical Arts Building will be located on the 50-acre, HCA Florida Gainesville Hospital Campus and Freestanding Emergency Department (ER), at the Archer Road and I-75 interchange. The new MOB is conveniently located adjacent to Celebration Pointe, a 160-acre, 1,000,000 SF, master plan development providing retail, entertainment, restaurants, hospitality and 500+ luxury apartment units. The Gainesville Medical Arts Building will offer best-in-class medical office space that can be customized to suit any practice's needs.

- Premier, Class "A" Building Amenities
- 5/1,000 SF Structured Parking Ratio
- Covered Patient Drop-Of Area
- I-75 Frontage Provides Ease & Accessibility
- HCA Florida Gainesville Hospital will consist of a 90-bed Acute Hospital and an 11-bed Freestanding ER
- From 1,500 - 40,000 ± RSF Available
- **Contact Broker for Lease Rates**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

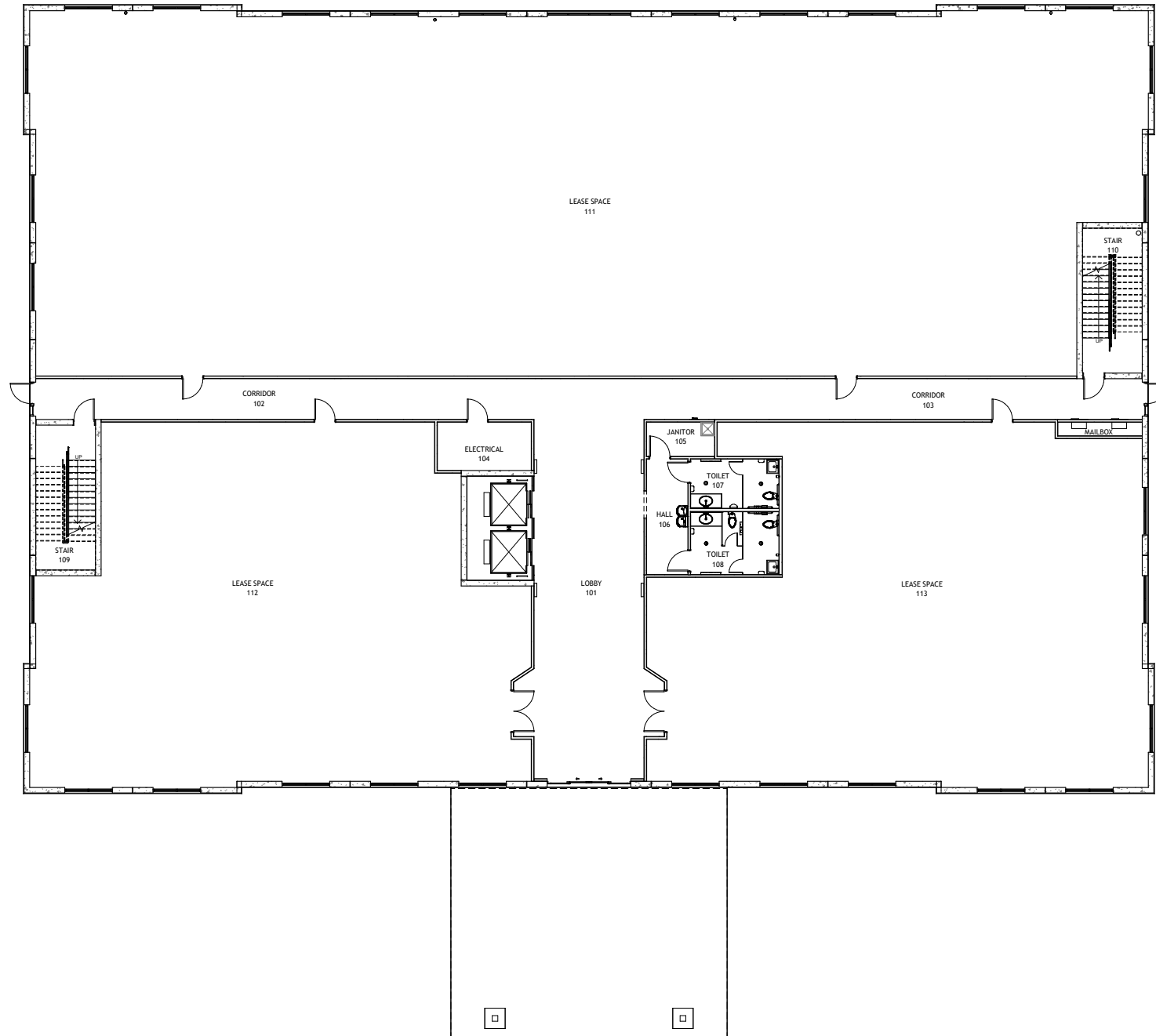


HCA Florida Gainesville Emergency (ER)

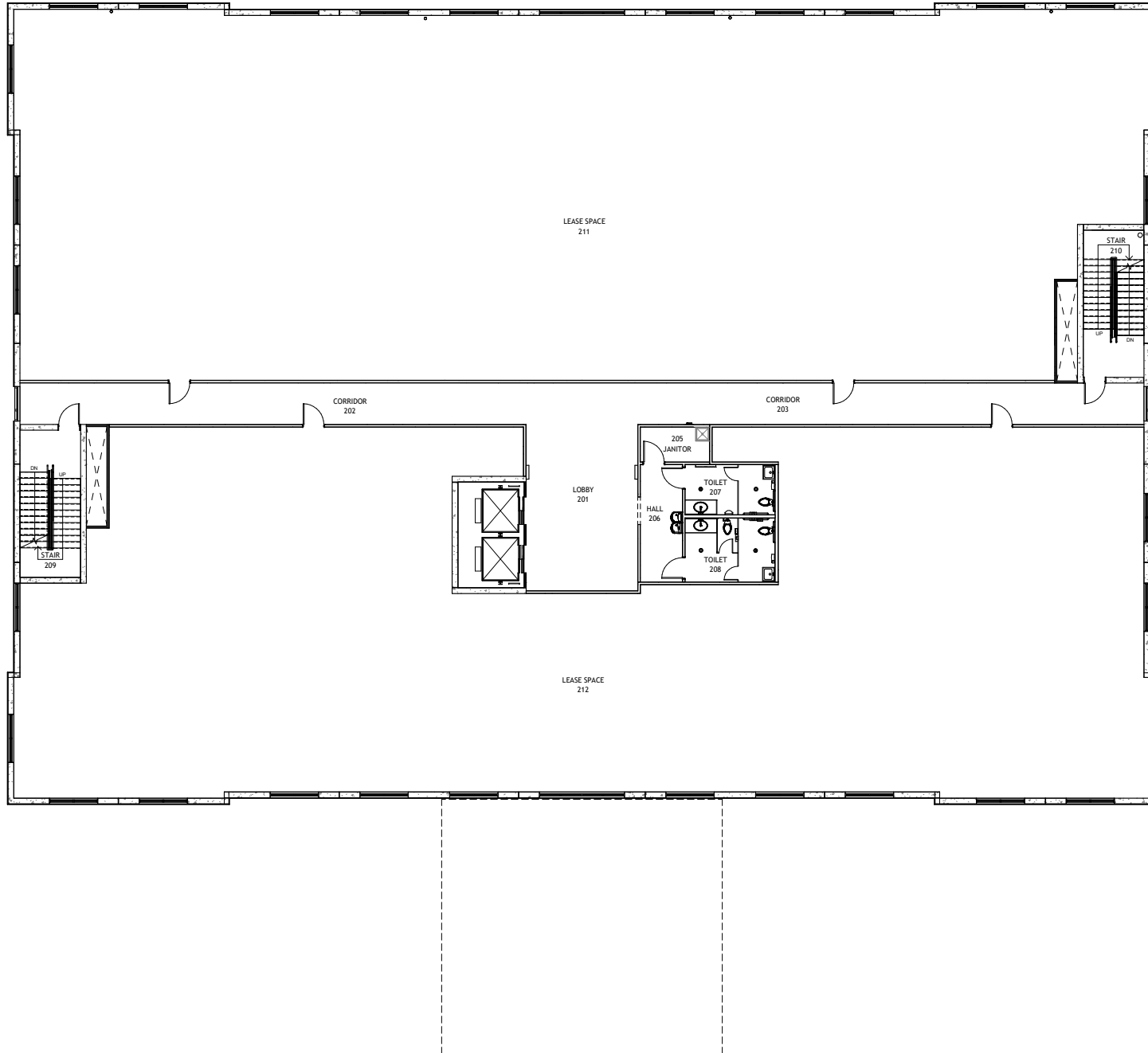


HCA Florida Gainesville Hospital

1ST FLOOR | FROM 2,000 - 20,000± SF AVAILABLE



2ND FLOOR | FROM 1,500 - 20,000± SF AVAILABLE





1.7 MILES FROM UNIVERSITY OF FLORIDA



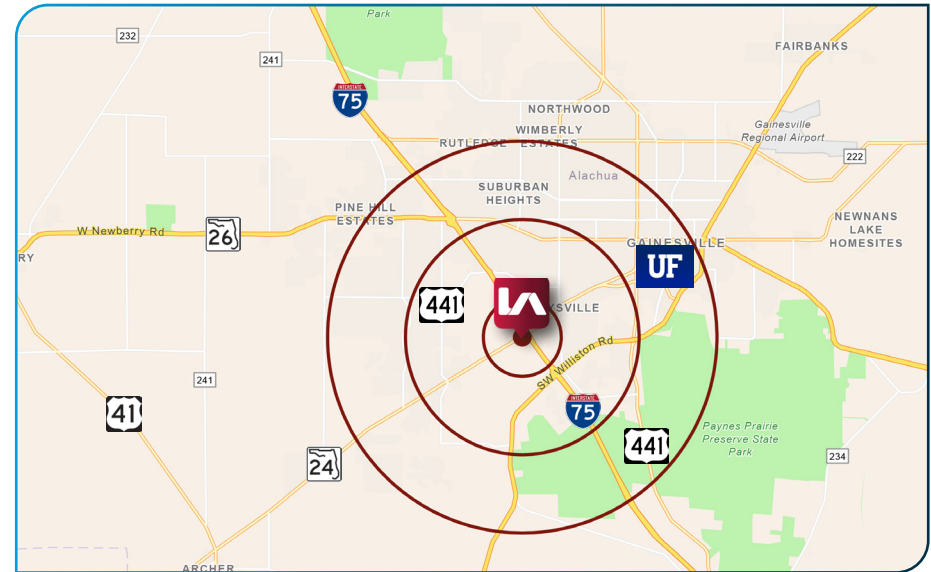
9.8 MILES FROM US HIGHWAY 41



3.3 MILES FROM US HIGHWAY 441



3.7 MILES FROM FL-26 (NEWBERRY ROAD)



Population

1 Mile: 7,091
3 Mile: 73,643
5 Mile: 151,590



Households

1 Mile: 2,971
3 Mile: 30,353
5 Mile: 62,120



Business

1 Mile: 226
3 Mile: 2,795
5 Mile: 6,378



Age

0 - 19 (22%)
20 - 45 (51.6%)
55 - 75 (21.3%)



Avg Household Income

1 Mile: \$61,051
3 Mile: \$67,114
5 Mile: \$87,513



Employees

1 Mile: 4,503
3 Mile: 38,571
5 Mile: 97,998



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

CONTACT

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