

For Lease | Second Floor at Radiant Credit Union Building

14520 NW US Hwy 441, 2nd Floor | Alachua, FL 32615

Size: 4,000± SF | Lease Rate: ~~\$24/SF~~ \$14/SF Full Service



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Property Details

Discover your ideal workspace at

**14520 NW US Hwy 441
Alachua, FL 32615**

Impeccably maintained and strategically positioned in Alachua, this exceptional property offers a prime opportunity for your business endeavors. Unlock the potential of your business with the unparalleled offerings of the **second floor at the prestigious Radiant Credit Union building**. Situated along the prominent Hwy 441, this prime location offers **great visibility** and **accessibility** for your enterprise.

Office Size 4,000± SF

Parcel IDs 03212-012-000

Lease Rate ~~\$24/SF~~ \$14/SF Full Service
(not including janitorial)

Experience the transformative power of 14520 NW US Hwy 441 firsthand. Contact us now to schedule your exclusive tour and seize the opportunity to elevate your business to new heights in this exceptional workspace.

Key Features

- **Private Entrance:** Experience exclusivity with a private entrance featuring both stairs and an elevator, ensuring seamless access to your new workspace.
- **Spacious Interior:** Spread across 4,000 square feet of meticulously designed office space, revel in the abundance of natural light that floods every corner, fostering an environment of productivity and inspiration.
- **Functional Layout:** The thoughtfully crafted floor plan boasts a central hallway leading to 9 offices, a versatile conference room, a break room and a sprawling 24'x26' open work area, perfect for collaborative endeavors.
- **Modern Amenities:** Enhance your work experience with modern conveniences including a spacious employee break room, a dedicated copy nook complete with cabinetry for streamlined operations, an IT closet for seamless connectivity and ADA compliant restrooms for inclusivity.
- **Furniture Included:** Simplify your move-in process with included furniture, allowing you to focus on what truly matters - growing your business.
- **Tenant Signage:** Tenant signage may be added to the building sign (subject to landlord and City of Alachua approval).



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Floor Plan

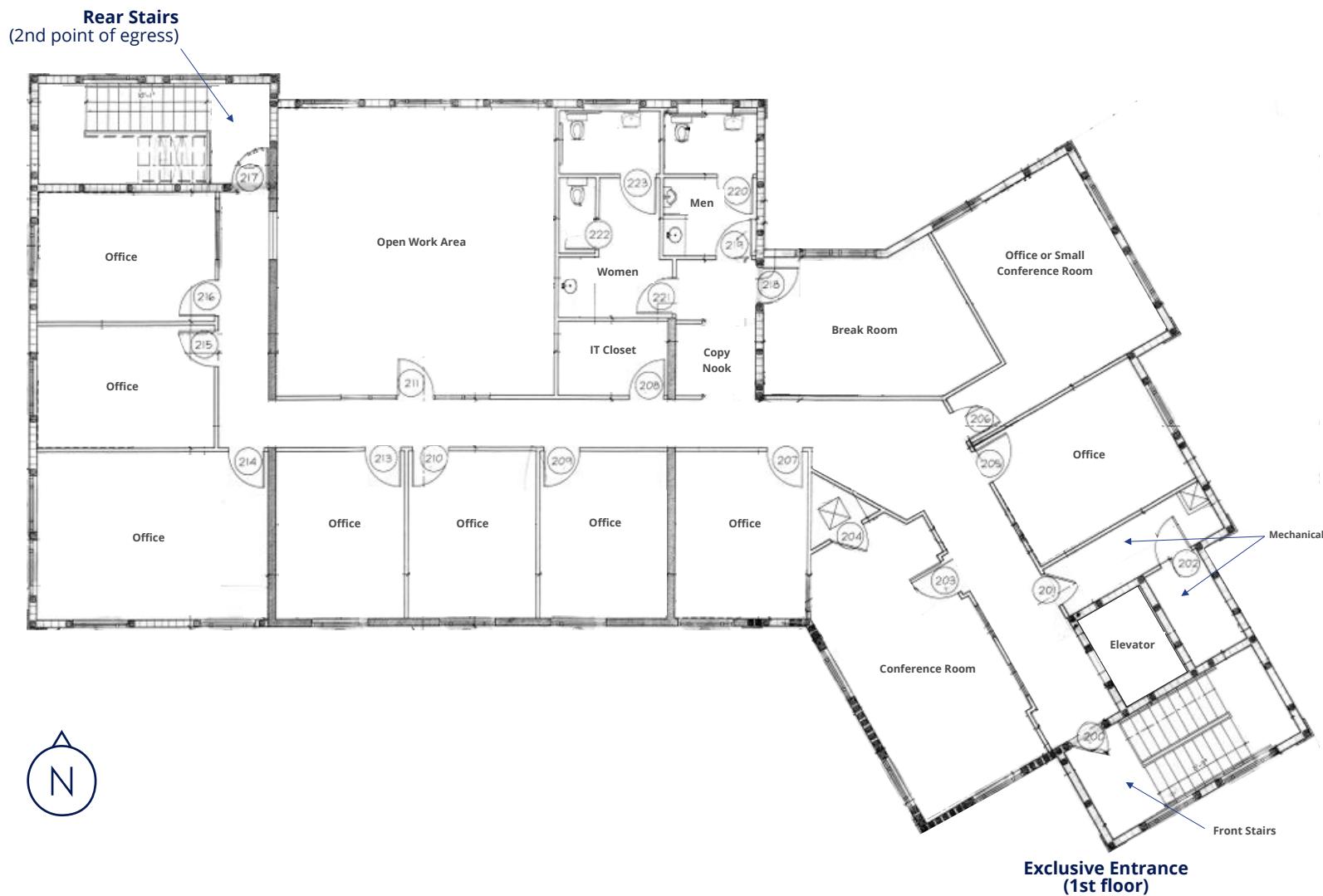


Photo Gallery



Interior



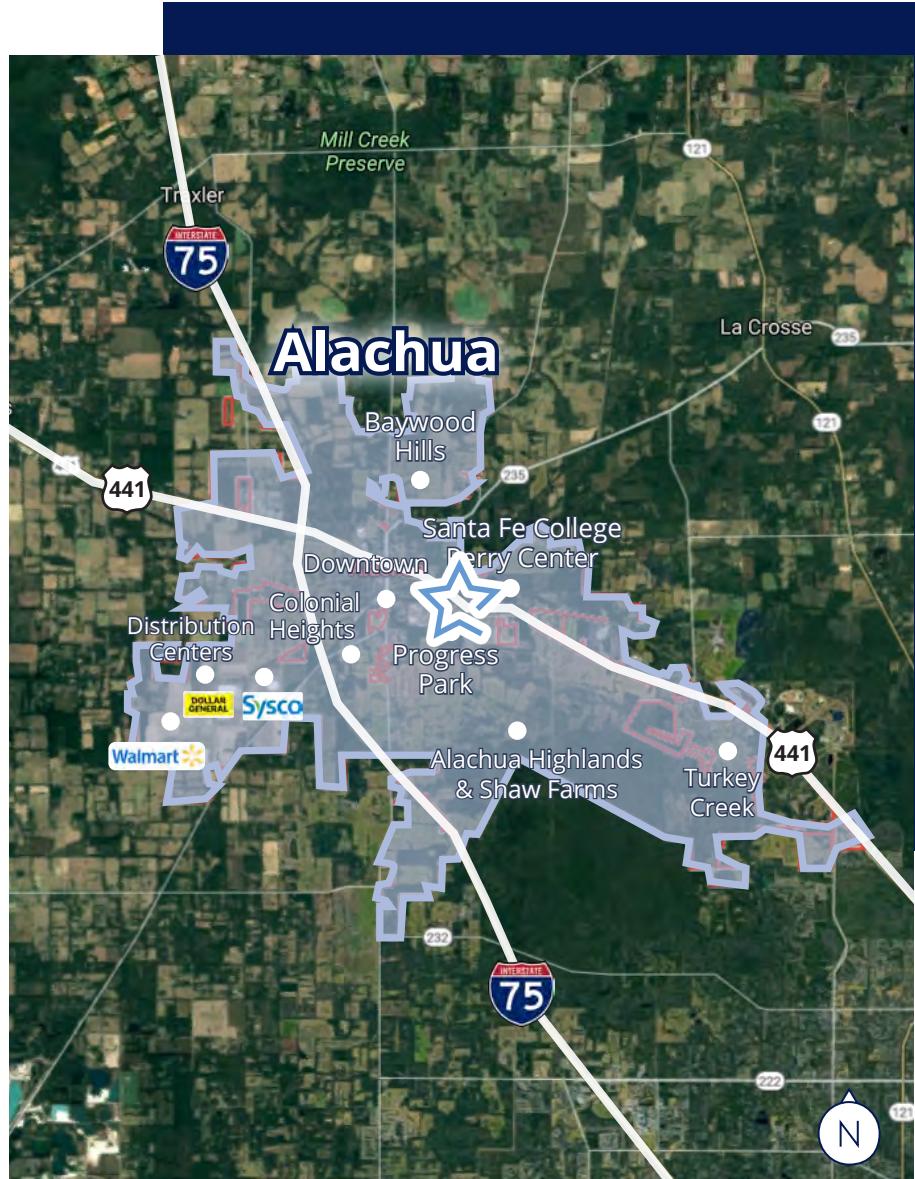
Photo Gallery



Exterior



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."

2nd

Largest City in the County

3rd

Largest City in North Central Florida

10,830+

Residents of Alachua



Trade Area

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Proximity to Downtown

Located just minutes from downtown Alachua, indulge in the vibrant energy of the city center, bustling with opportunities for networking and leisure.



Tech Hub Access

Enjoy close proximity to Progress Park and San Felasco Tech City, hubs of innovation and entrepreneurship, fostering a dynamic ecosystem for collaboration and growth.



Convenient Connectivity

With I-75 a mere 2 miles away and Gainesville just 9 miles down the road, commuting becomes effortless, allowing you to stay connected to key markets and resources.

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.

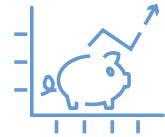
Ravine Park

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.



Area Demographics

Source: ESRI Business Analyst | 5 mile radius



	Population (2024)	Population Projection (2029)	Average Household Income (2024)	Projected Average Household Income (2029)
1 Mile	2,336	2,609	\$75,687	\$97,519
3 Mile	7,735	8,659	\$90,354	\$110,693
5 Mile	14,153	15,308	\$100,167	\$120,857

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