300 E University Ave, Gainesville, FL 32601

OFFICE SPACE IN THE COMMERCE BUILDING

Portal REALTY

RATE: $22/SF

SPACE: 2,160+ SF

TYPE: MODIFIED GROSS

LISTING AGENTS

TERESA CALLEN
TERESA@PORTALGAINESVILLE.COM
352.871.5865

DEREK CALLEN
DEREK@PORTALGAINESVILLE.COM
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CALEB NOBLE
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PROPERTY HIGHLIGHTS

Located off University Avenue in Downtown Gainesville, The Commerce Building offers class A office space starting as small as 2,160 SF. With a range of suite sizes, the building provides an ideal environment for businesses seeking a professional setting in a convenient, accessible location amongst Government agencies and successful businesses. The building is close to municipal offices, the courthouse, and several favorite local eateries while still providing plentiful private parking for employees.
Contact our listing agents today for more information or to schedule a showing.

Portal
REALTY

Across the street from the acclaimed Bo Diddley Plaza, government buildings, City Hall, courthouses, dining and shopping.

Located down the road from the University of Florida and in the heart of Downtown

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AADT:19500

AADT:33500

UF | UNIVERSITY of FLORIDA

PROPERTY SUMMARY

Located off of University Ave, this property is within walking distance to all of Downtown eateries and events

Income
Median Household Income
$29,059

Housing
Total Housing Units
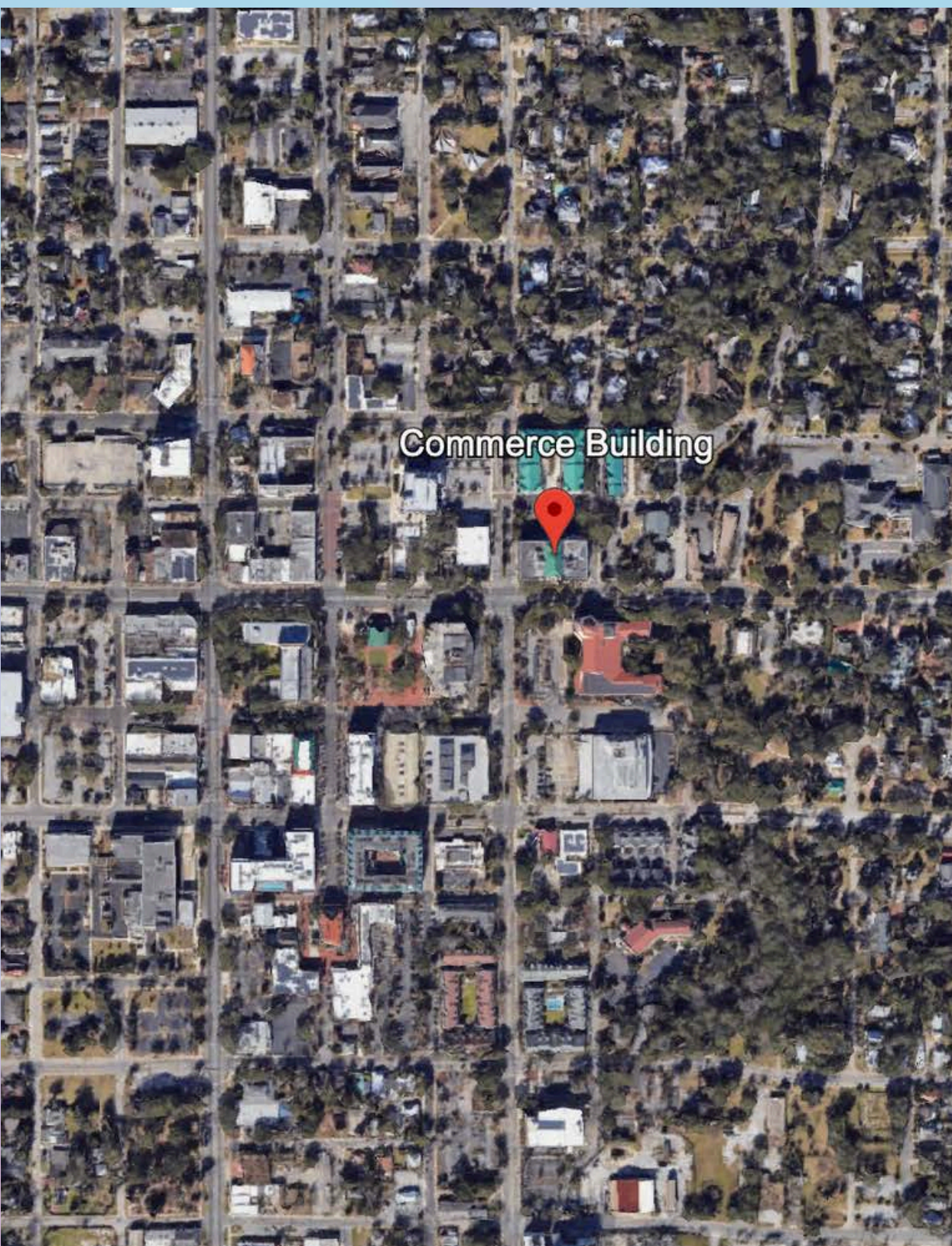10,882

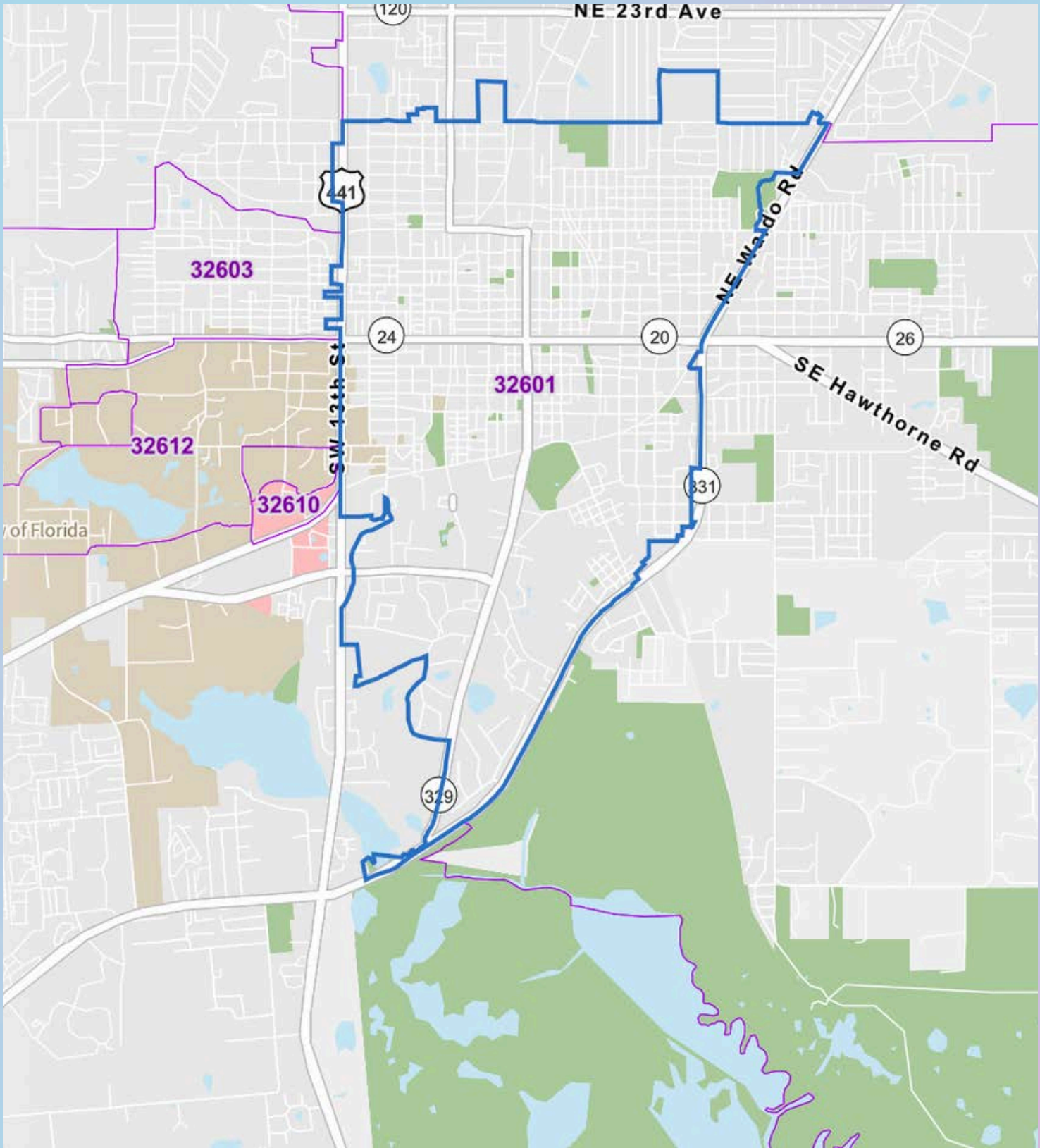**Families & Living Arrangements**
Total Households
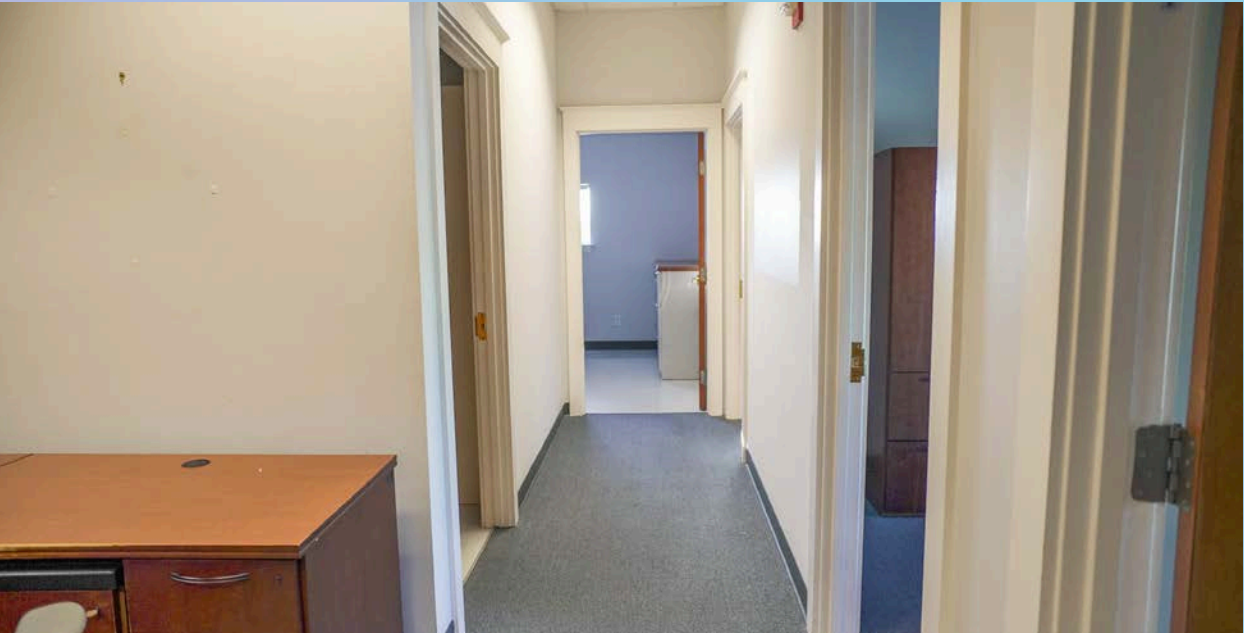9,015
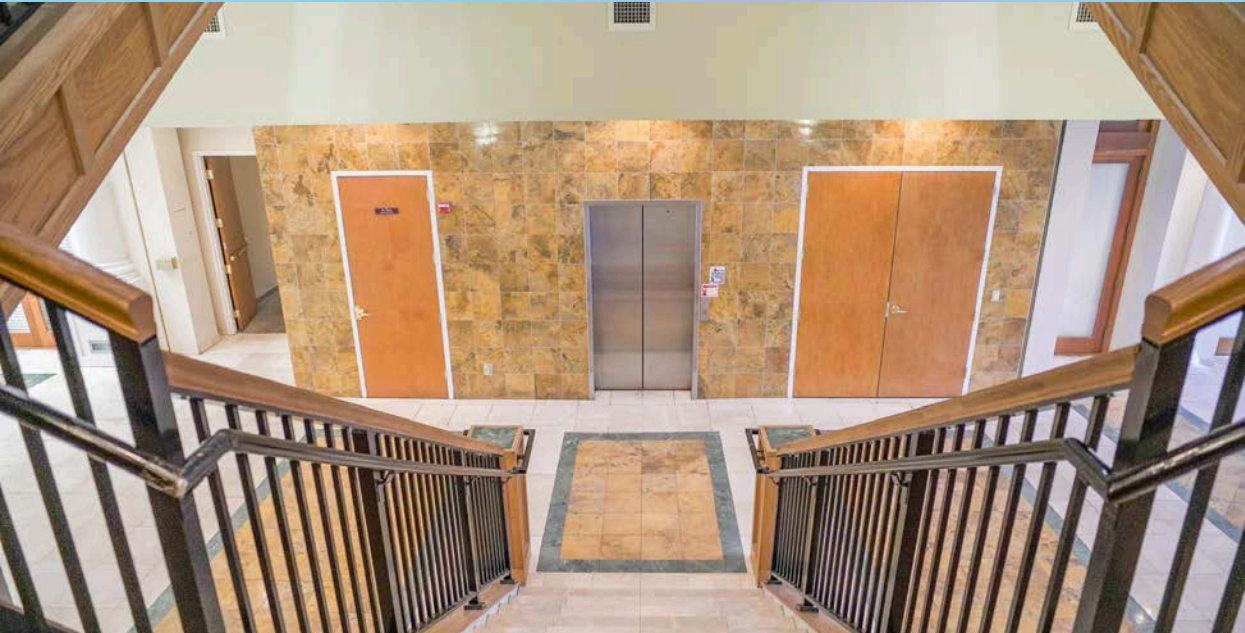
Populations and People
Total Population
22,039

Median Age
Populations & People
22.8

Business and Economy
Total Employer Establishments
786

Commerce Building

Portal REALTY

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DOWNTOWN GAINESVILLE

Gainesville's Downtown is the symbolic heart of the city. A quintessentially quaint tight-knit gathering of shops, restaurants, theatres and parks it somehow pulls off always feeling lively, yet open and personal at the same time.
By day, walk down tree-lined streets. Take in the sounds of live music as it bounces off the buildings surrounding the Bo Diddley Plaza.
Fulfill your quest for knowledge at the Alachua County Library District Headquarters and browse books, music, movies and attend educational events and programs. By night, take in a play or movie at the Hippodrome Theatre or wander by the one-of-a-kind shops and fun boutiques around Union Street Station before sitting down to dinner at a mouth-watering restaurant and enjoy a pint of local craft beer. Just like downtown itself, there's something for everyone.

UNIVERSITY OF FLORIDA

The University of Florida (UF), located in Gainesville, is a top-tier public research university renowned for its academic excellence and vibrant campus life. Established in 1853, UF is one of the largest universities in the United States, serving over 56,000 students across diverse undergraduate, graduate, and professional programs. As a member of the prestigious Association of American Universities, UF is committed to advancing research, with robust programs in fields such as agriculture, engineering, business, and health sciences. The university boasts a dynamic community, rich in traditions and opportunities, where students engage in a multitude of extracurricular activities, sports, and leadership roles. With a strong emphasis on innovation and a global perspective, the University of Florida is dedicated to preparing students for success in a rapidly evolving world.