

1234 NW 14TH AVE, GAINESVILLE, FL 32601

PROPERTY FOR LEASE



\$13/SF
Modified Gross

BUILDING SIZE: 1820 SF
ACREAGE: 0.33
2 BATHROOMS/ 1 SHOWER



PROPERTY HIGHLIGHTS

Centrally located less than a mile from the University of Florida, and just over a mile to Downtown, this 1820 SF office space perfectly accommodates for a myriad of professional and service based businesses. This space is equipped with 5 private offices, a front lobby and showroom area, 2 bathrooms/1 shower, private parking and entryways, and laundry room access.

Contact our Listing Agents to Schedule a Showing Today.

**LISTING
AGENT**



TERESA CALLEN
TERESA@PORTALGAINESVILLE.COM
352.871.5865



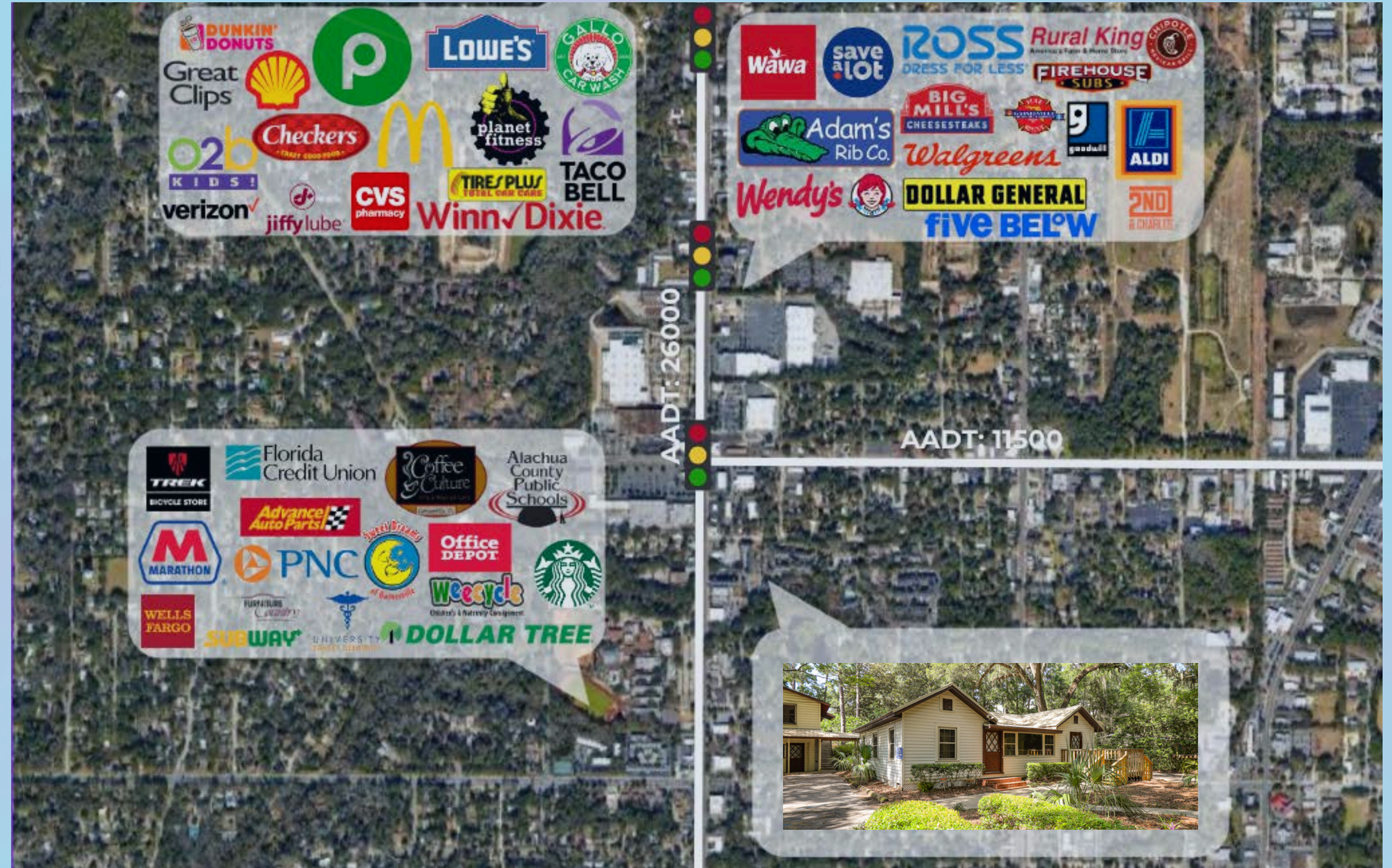
AERIAL HIGHLIGHTS

Located off NW 13th St, just under a mile from the University of Florida and 1 mile from Downtown

Surrounded by many successful national and local businesses and neighborhoods



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PROPERTY SUMMARY

- Private parking & entryways
- Well Maintained + <1 mile from UF
- 2 bathrooms, laundry access
- Desirable location off 13th St



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



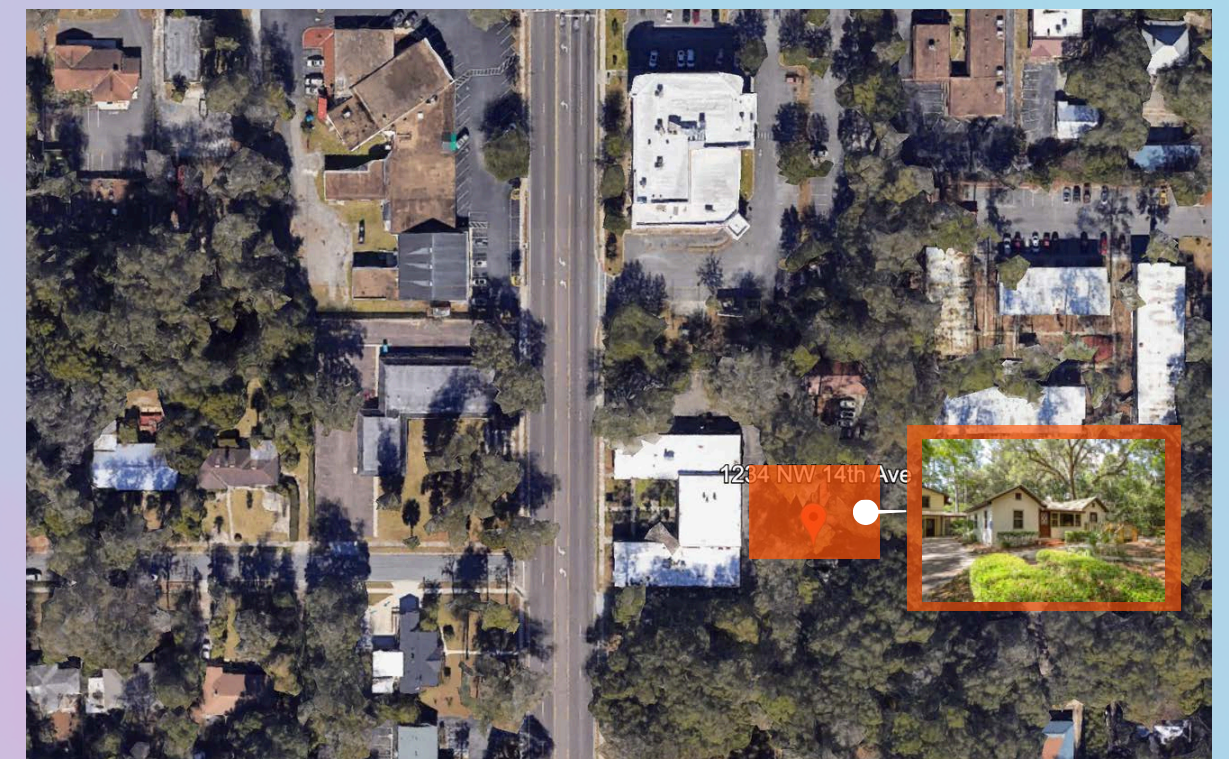
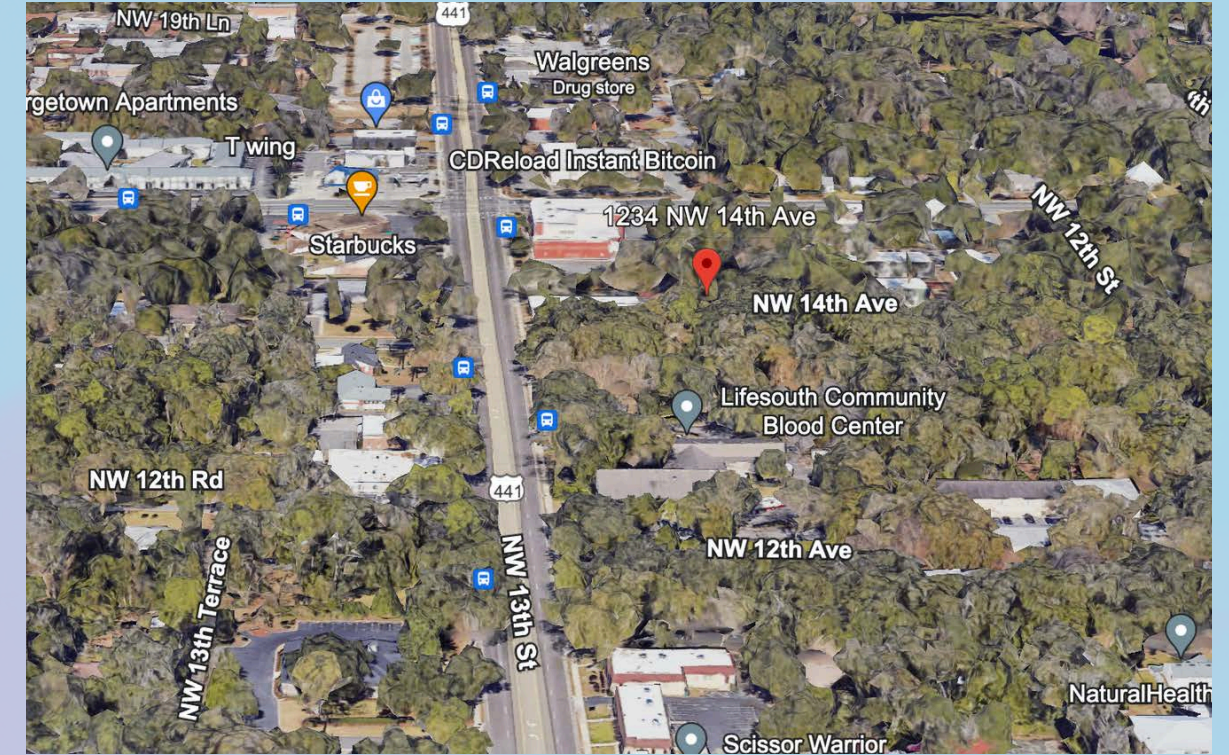
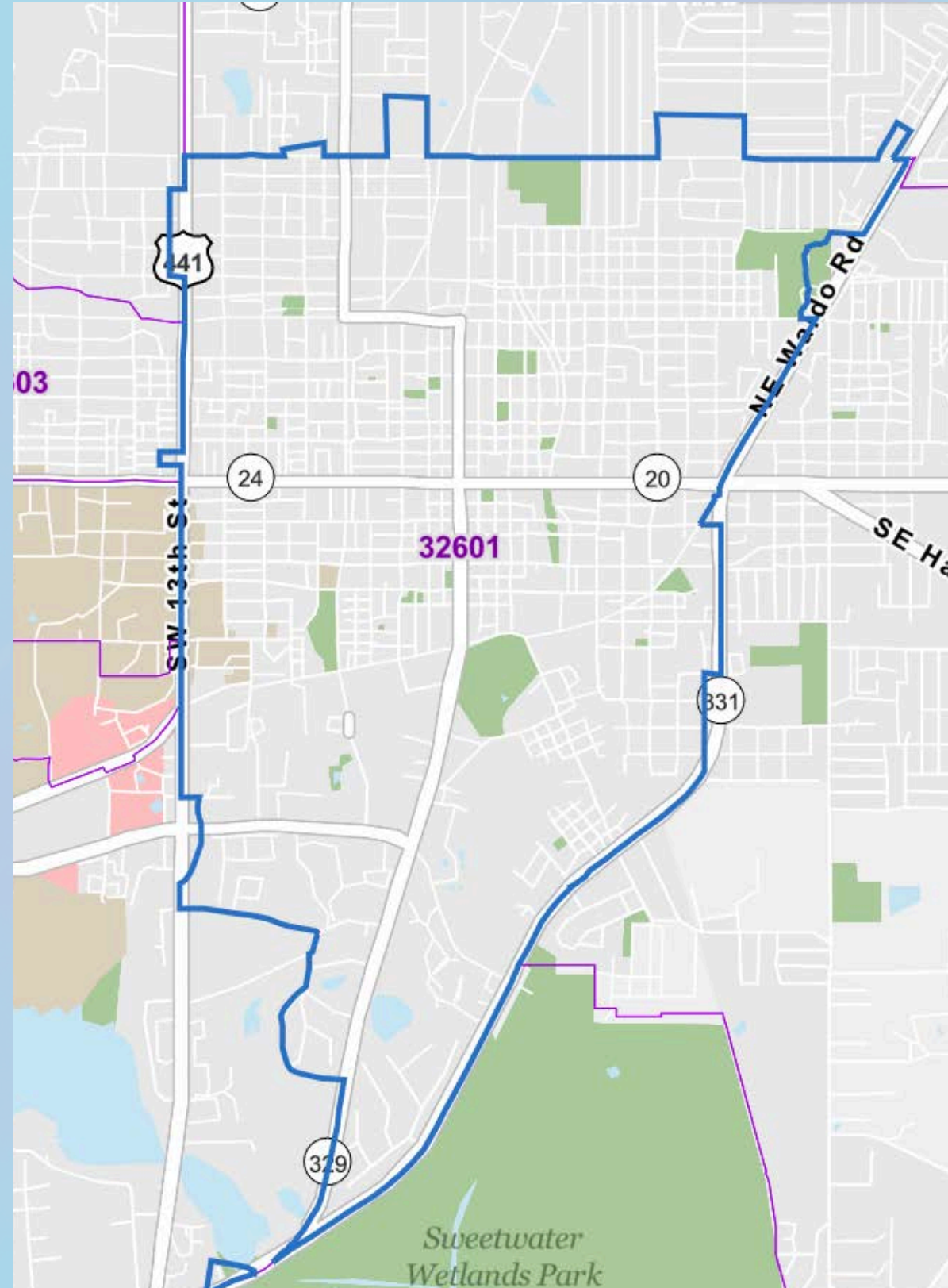
Median Age
Population & People
22.8 Years



Business and Economy
Total Employer Establishments
786



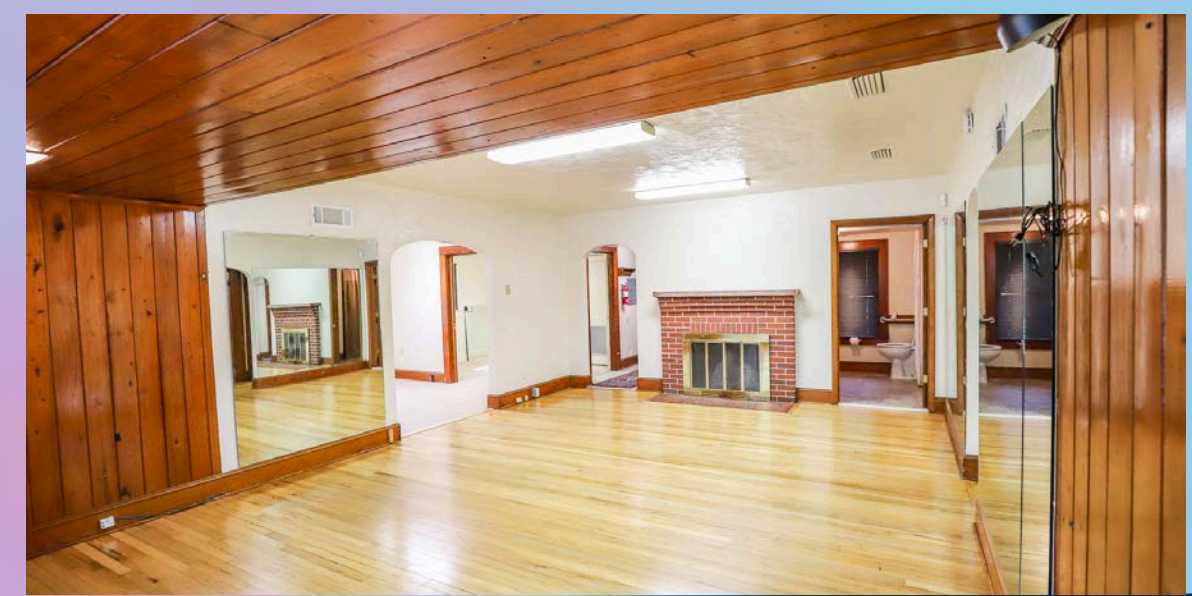
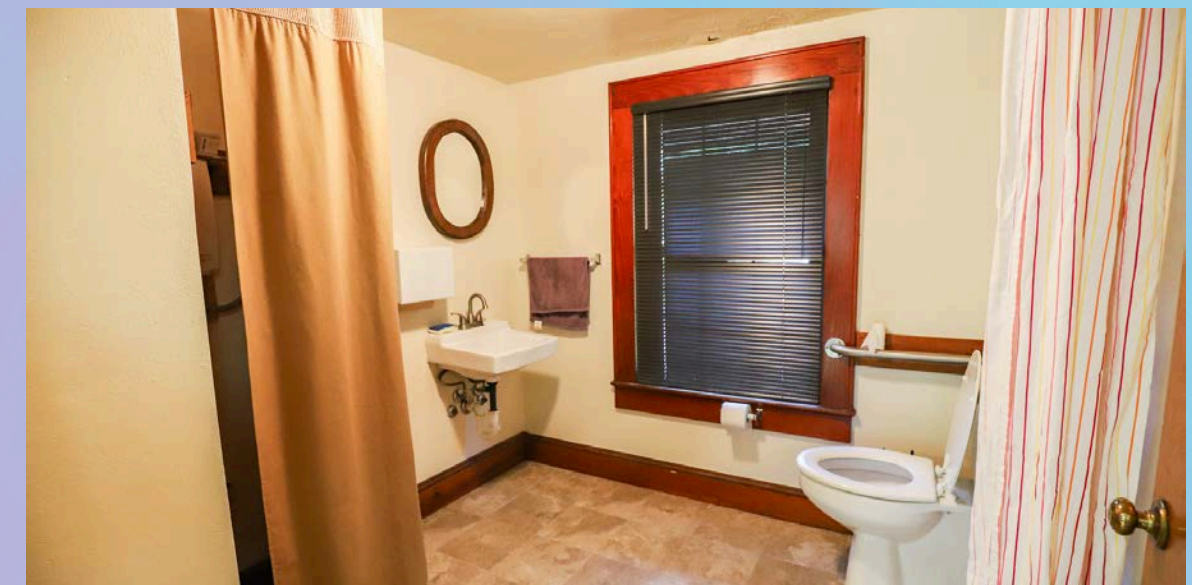
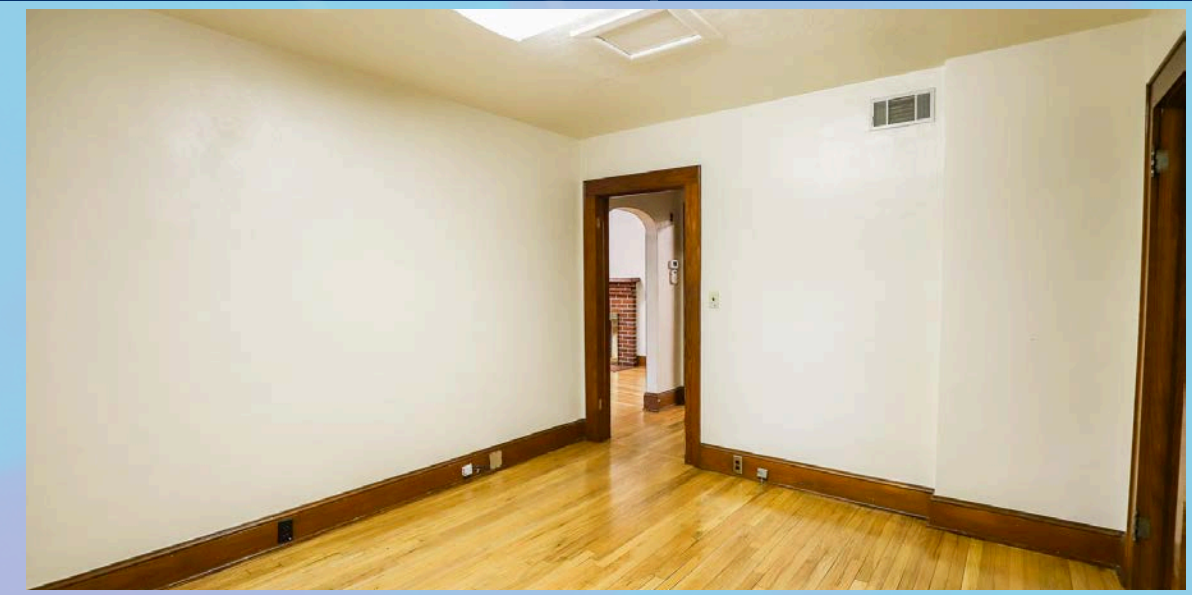
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PROPERTY PHOTOS: EXTERIOR



PROPERTY PHOTOS: INTERIOR



GAINESVILLE OVERVIEW



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.



INNOVATION DISTRICT

Nestled between downtown and the University of Florida, the Gainesville Innovation District is home to more than 80 thriving businesses. Join the vibrant and active community for a concert on the lawn at Midpoint Park and Eatery or attend professional networking events at The Hub. There's always something to do in district.



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.