

PRIME DENTAL/MEDICAL OR PROFESSIONAL OFFICE BUILDING FOR LEASE

1230 NW 9th Ave, Gainesville, FL 32601

3,595± SF | \$21/SF GROSS



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COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

1230 NW 9th Ave, Gainesville, FL 32601



PROPERTY DESCRIPTION

Position your practice or business for success in this exceptional 3,596± SF medical, dental, or professional office opportunity. Situated in a modern stand-alone building just off Gainesville's highly traveled NW 13th Street corridor, the property offers outstanding accessibility and visibility while being only minutes from the University of Florida, UF Health, and numerous new multifamily residential developments.

Originally designed as a dental office, the thoughtfully configured space is ideally suited for medical, dental, or professional users seeking a move-in-ready environment. The efficient floor plan promotes seamless patient and client flow and includes a welcoming reception and waiting area, private offices, multiple exam/operatories, breakroom, prep area, storage spaces, and restrooms.

Abundant natural light fills the interior through a distinctive pop-up roof design, transom windows, and large exterior-facing windows overlooking attractive courtyard and outdoor deck areas. Recent upgrades, including fresh interior paint and new luxury vinyl plank flooring throughout, provide a clean, modern aesthetic.

Existing plumbing, operatory air, suction lines, and floor-mounted electrical connections in exam rooms offer significant value for medical and dental users, minimizing build-out costs and accelerating occupancy. Combined with ample on-site parking and prominent signage opportunities, this property presents an outstanding opportunity for healthcare providers and professional office users alike.

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PROPERTY HIGHLIGHTS

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- 3,596± SF stand-alone medical, dental, or professional office building
- Former dental office with existing operatories and infrastructure in place
- Exam rooms equipped with sinks and/or existing plumbing connections
- Existing operatory air, suction, and floor-mounted electrical hookups
- Flexible floor plan designed for efficient patient and client flow
- Bright, naturally lit interiors with courtyard and garden views
- Freshly painted interior with new luxury vinyl plank flooring throughout
- Welcoming reception area, private offices, breakroom, storage, and restrooms
- Large fenced outdoor deck and attractive landscaped courtyard areas
- Ample on-site parking and monument signage opportunities
- Excellent location just off NW 13th Street with convenient access throughout Gainesville
- Minutes from the University of Florida, UF Health, and the Innovation District
- Surrounded by growing residential and mixed-use developments
- Immediate occupancy available



FLOOR PLAN

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ADDITIONAL PHOTOS

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 **LEE & ASSOCIATES**
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LOCATION MAP

1230 NW 9th Ave, Gainesville, FL 32601



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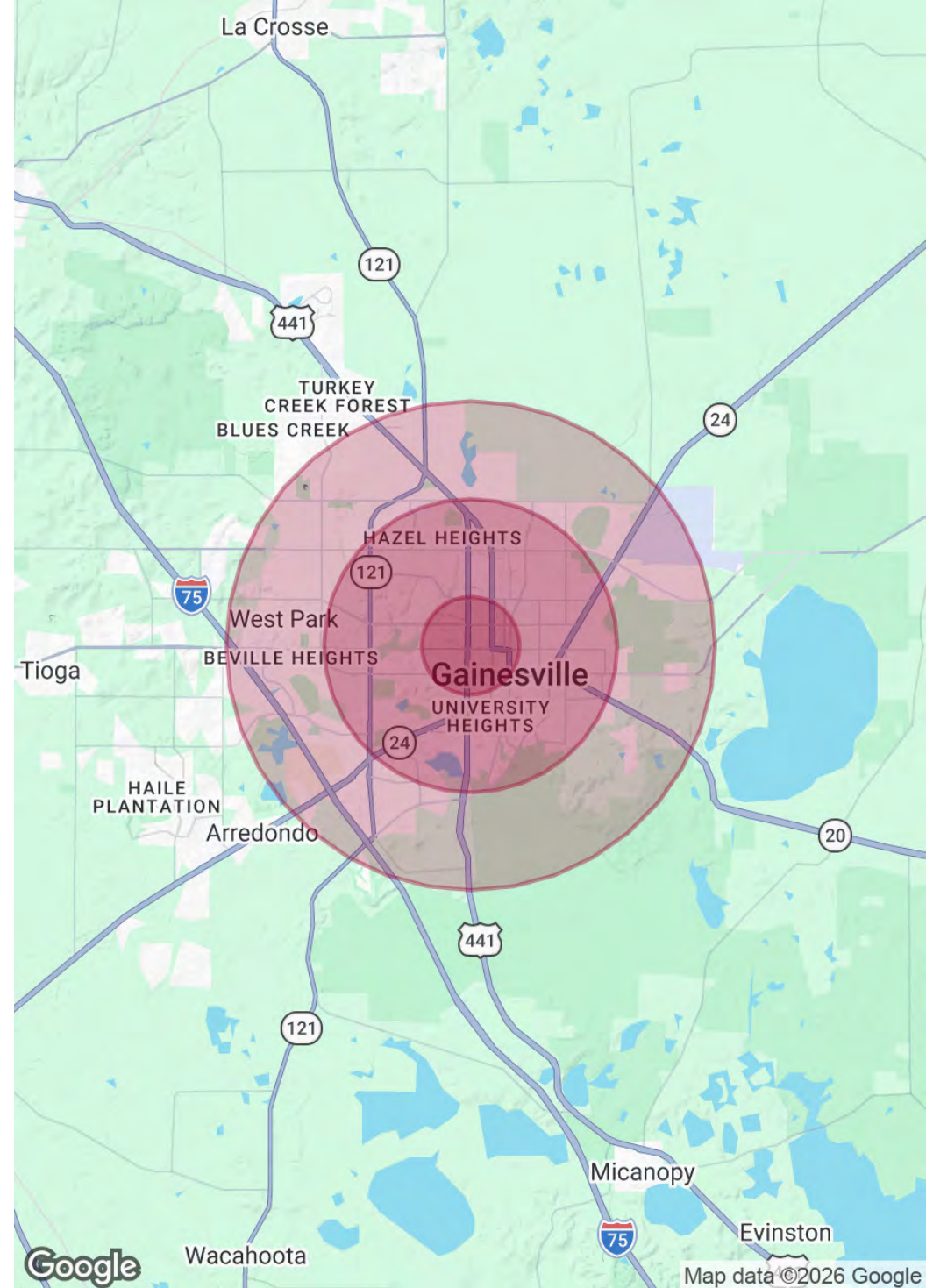
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DEMOGRAPHICS MAP & REPORT

1230 NW 9th Ave, Gainesville, FL 32601

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,813	90,344	158,222
Average Age	26.1	30.8	32.4
Average Age (Male)	26.8	30.3	31.8
Average Age (Female)	26.9	32.0	33.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,512	34,930	64,190
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$48,383	\$71,438	\$72,057
Average House Value	\$289,066	\$248,984	\$243,171



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