



# Introducing a Prime Commercial Space for Lease in Gainesville, Florida

4300 NW 89th Blvd, 3rd Floor | Gainesville, FL 32606

Size: 9,251± SF | Lease Rate: \$25/SF Full Service\*  
\*Does not include janitorial services



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# Property Overview

## Edward D. Peddie Corporate Center

4300 NW 89th Blvd, 3rd Floor | Gainesville, FL 32606

Unbelievably gorgeous 3rd floor office space for lease! The entire 3rd floor of the Edward D. Peddie Corporate Center building could be the next home for your business. This 9,251± SF office is light and bright, boasting a magnificent atmosphere bathed in natural light streaming through the roof's bank of transom windows that line the three-story open atrium in the center of the building.



### Highlights

- Excellent location with convenient access to I-75
- Prestigious building located in the beautiful office park of Santa Fe Village Health Park
- Centrally located with other medical facilities and office buildings
- Abundant parking
- Three-story corporate office building
- Located within walking distance to Publix, shopping, restaurants, soccer fields, walking trails and more
- Zoned HM. Property has a Transit Oriented Design overlay designation. All office type uses are permitted uses (general, medical, etc.)
- Furnishings are optional and may be included in the lease for an agreed upon additional fee



## A Light & Inviting Entrance

As you step into this space, you'll appreciate the attention to detail and convenience it offers. Access to the lovely three-story shared lobby is through electronic access with customizable entry times for your employees, ensuring a seamless and secure environment. Furthermore, the on-site security office on the first floor provides an added layer of protection for your peace of mind. Travel to the upper floors is made easy via stairs or a central elevator that opens to the expansive view of the open atrium.



## The Third Floor Work Areas

The third floor provides all the amenities necessary to support your business operations. You'll find a copy room, file room, waiting area, an IT room, restrooms and mechanical closets, ensuring that every aspect of your business needs is well taken care of.

**Your Company  
Logo Here**

The third-floor buildout has been thoughtfully designed to maximize productivity and comfort. Surrounding the atrium, you'll find an impressive executive conference room, complete with an attached coffee kitchenette area for those energizing breaks. Additionally, there is a private bathroom and a small conference room for more intimate meetings. The floor also includes two open work areas on both the east and west side, ensuring a collaborative work environment and 13 private offices, each with windows offering scenic views of the park-like setting of Santa Fe Health Park.



## Break Area

Employees and guests will have access to a breakroom located on the second floor. There is a kitchen area as well as a dining area. However, the best seat in the house is on the covered outdoor dining balcony that offers stunning views of North Florida nature. Relax at lunch while you look out through the trees to the surrounding park-like setting.



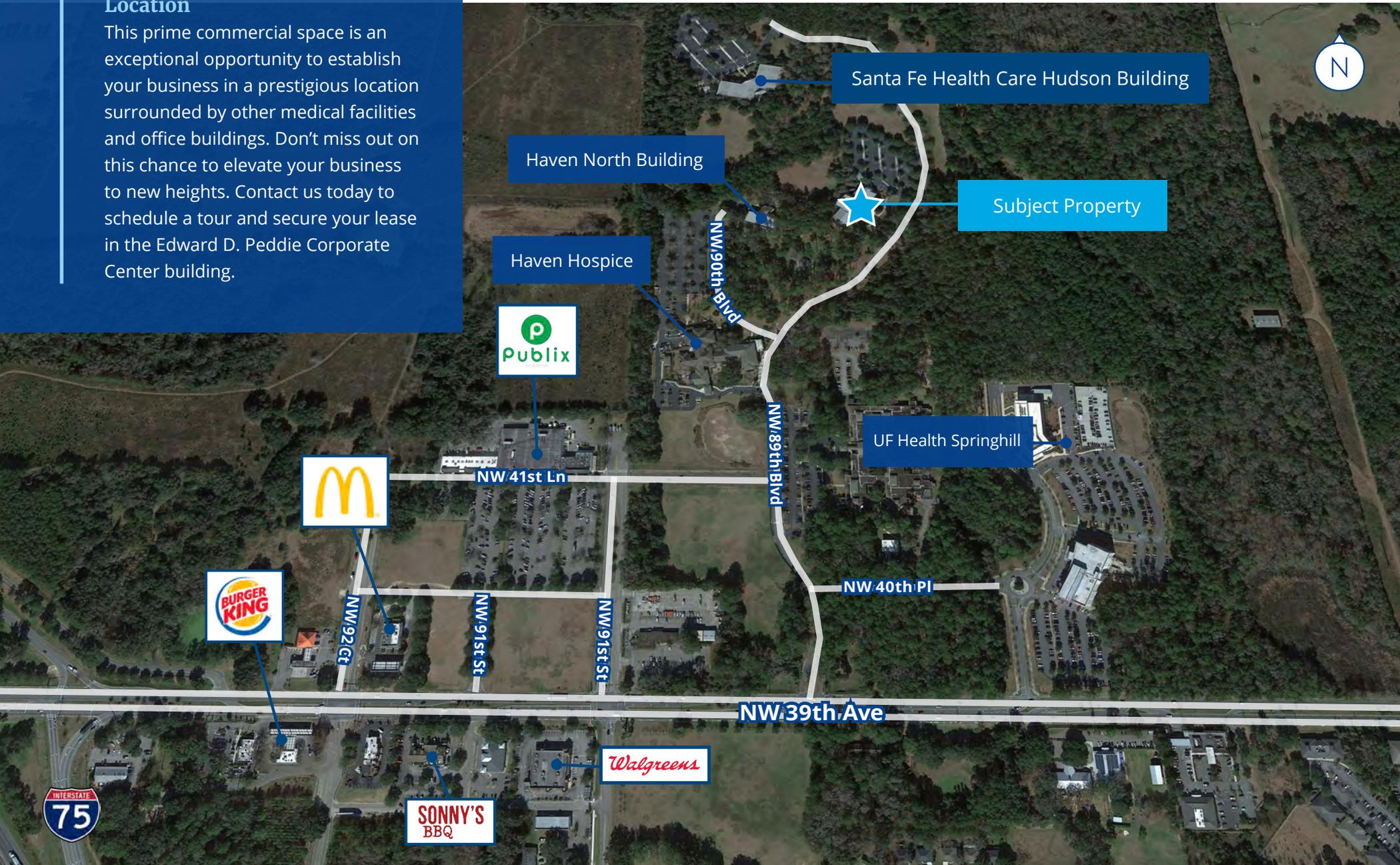


### **Convenience & Accessibility**

Convenience and accessibility are key features of this property. The building features a truck high dock at the rear, facilitating logistics for your business, and there is ample parking available for employees, clients and visitors.

## Location

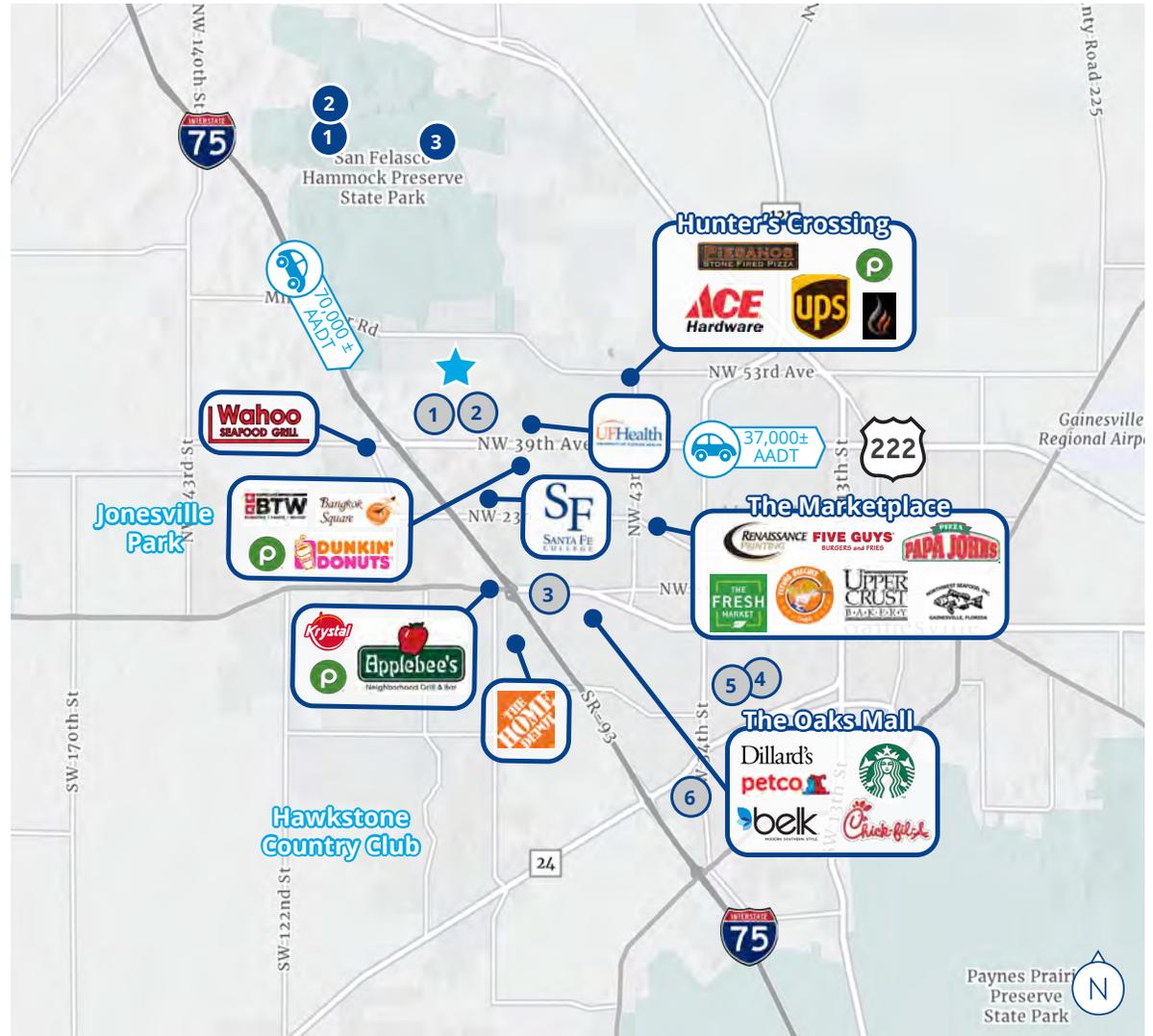
This prime commercial space is an exceptional opportunity to establish your business in a prestigious location surrounded by other medical facilities and office buildings. Don't miss out on this chance to elevate your business to new heights. Contact us today to schedule a tour and secure your lease in the Edward D. Peddie Corporate Center building.



# Trade Area

## Legend

- Medical**
  1. Haven Hospice
  2. UF Shands - Spring Hill
  3. North Florida Regional Medical Center
  4. UF Shands
  5. Malcolm Randolph VA Medical Center
  6. New VA Facility
  
- Subject Property**
  
- Biotech/Startup**
  1. Progress Park
  2. Sid Martin Bio Tech
  3. San Felasco Tech City



## Area Demographics (5 mile radius)



2022 Education  
(Bachelor's/graduate  
professional degree)

55%



2027 Projected  
Population

94,880



2022  
Median Age

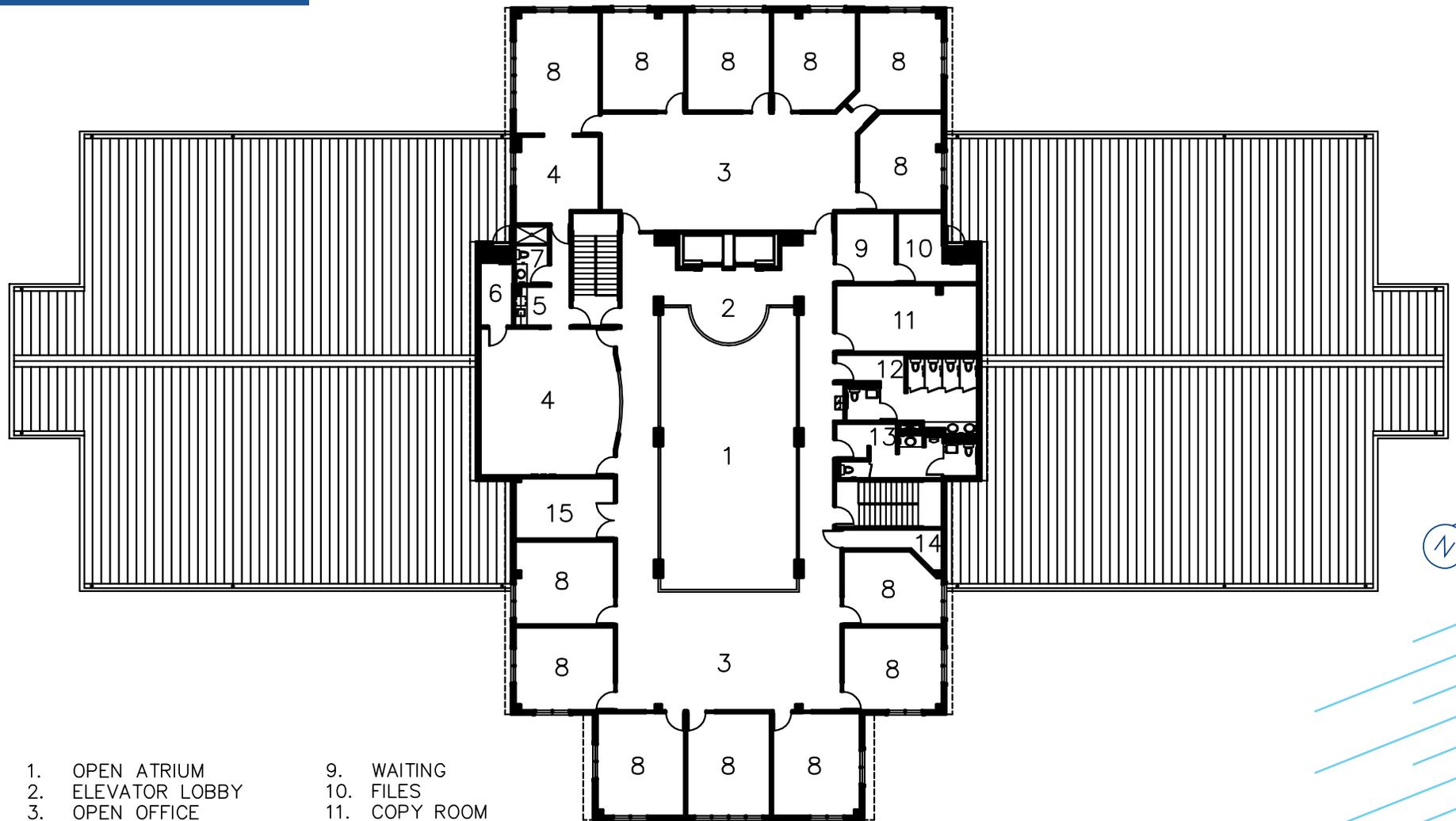
37.7



2027 Average  
HH Income

\$105,155

# Floor Plan



- |    |                |     |           |
|----|----------------|-----|-----------|
| 1. | OPEN ATRIUM    | 9.  | WAITING   |
| 2. | ELEVATOR LOBBY | 10. | FILES     |
| 3. | OPEN OFFICE    | 11. | COPY ROOM |
| 4. | CONFERENCE     | 12. | WOMEN     |
| 5. | COFFEE         | 13. | MEN       |
| 6. | COMMUNICATIONS | 14. | COMPUTER  |
| 7. | BATHROOM       | 15. | HVAC      |
| 8. | OFFICE         |     |           |

# Floor Plan

## Furniture Layout



# Photo Gallery





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