

FULLY RENOVATED OFFICE SPACE FOR LEASE

1731 NW 6th Street, Gainesville, FL 32609

5,044± - 11,966 SF± SF | \$15 SF NNN



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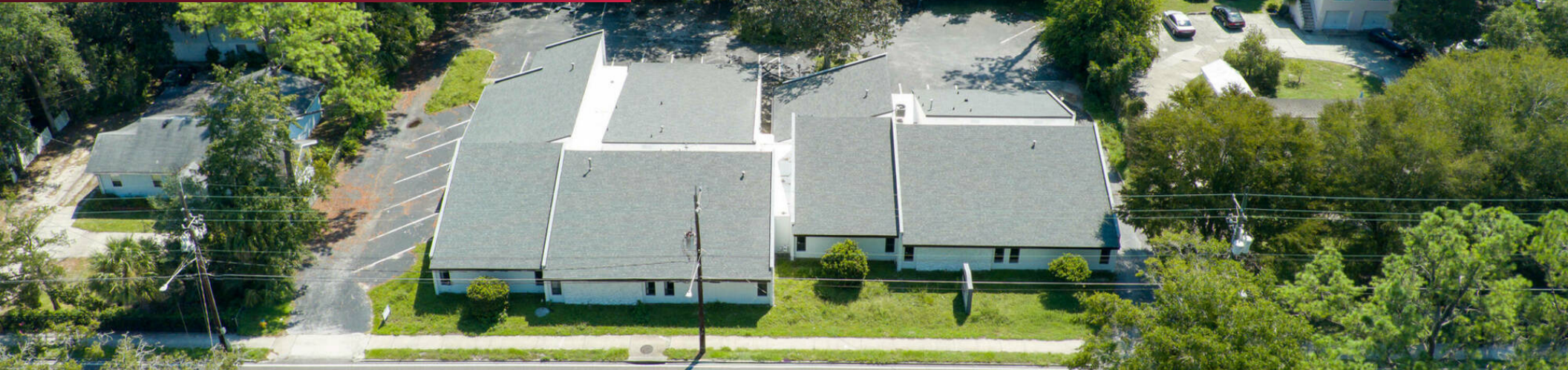
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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY

1731 NW 6th Street, Gainesville, FL 32609



LOCATION DESCRIPTION

Located near the intersection of NW 6th Street and NW 16th Avenue, the property features approximately 210 linear feet of direct frontage on NW 6th Street with prominent monument signage. The site offers convenient access to Gainesville's main arterial roadways and is surrounded by a wide range of retail, dining, and service amenities.

PROPERTY HIGHLIGHTS

- Newly renovated office space
- Multiple for lease options available: 5,044± SF, 6,922± SF, 11,966± SF
- Located on main north-south Gainesville corridor
- Centrally located in Gainesville - minutes to UF, Downtown and Innovation District
- 210 linear feet of direct road frontage on 6th Street with monument signage

OFFERING SUMMARY

Lease Rate:

\$15 SF/yr (NNN)

Available SF:

5,044 - 11,966 SF

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PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION

Position your business in one of Gainesville's most accessible and centrally located office corridors at 1731 NW 6th Street. This property offers flexible office configurations, competitive pricing, modern upgrades and strong street visibility, making it well suited for professional and creative users seeking proximity to Gainesville's major employment and innovation hubs.

Available now, offering a prime opportunity for tenants considering relocation or future growth.

Renovated Improvements Include:

- New mechanical, electrical and plumbing systems
- New drywall throughout
- New doors with updated hardware
- New trim and baseboards
- New flooring
- Fresh interior paint
- New lighting package
- New breakroom & kitchenette
- New cabinets
- New roof
- New exterior paint
- New landscaping
- Resurfaced and striped parking lot
- Monument signage

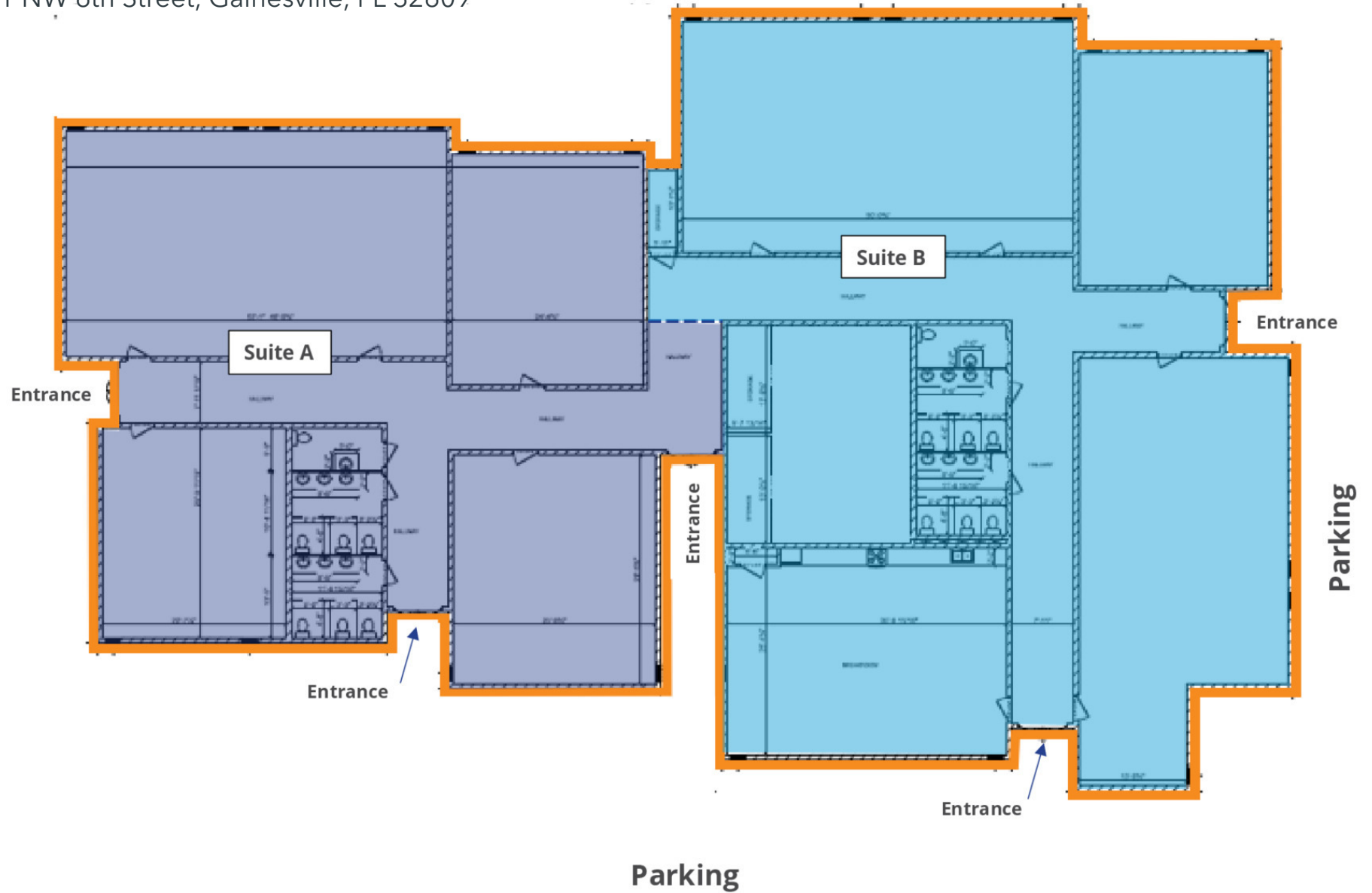
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FLOOR PLAN

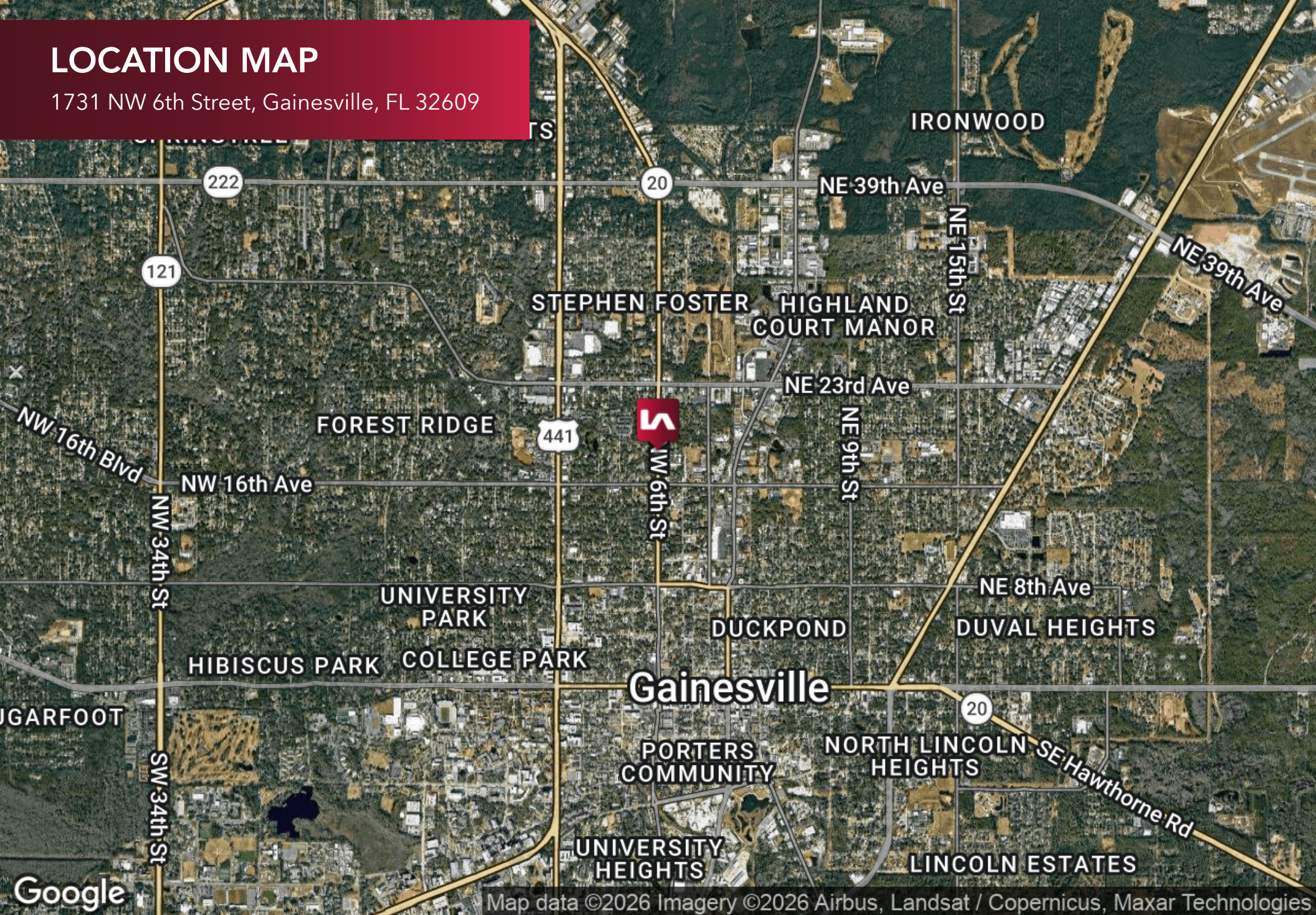
NW 6th Street

1731 NW 6th Street, Gainesville, FL 32609



LOCATION MAP

1731 NW 6th Street, Gainesville, FL 32609



Gainesville

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DEMOGRAPHICS MAP & REPORT

1731 NW 6th Street, Gainesville, FL 32609

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,690	79,348	155,211
Average Age	38	34	35
Average Age (Male)	37	34	34
Average Age (Female)	38	34	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,673	31,369	63,073
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$76,274	\$68,483	\$71,762
Average House Value	\$266,838	\$275,105	\$264,842

2020 American Community Survey (ACS)