

# TRIMARK PROPERTIES PORTFOLIO

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321 SW 13th Street | Gainesville, FL 32601  
352.336.4930 | [www.trimark-commercial.com](http://www.trimark-commercial.com)



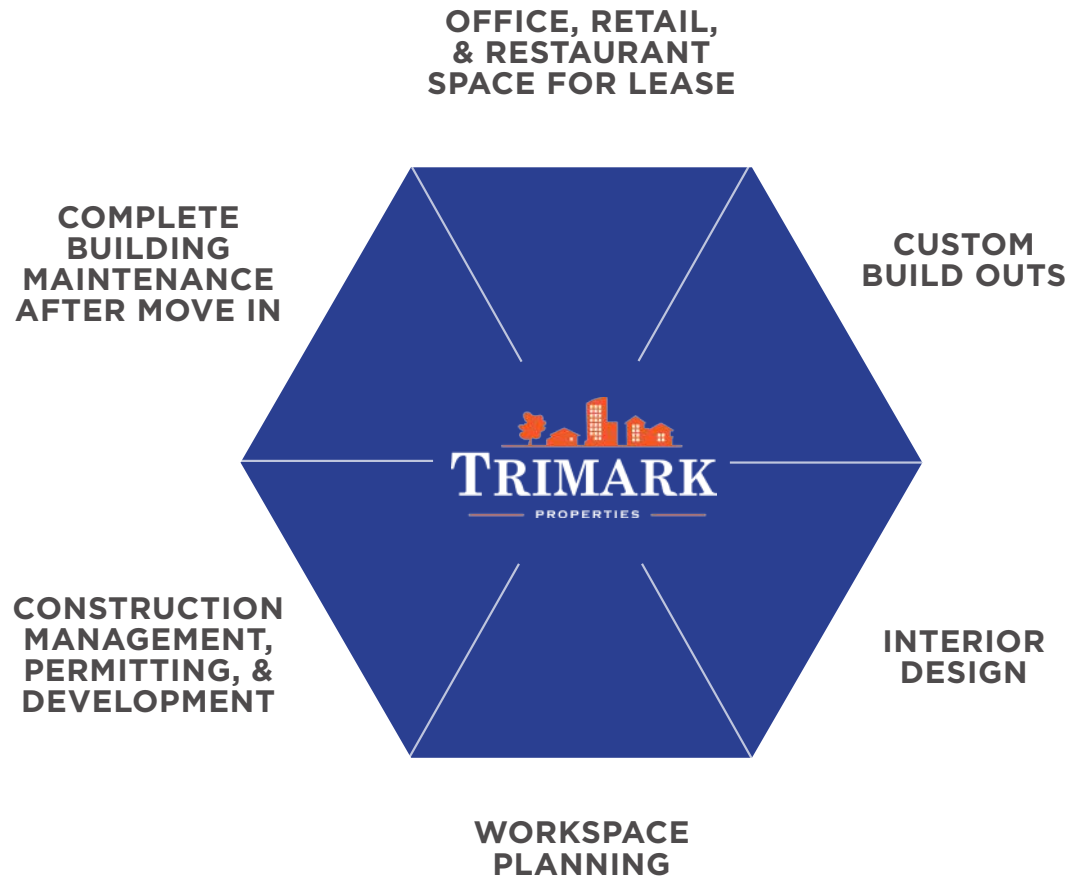


# FULL SERVICE REAL ESTATE MANAGEMENT

Trimark Properties specializes in unique, Class A commercial real estate in Gainesville, Florida's high-tech and research region, the **Innovation District**. Boasting a considerable portfolio of over 264,000 square feet of state-of-the-art commercial space, we pride ourselves on providing not only superior designs, but also impeccable customer service. Trimark Properties has been awarded more than ( \$ Gainesville City Beautification awards for our outstanding building development and renovations.

We offer premier custom-built **office and lab space** ranging from 900 to 50,000 square feet. Tenants can choose from amenities such as glass-walled offices, smart-tech conference rooms, wraparound balconies, and luxury finishes. Our in-house development team consults with interior designers, architects and engineers to design buildings that align with the company goals of our tenants.

Our commercial properties are strategically located **between UF and downtown** in an area where your business will be surrounded by a network of other successful companies and startups, as well as downtown's premier dining, shopping and entertainment options.



LOCATION  
PROPERTIES  
SIGNAGE  
CLIENTS

## THE GAINESVILLE MARKET

Located in North Central Florida, Gainesville is centrally positioned between Jacksonville, Orlando, and Tampa. Boasting one of Florida's top educational systems from kindergarten through graduate school, Gainesville is an ideal place for families looking to raise their kids with a strong educational foundation, as well as those looking to establish a business in a city with some of the brightest and most talented minds in the Northeast U.S.

The city is known for its exquisite natural amenities, making it a perfect place for nature lovers to appreciate Florida's unparalleled beauty. Soak up the sun while you float down the Ichetucknee river into the crystal-clear springs, observe the wild bison and horses that roam through the vast grasslands at Paynes Prairie, or take a peaceful bike ride under an enchanting canopy of oak trees on the over 200 miles of bike trails in the area. The city's centralized location also makes it just a short day trip away from the sparkling beaches on both of the Florida coasts and to amusement parks in Orlando. The University of Florida also claims nationally-ranked sports teams, meaning there is always a game to watch. Whether it's the exhilarating experience of watching the Florida Gators football team play in The Swamp, watching a gymnastics meet, or even playing a game of golf on the University's course, there is never a lack of activities or things to do in Gainesville.



### Why Gainesville?

- #8 Home to the University of Florida  
Ranked #8 Public University
- TOP 25 Top 25 of the Smartest Cities  
in America
- #3 #3 State for High-Tech  
Employment Growth
- TOP 40 Best Places to Live in the US

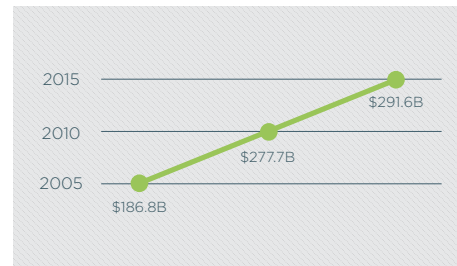


# Gainesville

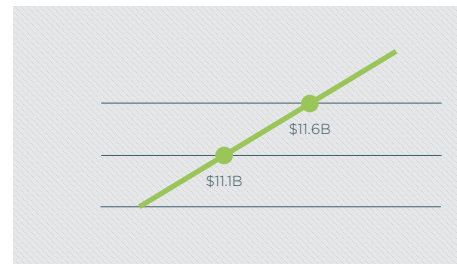
By The  
Numbers:



Gainesville Export Volume



Gainesville GDP



**285,300**

Population

**622,000**

More than 622,000 people in the Gainesville/Ocala Metro Area

**\$14.6 BIL**

Gross Metro Product

**\$180,800**

Median Home Price

**\$46,000**

Median Household Income

**↓ 10%**

Cost of living 10% below avg

**43%**

College Attainment



**#1**

Best Commutes in Florida

**10%**

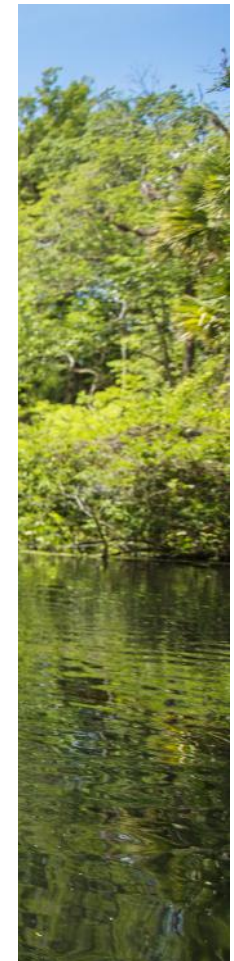
More Days of Sunshine Per Year than the US Average

**#8**

Happiest City in the US

**26.6**

Median Resident Age



## WHY INNOVATION DISTRICT?

Attracting and retaining the right employees is one of the most important elements that contributes to a company's success. Establishing a business in Gainesville's Innovation District gives organizations an unbeatable advantage: as the top-ranked college in the state of Florida, over 6,000 the sharpest minds in the southeast graduate from the University of Florida each year. Businesses are able to easily capitalize on a deep local talent pool of innovative-thinking, eager-to-work individuals, ranging from experienced lab assistants to graduates with MBAs and PhDs. With a location so close to the University, businesses are able to easily participate in frequent career fairs and develop student internship programs, allowing them to conveniently connect with the premier talent in the region.

**80+**

Companies in  
Innovation  
District

**59**

Restaurants  
within 1 mile

**5**

Venture  
Capitalists in  
Gainesville

**6**

Available  
Offices/Buildings

**9**

Coffee Shops  
within 1 mile





Less than 1 Mile from UF Health Systems

Recognized Annually as a  
**US News & Work Report's  
Best Hospital**

**1 million +**  
Outpatient Visits

**200,000+**  
Emergency Room Visits

**\$1.8 billion**  
Combined Payroll



2 Blocks for the University of Florida

**“With approximately 50,000 students and 150 centers of research, the University of Florida provides not only a well-educated workforce, but a rich opportunity for business collaboration.”**

—Teree Caruthers, Livability Magazine

**#8**  
Ranked Public University

**50,000+**  
Students

**31,000+**  
Faculty and Staff

**5 min**  
Walk



Anchored by the UF Innovate Incubator

**#3**  
UF is #3 for Best Universities  
for Tech Transfer

**193**  
Startups Launched by Tech  
Licensing

**\$1 billion**  
Generated in Private  
Investment

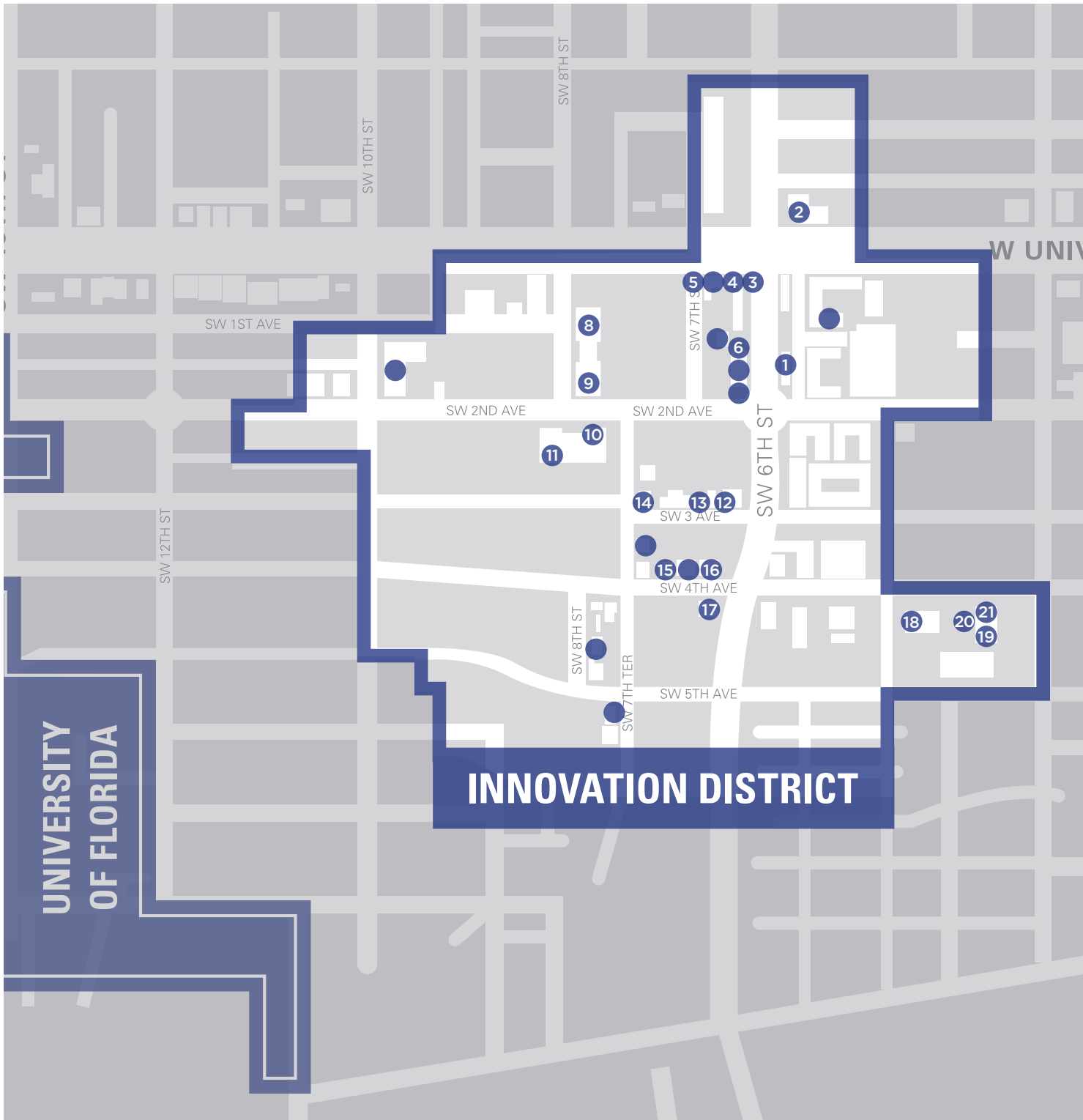
**6,000**  
Projected Jobs Created



**3,000+**  
Housing Units Within 1 mile

**5 million sqft**  
Retail, Restaurant, Lab and  
Office at completion





1. FEATHR
2. CENTER FOR INNOVATION & ECONOMIC DEVELOPMENT
3. KARMA CREAM
4. REGGAE SHACK CAFE
5. ETM, INC.
6. ORTHOFIX
7. WORTH ADVISORY GROUP
8. EDA, INC.
9. GRAYROBINSON
10. UF INNOVATE PH. I
11. UF INNOVATE PH. II
12. OFFICE ENVIRONMENTS
13. COVENANT CARE
14. FLORIDA CAPITAL BANKS
15. DRMP, INC.
16. MOBIQUITY
17. JACOBS ENGINEERING
18. FEHRENBACHER'S ARTISAN SAUSAGE
19. SUBLIME TACOS
20. OPUS COFFEE
21. HUMBLE WOOD FIRE



LOCATION  
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**NIMBUS OFFICE BUILDING** | INNOVATION DISTRICT, BETWEEN DOWNTOWN AND UF CAMPUS

15,000 SQFT | 16 PRIVATE OFFICES | 3 CONFERENCE ROOMS | LARGE LOUNGE/LOBBY/BREAKROOM ON EACH FLOOR



# NIMBUS OFFICE BUILDING



**INGENUITY** | INNOVATION DISTRICT, BETWEEN DOWNTOWN AND UF CAMPUS

50,000 SQFT | 4 FLOORS | FIRST & SECOND FLOORS FULLY CUSTOMIZABLE | GLASS-ENCLOSED OFFICES, LARGE LOUNGES & BALCONIES ON EACH FLOOR | UP TO 210 EMPLOYEES



INGENUITY



**1090 BUILDING** | CATALYST PARK, LESS THAN 1 MILE FROM UF

5,920 SQFT | 3 SUITES | FLEXIBLE OPEN OFFICE LAYOUT | KITCHENETTES IN EACH SUITE | MIXED MATERIALS & BRAND-NEW LUXURY FINISHES | UP TO 35 EMPLOYEES





**1140 LAB** | CATALYST PARK, LESS THAN 1 MILE FROM UF

3,300 SQFT | OPEN OFFICE & FLEX LAB SPACE | FUME HOODS, SINGLE PASS AIR & BACK-UP POWER CUSTOMIZATIONS AVAILABLE | UP TO 24 EMPLOYEES



**CUSTOM BUILT OFFICES** | INNOVATION DISTRICT, BETWEEN DOWNTOWN AND UF CAMPUS  
900-50,000+ SQFT | STATE-OF-THE-ART DESIGNS | UNIQUE CUSTOMIZATIONS SPECIFIC TO YOUR BRAND | IMPRESSIVE AMENITIES



CUSTOM BUILT OFFICES



## AMENITIES



- ATTACHED PARKING LOTS
- GLASS-WALLED OFFICES
- SMART TECH CONFERENCE ROOMS
- PHONE BOOTHS
- BREAK OUT ROOMS
- EFFICIENT OPEN OFFICE DESIGN
- BALCONIES, COURTYARDS, AND OUTDOOR SPACE
- ENERGY STAR APPLIANCES
- UPSCALE BATHROOMS
- IMPRESSIVE LOBBY SPACE
- MIXED MATERIALS: WOOD, STEEL, CARPET
- CLEAN ROOMS FOR LIGHT MANUFACTURING
- IT AND SERVER SPACE
- PASS THROUGH AIR
- WET LAB AND DRY LAB
- DROOL-WORTHY OFFICE KITCHENS

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LOCATION  
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CLIENTS WE'VE WORKED WITH





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# THINK THAT A TRIMARK COMMERCIAL PROPERTY MIGHT BE A GOOD FIT FOR YOUR BUSINESS?

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Call **352.336.4930** to schedule a tour of available space  
Or email [leasinginfo@trimarkproperties.com](mailto:leasinginfo@trimarkproperties.com)

