

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the rectangle are three horizontal stripes: a thin yellow stripe on top, a thin red stripe in the middle, and a thin blue stripe on the bottom.

Accelerating success.

A photograph of a modern, two-story office building with a light-colored facade and dark window frames. The building is surrounded by lush green trees and a paved parking lot with white markings. A silver car is parked on the right side of the lot. The sky is bright blue with scattered white clouds.

## Office Space & Executive Suites for Lease

6901 SW 24th Avenue | Gainesville, FL 32607

**2nd Floor** | 10,875± RSF | \$18/SF NNN

**2nd & 3rd Floor** | Executive Suites | \$500/Month Full Service\*

**2nd & 3rd Floor** | Desks | \$250/Month Full Service\*

\*Does not include internet, phone or in-suite janitorial

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# Property Information

## Property Address:

6901 SW 24th Ave.  
Gainesville, FL 32607

**Parcel Size:** 9.45 acres

## Total Building Area:

35,821± SF Total

1st floor: 15,628± SF

2nd floor: 14,298± SF

3rd floor: 5,895± SF

**Year Built:** 2008

**Floors:** Three

## Parking:

Ample solar-covered parking

**Zoning:** PD-Vocational

## Roof:

New roof installed in  
February 2022

## Security:

Kantech access control system  
installed, allowing for remote  
monitoring of building

## Office Features:

- Private offices
- Creative workspaces

## Fire Safety:

Fire sprinkler system throughout  
building

## Daily Traffic Exposure:

SW 24th Ave: 19,000 AADT

## Additional Features:

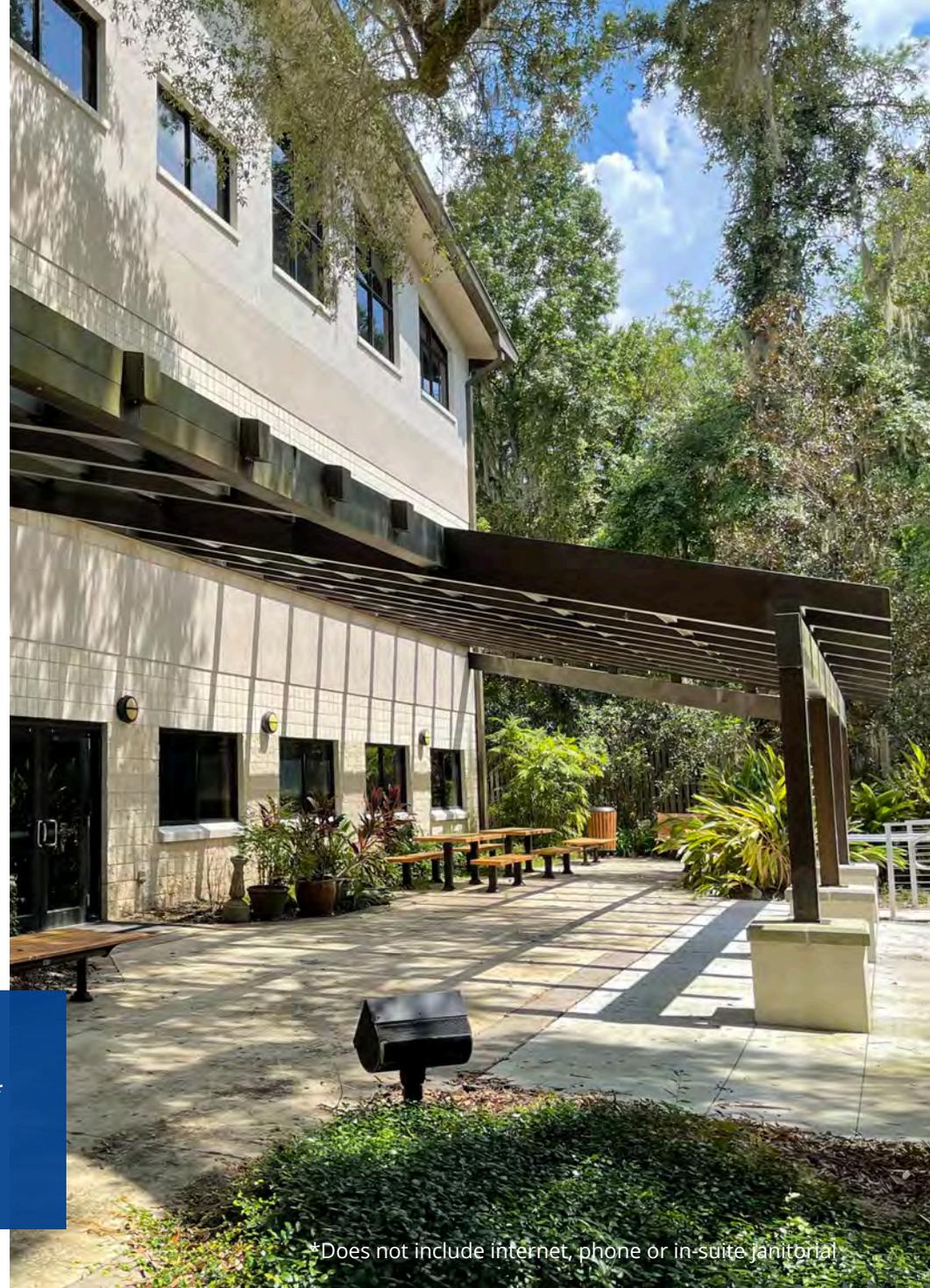
- Multipurpose room with projection  
and retractable screens
- Kitchen and vending area
- High-efficiency-- Solar array offsets  
50% of electricity costs, on average
- Natural light
- Sound masking

**2nd Floor** | 10,875± RSF | \$18/SF NNN

**2nd & 3rd Floor** | Executive Suites | \$500/Month Full Service\*

**2nd & 3rd Floor** | Desks | \$250/Month Full Service\*

NNN = \$3.92/SF



\*Does not include internet, phone or in-suite janitorial

# Location

**35,821± SF of office space on 9.45 acres.** The property is conveniently located on SW 24th Avenue -- a main corridor connecting the western-most edge of the University of Florida with the area just west of I-75 and beyond. This corridor averages more than 19,000 vehicles daily. Located within walking distance of both CVS Pharmacy and Walgreens, this property is only a short distance to shopping, hotels, professional offices, health facilities, schools, restaurants, banking and public transportation.



# Location



**2.5 miles** to I-75

**3.1 miles** to University of Florida campus

**5.7 miles** to Ben Hill Griffin Stadium

**12.7 miles** to Gainesville Regional Airport

**79 miles** to Jacksonville

**115 miles** to Orlando

**133 miles** to Tampa

**147 miles** to Tallahassee

The subject site is located in Southwestern Alachua County near the intersection of SW 24th Avenue and SW 75th Street (Tower Road). This portion of Alachua County is unincorporated and subject to the regulatory authority of Alachua County. The City Limits of Gainesville extend west of I-75 to within 0.2 miles to the northeast of the subject site along SW 24th Avenue. The site is located 1.2 miles west of I-75 on SW 24th Avenue.

# Property Description

Prime office space, executive suites and desks are for lease in a modern 3-story building located on the SW 24th Avenue corridor with an average daily traffic count of 19,000 vehicles.

Spaces are located in a free-standing building that has three floors with east and west stairwells and two central elevators allowing for easy access to all floors. A large office space can be leased on the 2nd floor, or individual executive suites and desks can be leased on both the 2nd and 3rd floors. There is a fire sprinkler system throughout the building and a Kantech Access Control system has been installed

to remotely access and monitor the building. The building had a new roof installed February of 2022. The parking lot has ample parking for employees, customers, or patients. The parking area has elevated solar panels that allow for shaded parking from the Florida sun!

The first floor has a gym that can be utilized by tenants once certain requirements have been met (see page 6). This 2,500± SF gym is located on the first floor and is accessible off the main lobby or through a separate outside entrance. The gym has treadmills, elliptical machines, free weights, weight machines and locker rooms with showers.



# First Floor

The first floor has more than 15,628± SF available. It has a large, multipurpose room, which can be split into two separate rooms— each with its own projection system and retractable screen. It is also connected to a kitchen area with a stove, refrigerator and microwave for convenient use. The large multipurpose room is ideal for corporate meetings, training classes or events. There is also a separate room for a vending area.

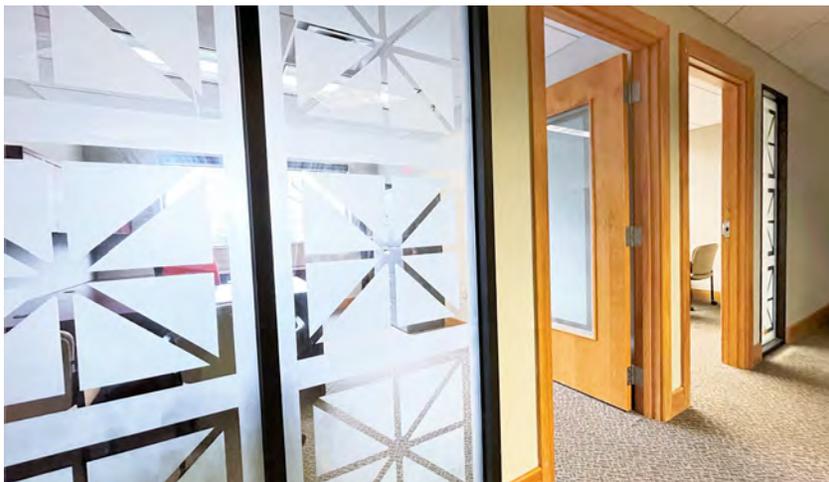
The rest of the first floor is divided into an open mailroom area, large areas with cubicle workstations, private offices, telecommunications closet, two mechanical rooms, storage, and restrooms. In addition, there is a full 2,500± SF gym on the first floor that is accessible off the main lobby or through a separate outside entrance. The gym has treadmills, elliptical machines, free weights, weight machines, and locker rooms with showers.

See next page for gym access rules.



**Virtual Tour:**  
**1st Floor**

1159088



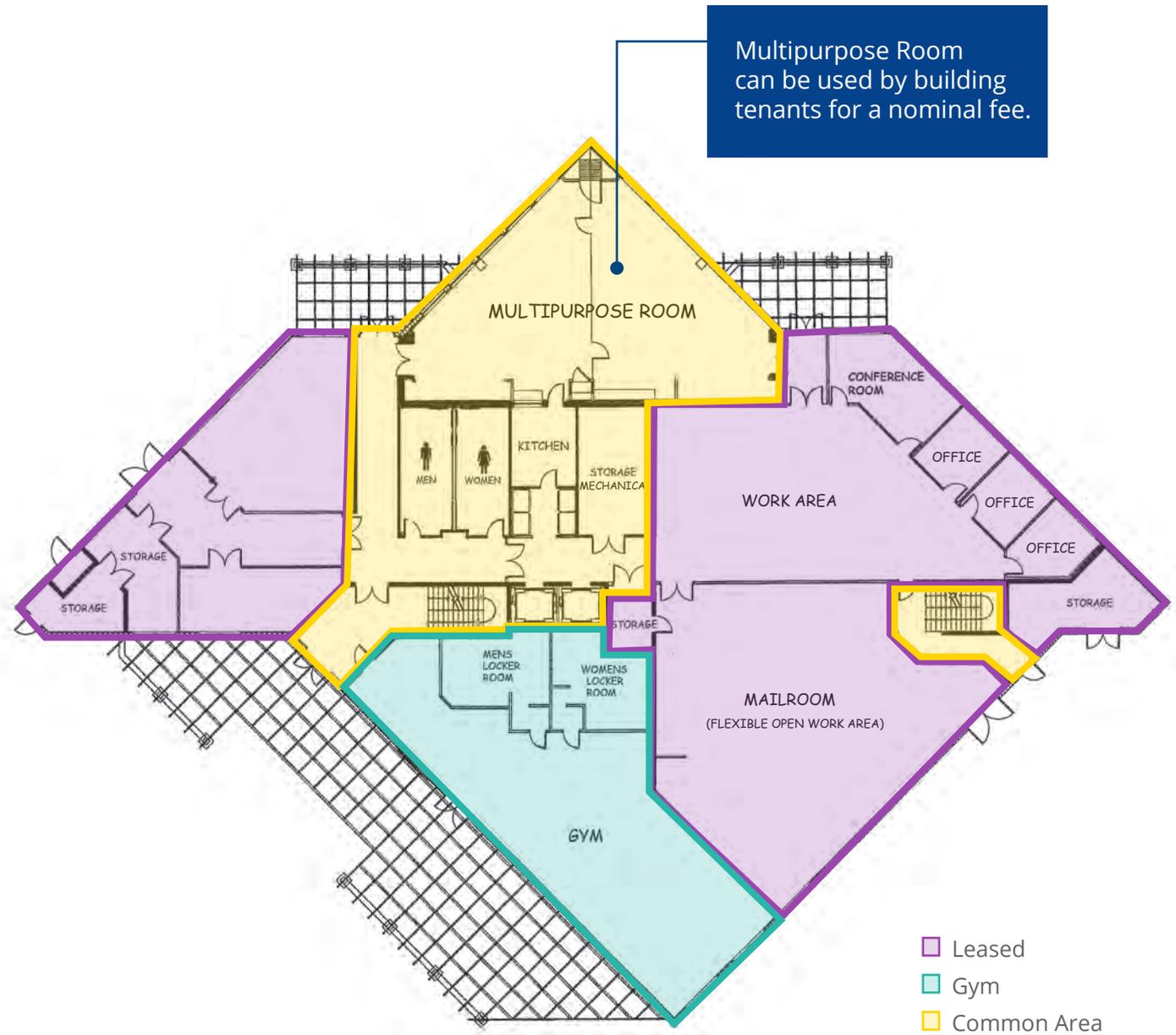
# Floor Plan

## FULLY LEASED

### Tenant Use of 1st Floor Gym

#### Rules for gym access:

- Meet with personal on-site trainer for 1 hour at prevailing rate
- Must sign a liability waiver
- Show proof of medical insurance
- After the above criteria are met, there is a \$15/month fee for access



## Second Floor

The second floor has 13,498± SF with many possible layouts. It is currently divided into 13 private offices with windows, a large conference room, large training room, copy area and spacious open areas for workstations or call center with a raised observation platform. The second floor also has a mechanical room, telecommunications closet, storage and restrooms.

Executive Suites and desks are now available for lease. Offering five suites ranging from 148± SF to 187± SF. A common, large waiting area is shared with all offices. See floor plan for details.

### 2nd Floor Lease Options:

**Office Space:** 10,870± RSF (8,845± USF) | \$18/SF NNN

**Executive Offices:** 148± -to 187± SF | \$500/month Full Service\*

**Desks (in open area):** 2 available | \$250/month Full Service\*

\*Does not include internet, phone or in-suite janitorial



Virtual Tour:  
2nd Floor



# Floor Plan

## 2nd Floor Lease Options:

**Office Space:** 10,870± RSF (8,845± USF) | \$18/SF NNN

**Executive Offices:** 148± - 187± SF | \$500/Month Full Service\*

**Desks (in open area):** 2 available | \$250/Month Full Service\*

\*Does not include internet, phone or in-suite janitorial

## 2nd Floor Executive Suites:

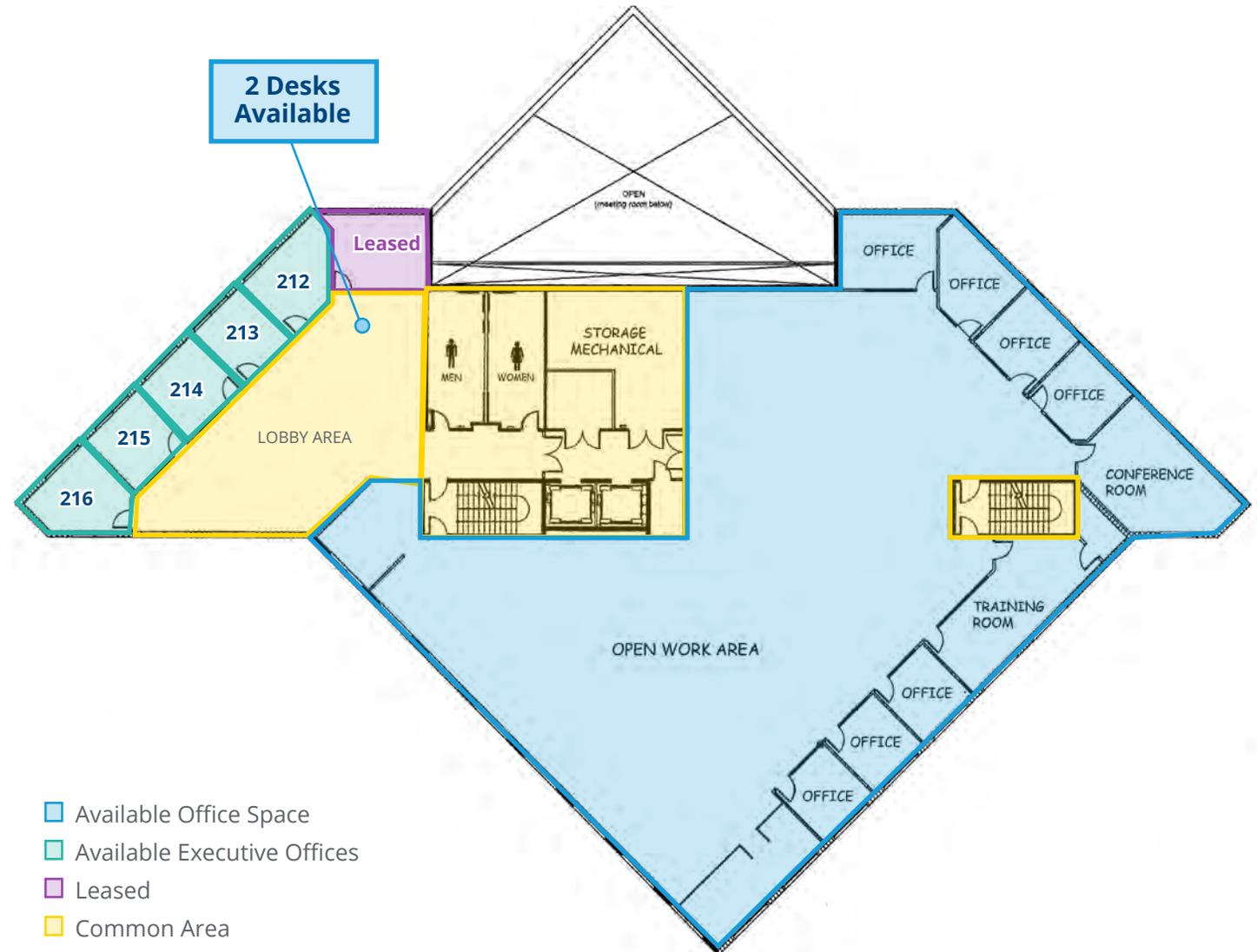
Suite 212 | 172± SF

Suite 213 | 148± SF

Suite 214 | 172± SF

Suite 215 | 161± SF

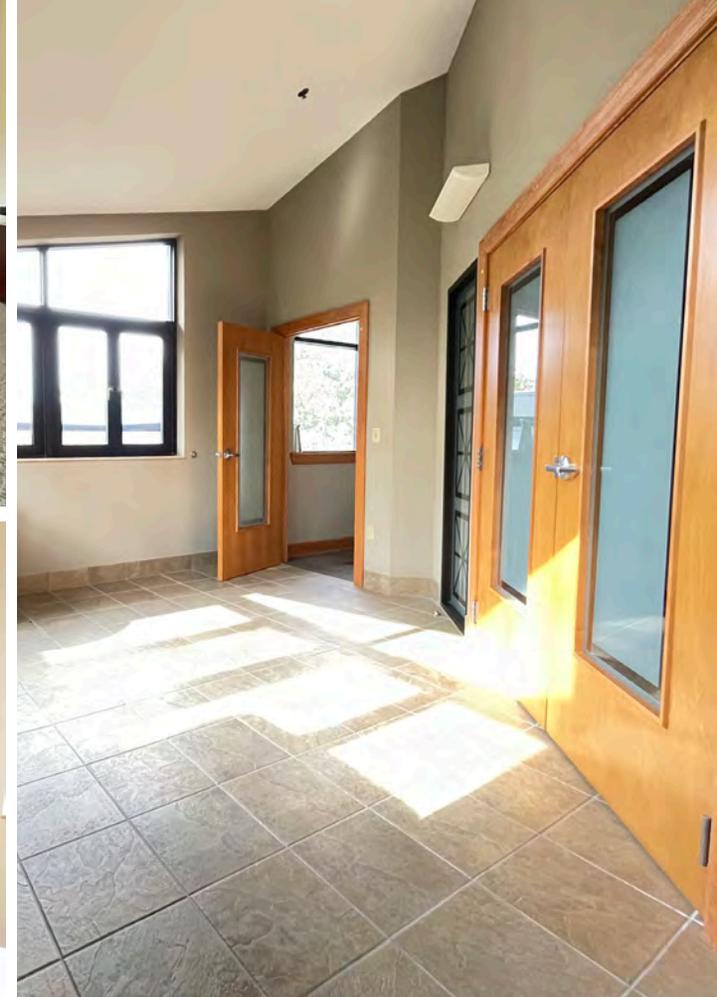
Suite 216 | 187± SF



## Third Floor

The third floor has 5,895± SF of executive office space and is flooded with natural light. On this floor, there is a small waiting area, open office work area with height-adjustable workstations, copy area, nine private offices, two large executive offices, a conference room, kitchen area and restrooms.

See floor plan on following page for space offerings.



Virtual Tour:  
3<sup>rd</sup> Floor

# Floor Plan

## 3rd Floor Lease Options:

**Executive Offices:** 133± SF to 167± SF | \$500/Month Full Service\*

**Desks (in open area):** 15 available | \$250/Month Full Service\*

\*Does not include internet, phone or in-suite janitorial

## 3rd Floor Executive Suites:

Suite 303 | 133± SF

Suite 304 | 142± SF

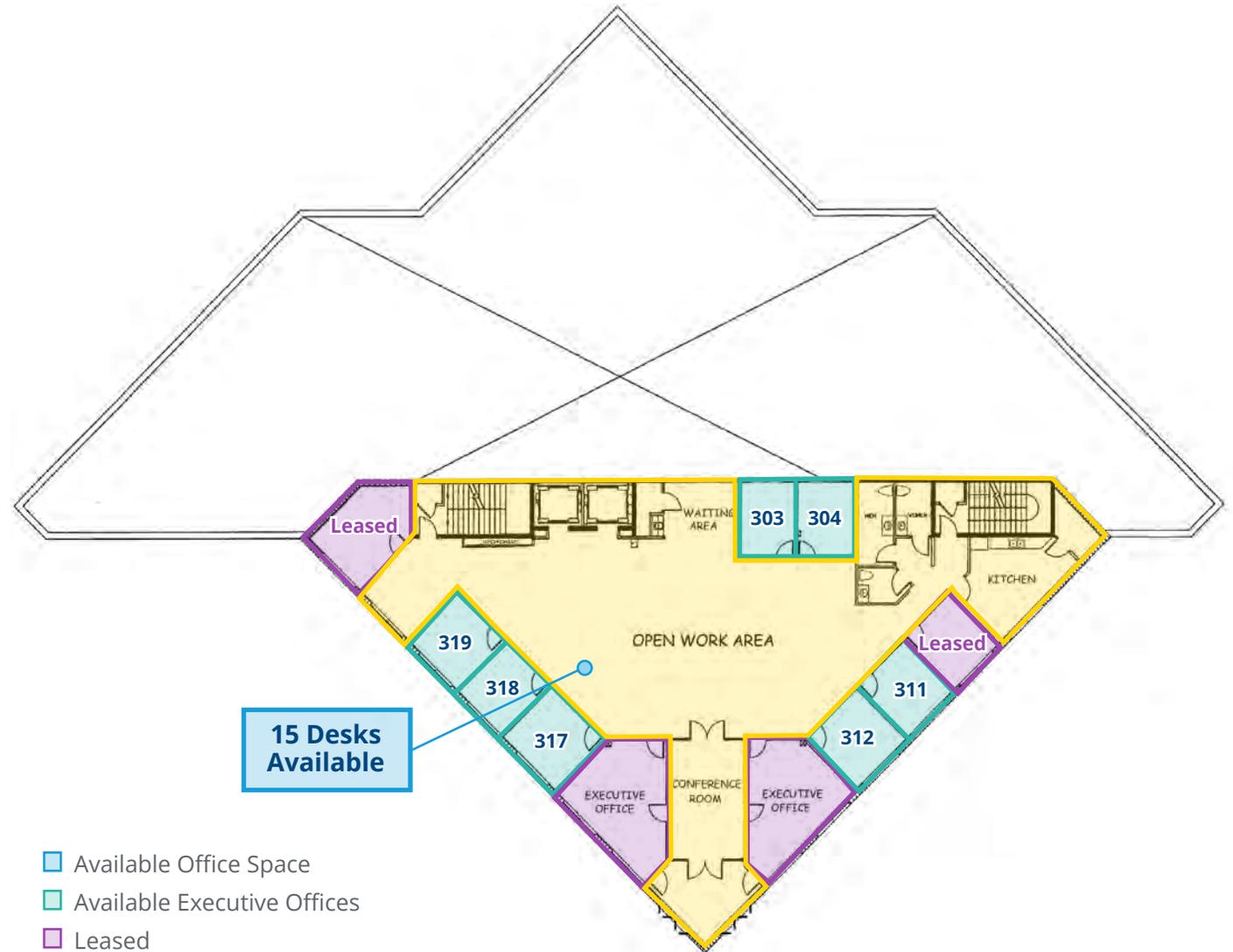
Suite 311 | 148± SF

Suite 312 | 160± SF

Suite 317 | 167± SF

Suite 318 | 138± SF

Suite 319 | 152± SF



15 Desks Available

- Available Office Space
- Available Executive Offices
- Leased
- Common Area

# Property Aerial





# About Gainesville

As a midpoint between Miami and Atlanta, and conveniently located within two hours of Jacksonville, Orlando and Tampa, the Gainesville region proudly boasts top ratings in nearly all categories. With nationally-leading colleges and universities, an innovative, startup atmosphere, diverse industry sectors, and a rich quality of life, there are plenty of reasons Gainesville is consistently found near the top of national lists of best places to live. We are nationally recognized as: Top 50 Best Places to Live & Launch (*Fortune Small Business Magazine*), Top 50 Best Places for Businesses & Careers the last four years (*Forbes.com*), Top 25 of the Smartest Cities in America, according to *Forbes.com*, and Top Tech City in Florida (*Popular Science Magazine*).

## Population Demographics

- White Non-Hispanic: 63.5%
- Black: 22.5%
- Hispanic: 11.7%
- Two or more races: 3.7%
- Other race: 2.2%
- Chinese: 1.4%
- Asian Indian: 1.1%
- American Indian: 0.7%
- Korean: 0.5%

## Gainesville Demographics

- City Population: 181,169
- Metro-Area Population: 270,000
- Males: 48.7%
- Females: 51.3%
- Median Age: 27.9 years
- Median Household Income: \$39,142
- Median Home Price: \$199,149



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Accelerating success.

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