

PROGRESS ONE

13859 Progress Blvd, Alachua, FL 32615

OFFICE & LABORATORY BUILDING FOR LEASE



DAVID STOCKMAN

Vice President of Multi Family & Hospitality

352.895.8853 • dstockman@conceptcompanies.net

1449 SOUTHWEST 74TH DRIVE, SUITE 200

GAINESVILLE, FL 32607

352.333.3233

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PROPERTY DESCRIPTION

32,476 SF of laboratory, office, and light manufacturing suites are now available for lease in the heart of the Progress District! Progress One offers a variety of spaces tailored for the life science and manufacturing industries. BSL2 level labs with built-in casework, fume hoods and biosafety cabinets, collaborative and single offices, breakrooms, shipping/receiving, storage/warehouse space, and more! This cost-effective facility can meet various needs while being located directly across from The University of Florida's Sid Martin Biotech Incubator and adjacent to Fortune 500 science and technology companies. Alachua is also home to a robust life sciences workforce and the Santa Fe College Perry Center that offers biotech certifications, training, and internship programs.

LEASING SPECIAL FOR FIRST YEAR:

First 3 Months: Free

Next 6 Months: 50% Off

Final 3 Months: 25% Off

OFFERING SUMMARY

Number of Units:	7
Lot Size:	3.27 Acres
Building Size:	32,476 SF

SPACES	LEASE RATE	SPACE SIZE
Progress One - Suite 100	\$24.00 SF/yr	4,898 SF
Progress One - Suite 200	\$20.00 SF/yr	3,475 SF
Progress One - Suite 300	\$24.00 SF/yr	4,094 SF
Progress One - Suite 400	\$24.00 SF/yr	2,235 SF
Progress One - Suite 500 (Divisible)	\$22.00 SF/yr	8,106 SF
Progress One - Suite 600	LEASED	5,284 SF
Progress One - Suite 700	\$35.00 SF/yr	4,384 SF

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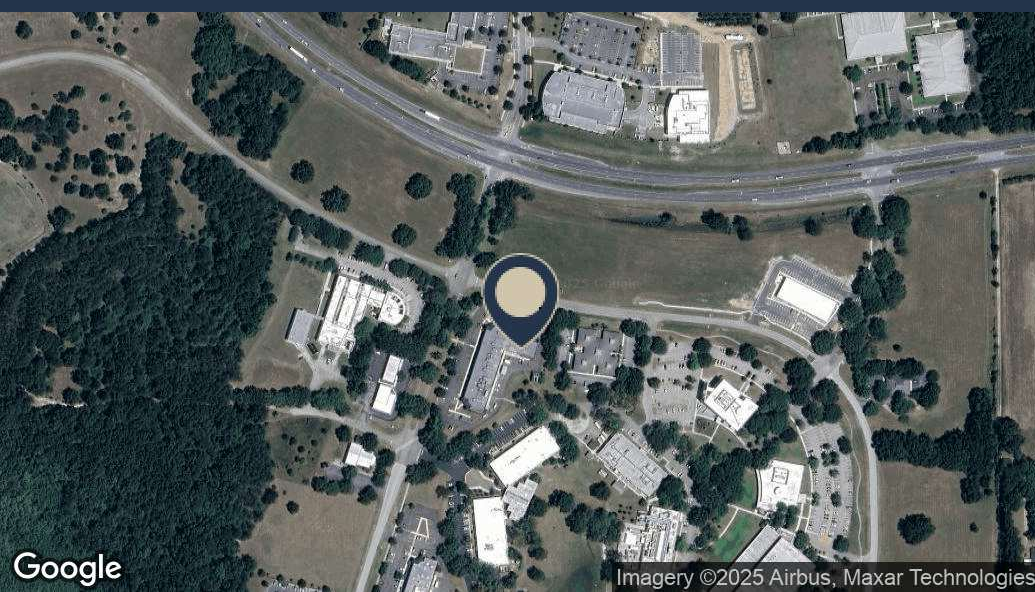
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Building Name	Progress One
Property Type	Office
Property Subtype	Lab
APN	03956-010-022
Building Size	32,476 SF
Lot Size	3.27 Acres
Building Class	B
Year Built	2007
Number of Floors	1
Number of Buildings	1

- BSL2 Lab Suites with built-in casework and equipment
- Light Industrial/Manufacturing Suite
- Class B Office Suites
- Shipping/Receiving Area
- Cold Room
- Ample Storage Space
- Access Control Security
- Foreign Trade Zone
- City and State Incentive Programs Available

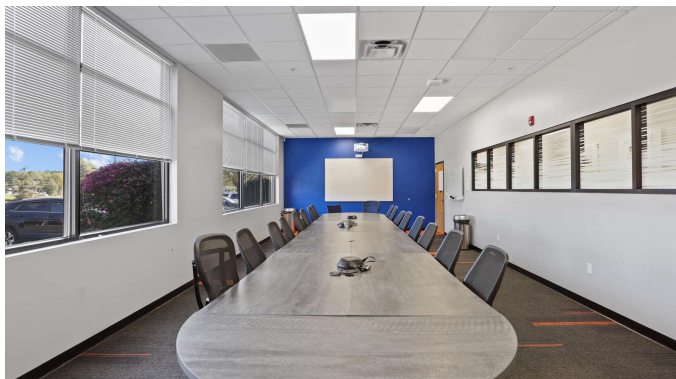
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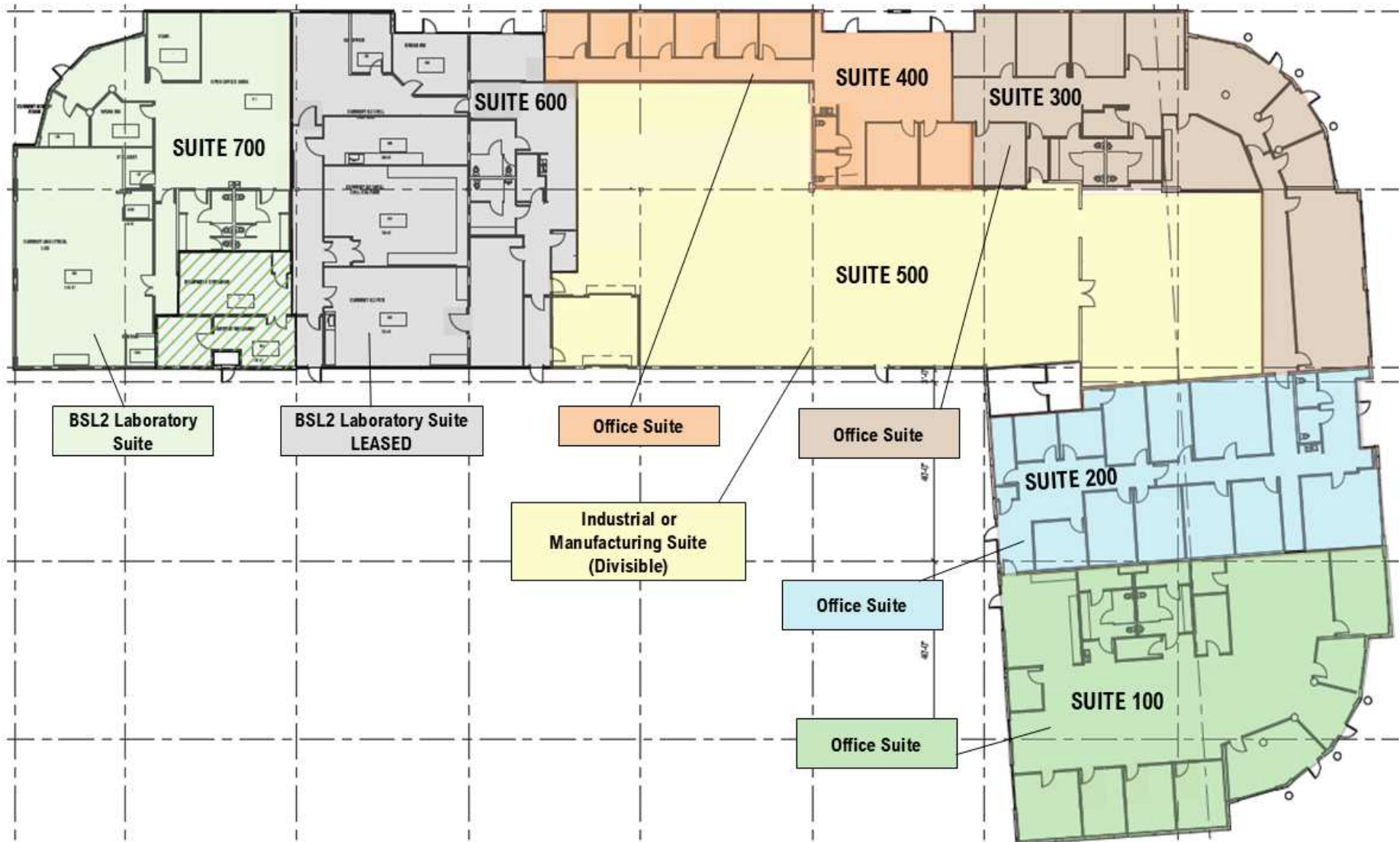
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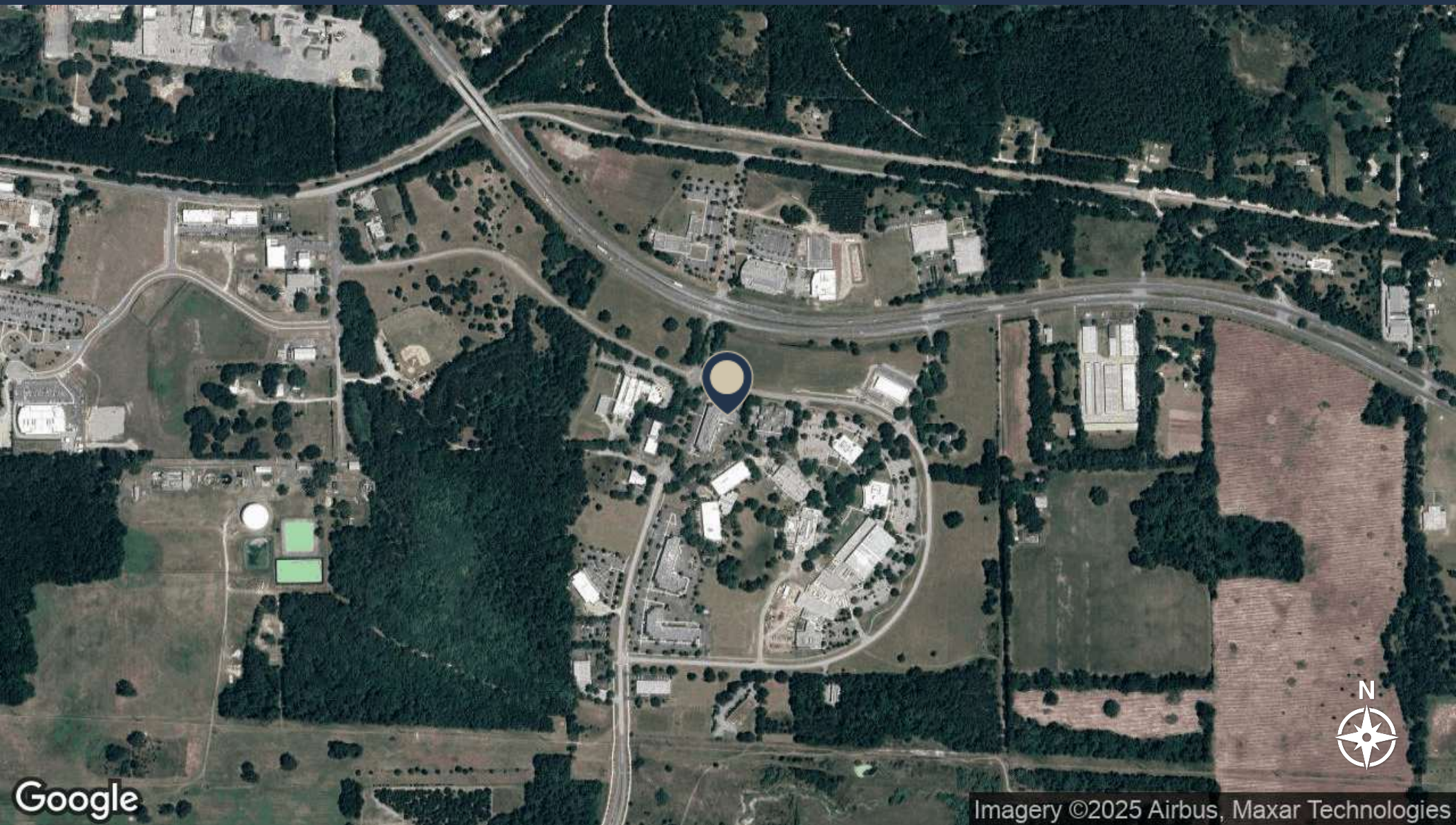
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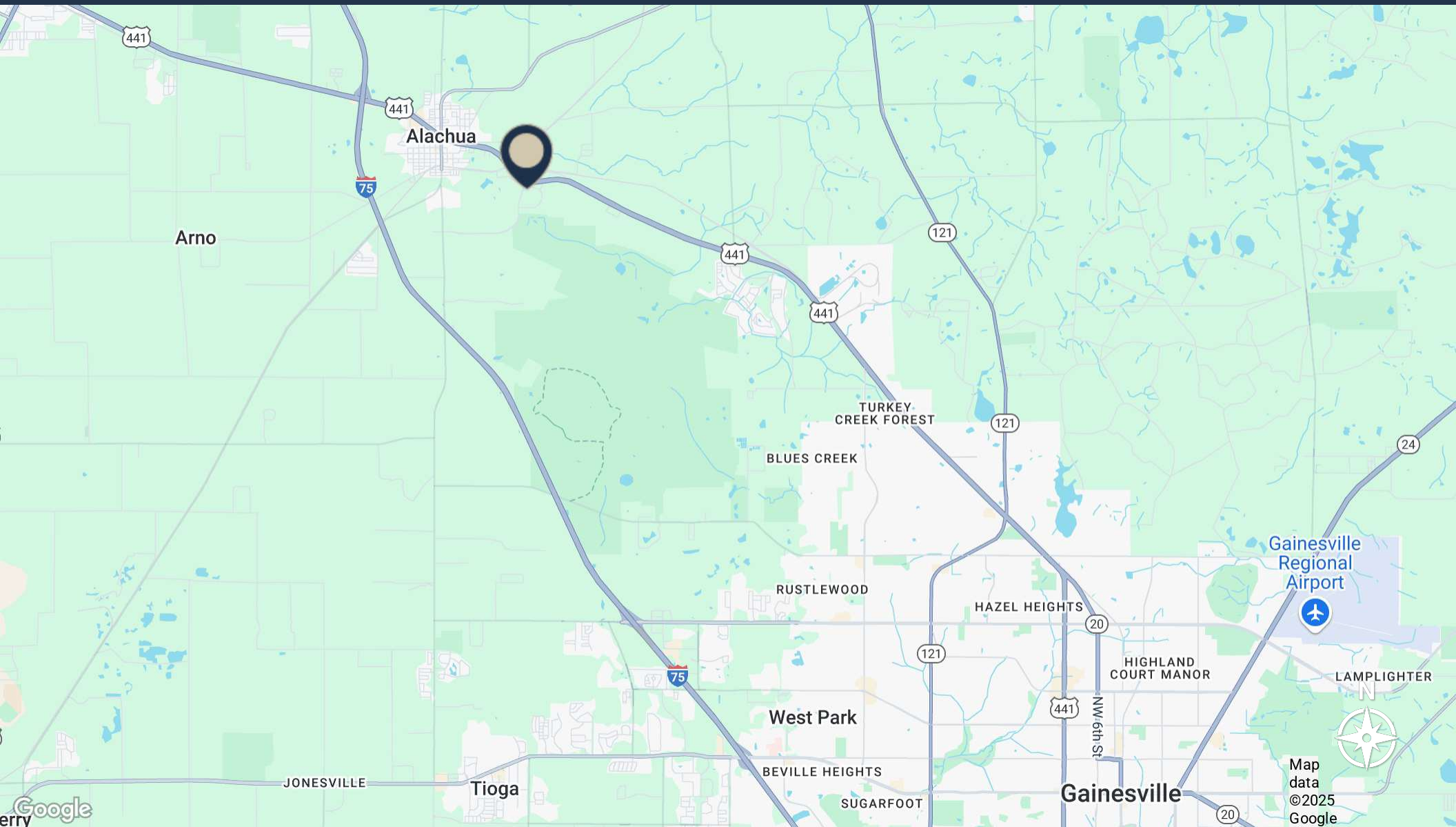
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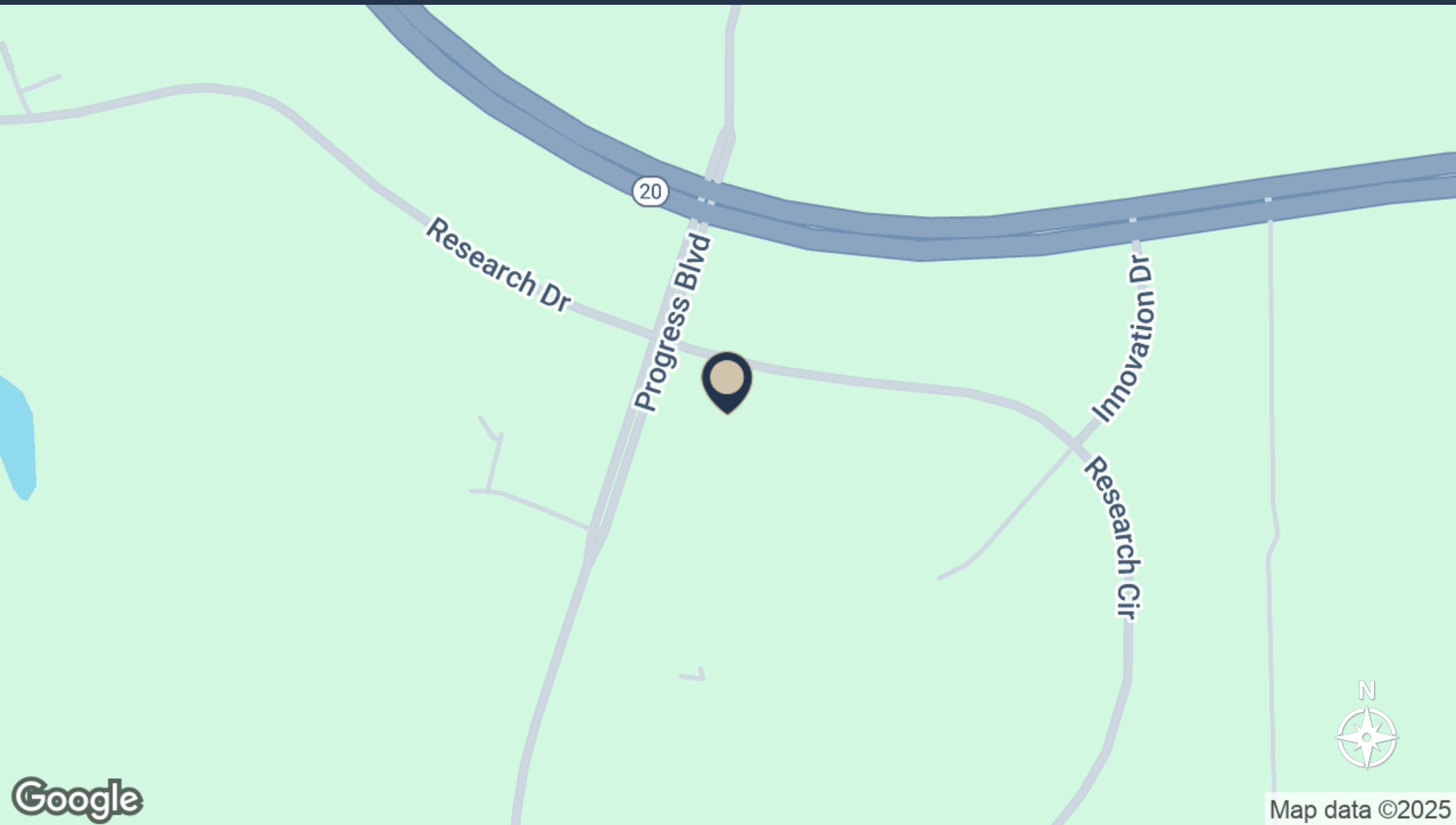
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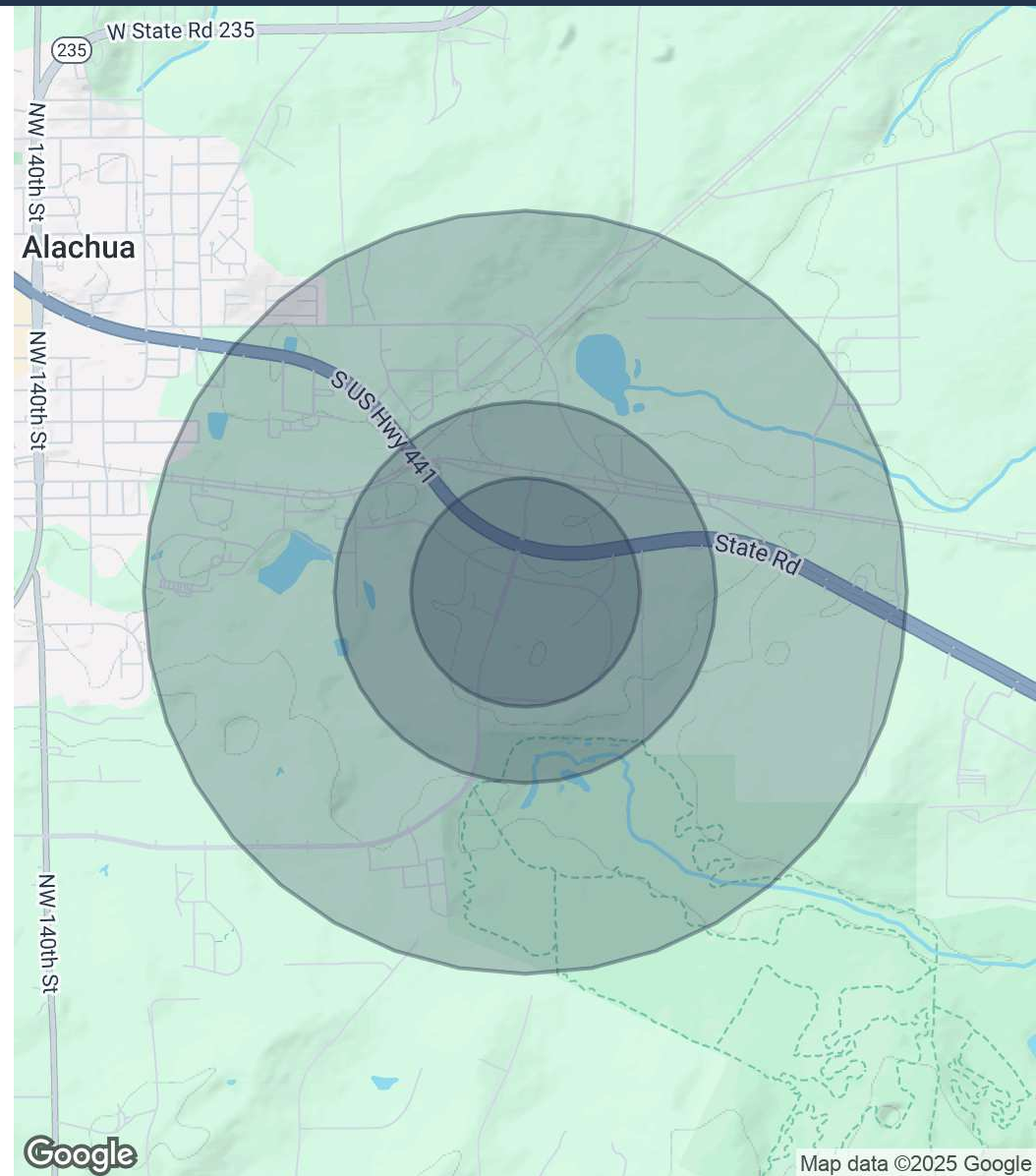
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	21	124	731
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	8	48	282
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$100,140	\$88,463	\$83,171
Average House Value	\$402,358	\$359,107	\$339,509

Demographics data derived from AlphaMap



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