

Colliers

FOR
SALE

2970 SW 50th Terrace
Gainesville, FL 32608

PRICE REDUCTION:
\$16,900,000
65,260± SF (3 STORIES) | 0.84± AC





104 SW 6th Street
Gainesville, FL 32601

DISCLAIMER

Intended solely for your own limited use to determine whether you wish to express any further interest in the Property. This offering memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by Colliers International Florida, LLC, primarily from information supplied by the Owner or contained within publicly accessible records or similar sources.

Although this offering memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Colliers International Florida, LLC, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this offering memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective offers are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the Property from the market at any time, without notice.

This offering memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this offering memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person.

PROPERTY OVERVIEW



Address

Celebration Pointe
2970 SW 50th Terrace
Gainesville, FL 32608

Size

65,260± SF
0.84± Acres

Tax Parcel

06828-002-000

Colliers is pleased to present 2970 SW 50th Terrace in Celebration Pointe, Gainesville, Florida, a striking, 65,260± square foot custom-built building on 0.84± acres for sale. This building boasts incredible function and modern design. Come be amazed by this one-of-a kind, three-story building. Floor-to-ceiling windows and gorgeous third floor terrace showcase panoramic views of Celebration Pointe and Florida scenery. Offering both open, communal areas for collaboration as well as private offices and break-out rooms, this building has it all — no detail has been overlooked. Notably, the building is environmentally conscious, incorporating solar-generated power for 20% of its energy needs, boasting a 2,400 square foot green roof, and holding a LEED Gold certification, making it an attractive and sustainable choice for businesses seeking a contemporary and eco-friendly office space.



Click to View
Property Video



Property Details

Ownership	McRock, LLC
Size	65,260± SF
Lot Size	0.84± Acres
Tax Parcel #	06828-002-000
Stories	3
Parking	2 multistory parking garages within 100' of building with 2,500 parking spaces

Jurisdiction	Alachua County
Zoning	TOD (Transit Oriented Development)
Land Use	Mixed Used
Year Built	2017
2022 Property Taxes	\$146,133.59

FIRST FLOOR

As you step inside, prepare to be captivated by the grandeur of this unique custom-built office building. The expansive two-story oval lobby, with its floor-to-ceiling windows overlooking protected land, welcomes you with a flood of natural light, setting the tone for an exceptional experience. This 24,068± SF first floor is designed to leave a lasting impression. It features a reception area that exudes warmth and professionalism, a canteen/breakroom for a quick recharge and an inspirational lobby sitting area that invites creative thinking and relaxation.

Moving towards the southern end of this floor, you'll discover a well-thought-out arrangement of private offices, breakout rooms and conference spaces. A spacious open area brims with individual workstations, complemented by glass collaboration rooms, fostering an environment of productivity and innovation. Additional employee amenities include another well-appointed breakroom and restrooms for convenience.

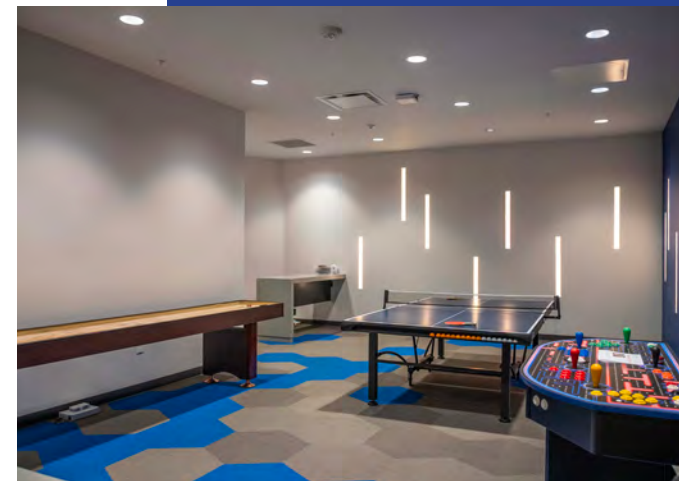
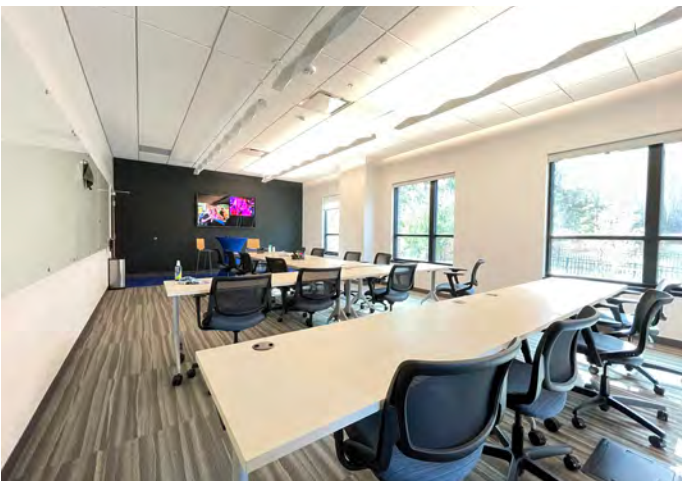
On the northern end of the floor, you'll find the IT room flanked by more private offices, open workspaces and inviting collaboration areas. A highlight of this section is an employee game room that adds a touch of fun to the workday. Extra restrooms, including showers for employee use and a gender neutral bathroom, ensure comfort for everyone on this floor.

The true magic of this first floor lies in its architectural design. The abundant windows wrapping around the entire exterior of the building not only provide breathtaking views but also bathe the interior with inspiring natural light. For added ambiance, motion-activated uplighting creates a pleasant and inviting atmosphere, while the inclusion of office-provided white noise further enhances the overall work environment. This floor is truly a testament to a perfect blend of functionality and aesthetics.



PHOTO GALLERY

First Floor



First Floor



SECOND FLOOR

The second floor, encompassing 23,768± SF, offers an equally remarkable experience. Accessible via a beautiful lobby staircase or an elevator conveniently located just off the lobby, it greets you with the elegance and sophistication that define this space.

Exiting the elevator, you're treated to an overview of the foyer below from the curved balcony, which adds a touch of drama to the space. The vast windows encircling this floor ensure a generous infusion of natural light and, in conjunction with glass interior walls, create an atmosphere of transparency and openness.

This floor features a versatile layout with 21 well-appointed offices, seven collaboration rooms and spaces and strategically placed breakrooms and restrooms. The expansive open workstation areas on both the northern and southern ends of the floor provide an ideal setting for diverse work styles and collaborative efforts. The fusion of scenic views and the interplay of natural light make this second floor a hub of creativity and innovation.

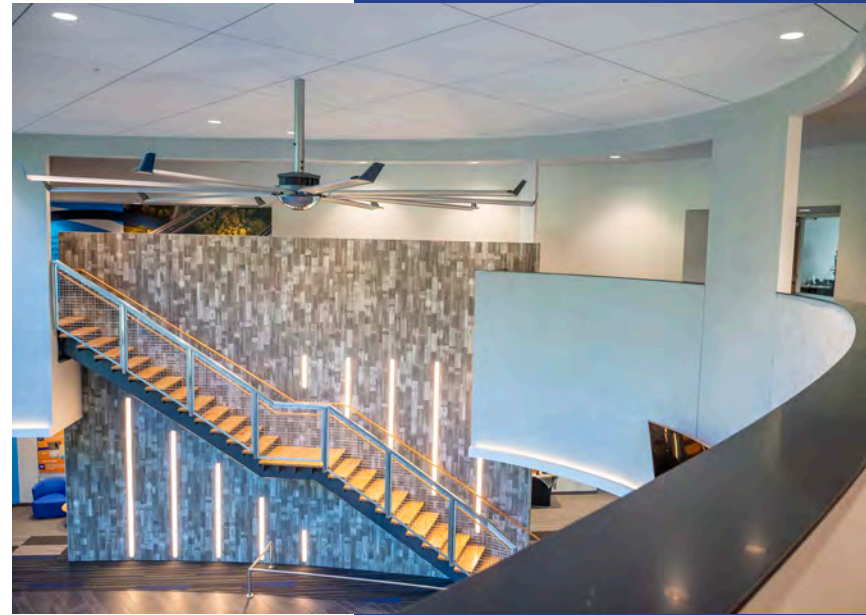
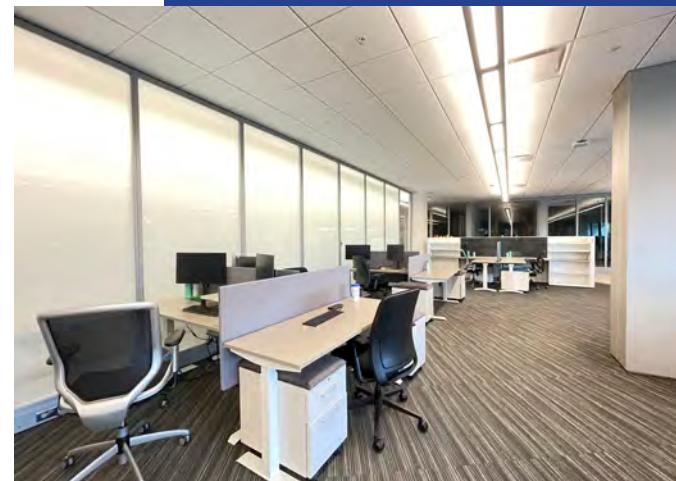
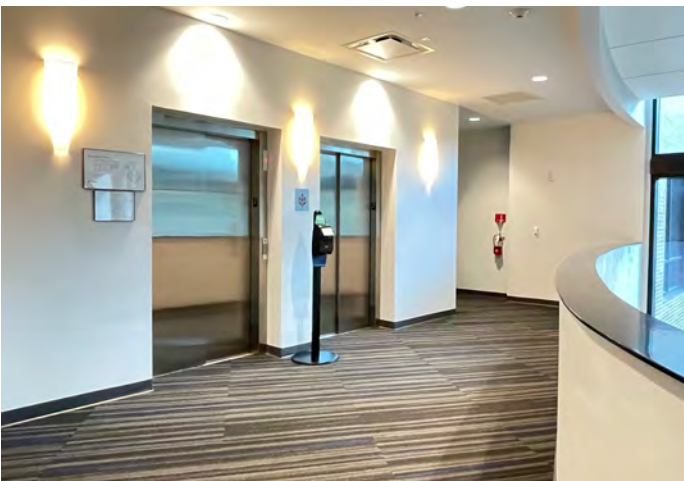
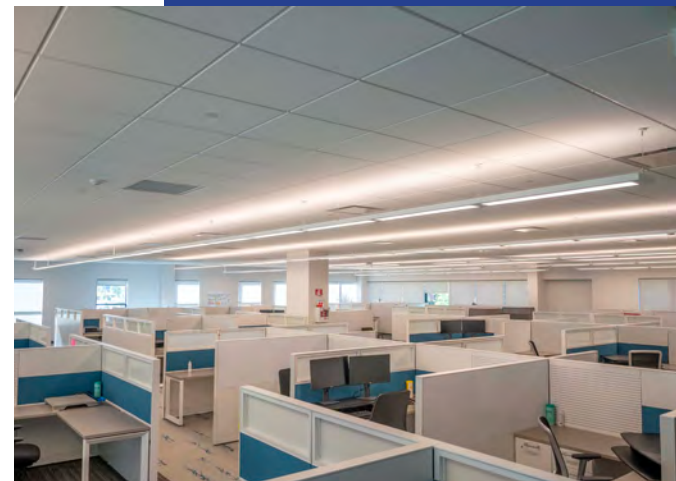


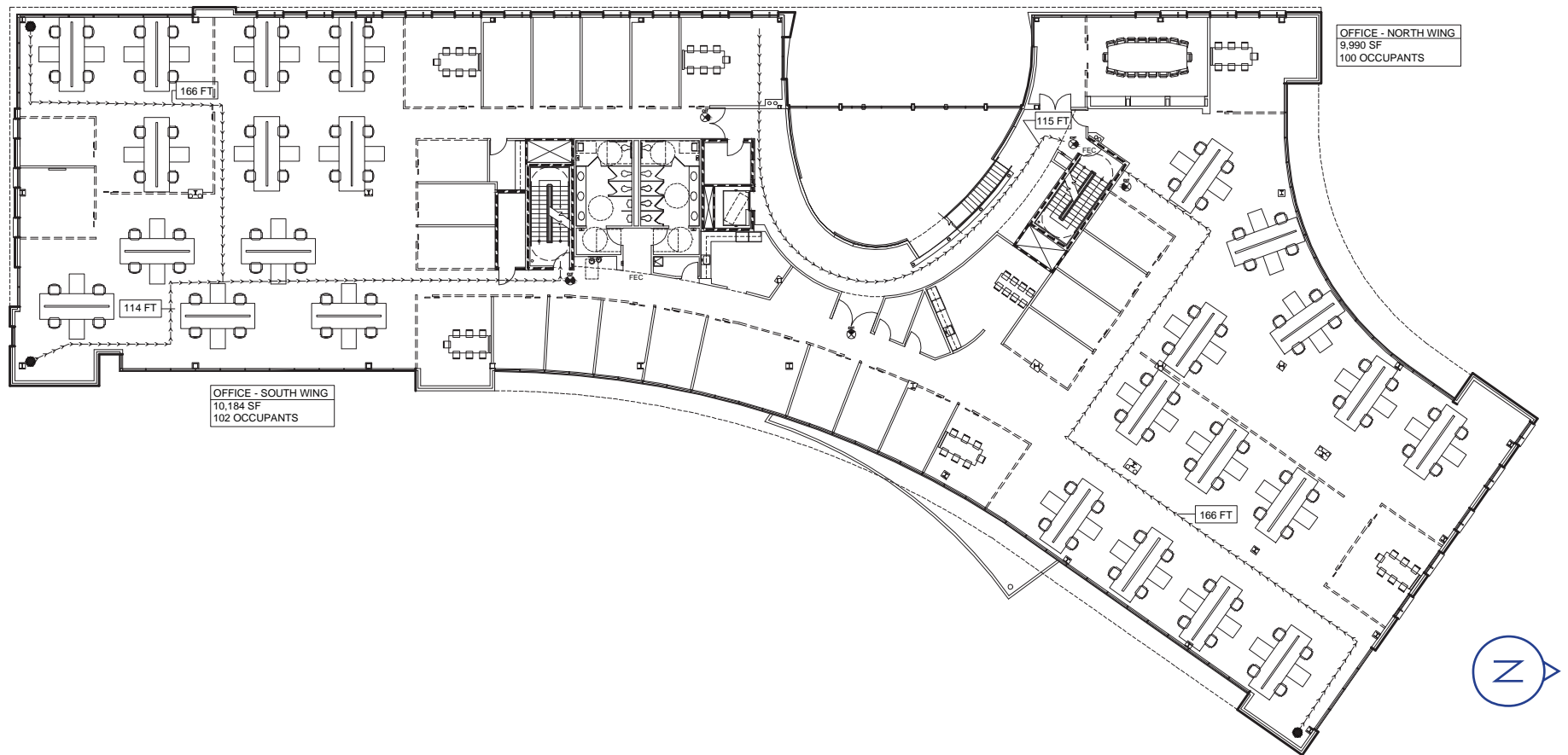
PHOTO GALLERY

Second Floor



FLOOR PLAN

Second Floor



THIRD FLOOR

The 17,424± SF third floor takes luxury and functionality to new heights. Comprising 25 private offices, this floor is designed to cater to professionals who appreciate a well-appointed workspace that offers privacy and comfort.

For those at the highest echelons of the organization, there are two executive offices with adjacent reception and sitting areas, ensuring a prestigious and exclusive work environment. This floor also includes workstation areas, a library for research and contemplation and 2 intimate conference rooms, providing spaces for both focused work and small group meetings.

A crowning jewel of this floor is the stunning executive conference room. Surrounded by glass, it offers an open, modern sitting area located just outside its impressive space, making it ideal for high-profile meetings and presentations.

But the allure of this third floor doesn't end there. It extends to a 7,352± SF roof terrace that features Florida-friendly landscaping and panoramic views that will leave you in awe. Here, you can enjoy moments of tranquility and inspiration amidst the backdrop of natural beauty.

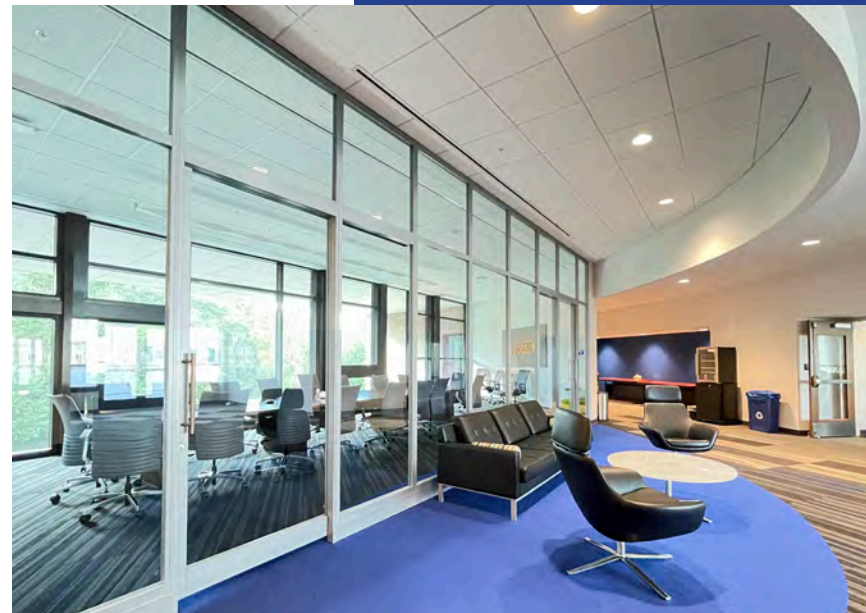
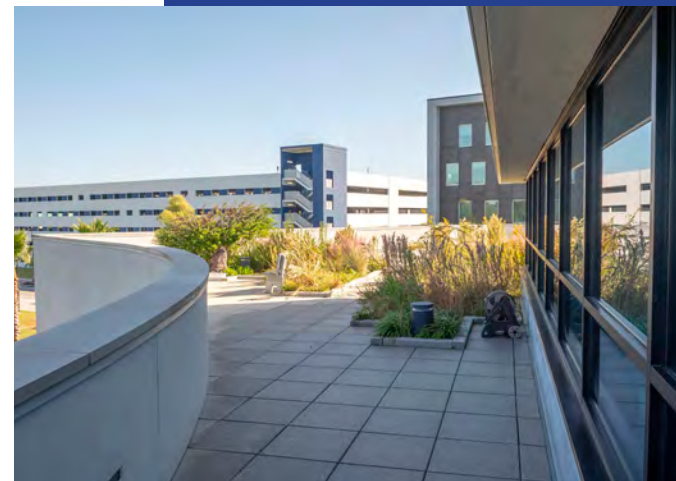
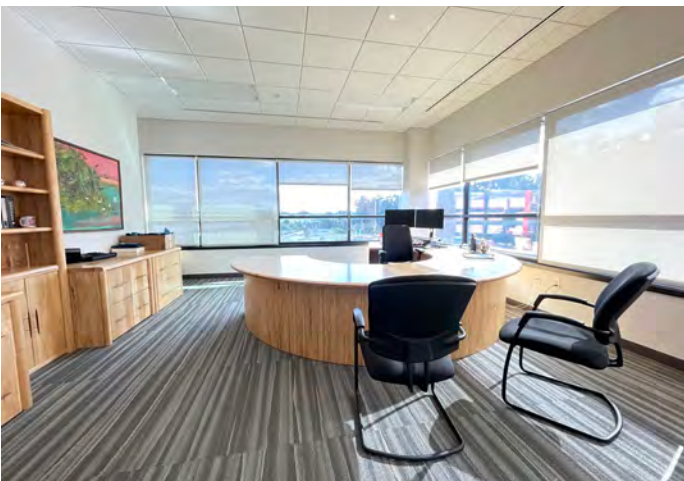


PHOTO GALLERY

Third Floor



FLOOR PLAN

Third Floor





A LEED GOLD CERTIFIED BUILDING

This state-of-the-art building became the first privately owned structure in Gainesville to be awarded LEED Gold certification by the U.S. Green Building Council. This certification underlines the owner's ongoing commitment to embrace environmental, economic and community sustainability. LEED, or Leadership in Energy and Environmental Design, is the most widely used green building rating system in the world.

The LEED Gold certification was based on a number of green design, construction and operational features prioritized during construction. Key features include roof solar panels to produce 20% of the building's electricity, a green roof with native, drought-tolerant plants, parking areas that encourage carpooling and low-flow water fixtures. This building was designed to save energy, water and resources, which ultimately supports better human health.

In response to the COVID-19 pandemic, UV lights were added to the HVAC system for an added layer of protection against viruses.



Highlights

- Celebration Pointe location with walkable access to entertainment, restaurants, shopping and personal services
- LEED Gold Certification
- Zoned HVAC
- Rooftop solar array – produces 20% of the building electricity
- Sound masking system throughout building
- State-of-the-art digital room scheduling system
- Controlled access entry
- 2,400± SF of green roof minimizing the microclimate of surrounding life
- Florida-friendly, drought-tolerant landscaping
- Protected land located directly behind building ensuring no future development
- Low or no VOC paint and flooring adhesives
- Easy access to I-75, Archer Road and Butler Plaza Development
- On-building signage
- Ample parking provided by adjacent parking garages
- Furniture included with sale

AERIAL VIEW



LOCATION

Central Florida's premier destination to live, shop, eat, work and play.

Drive Times

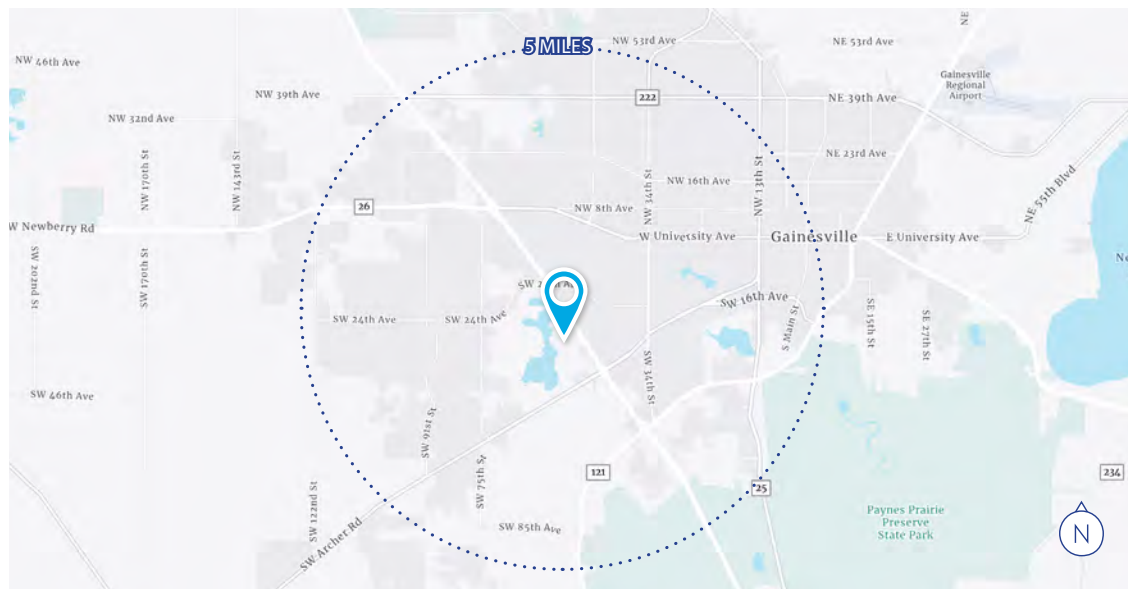
- 1 Oaks Mall: 12 minutes
- 2 Access to I-75: 3 minutes
- 3 North Florida Regional Medical Center: 12 minutes
- 4 University of Florida: 10 minutes
- 5 Shands Hospital: 13 minutes
- 6 VA Hospital: 13 minutes



TRADE AREA



A FAST-GROWING GAINESVILLE MARKET WITH STRONG MARKET FUNDAMENTALS





The Next Generation in Retail Development

Located in Gainesville, FL with a mile of frontage along I-75, Celebration Pointe benefits from prime visibility to locals and visitors. The center is a major attraction to more than 75,000 students, in addition to a growing local population of affluent shoppers. The mixed-use development has become a community staple for the Gators® coaches' talk radio shows, Chomp the Block pregame parties and other events, thanks to an athletic partnership with the University of Florida. Comprised of one million square feet, Celebration Pointe provides the ideal location to relax, enjoy entertainment and celebrate life.



Key Development Information

- Size – 1,000,000+ SF of retail, entertainment, restaurant, Class A office, hospitality and luxury residential units
- Home to the new Alachua County Sports & Events Center at Celebration Pointe, a 130,000 SF world-class sports and events facility
- Celebration Pointe is located at the intersection of I-75 and Archer Road, with a daily traffic count of 130,000 AADT
- This is the first development in North Central Florida with Gigablast Internet Service



GAINESVILLE, FLORIDA

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, (Forbes.com) and Top Tech City in Florida (Popular Science Magazine).

City Demographics

City Population:	Median Age:
181,169	27.9 years
Metro-Area Population:	Average Household Income:
270,000	\$70,115
Male:	Average Home Value:
48.7%	\$277,225
Female:	
51.3%	



CONTACT US

Dan Drotos, MSRE, CCIM, SIOR
Senior Vice President
+1 954 551 9846
dan.drotos@colliers.com

Rory Causseaux, P.E.
Vice President
+1 352 317 6341
rory.causseaux@colliers.com

Lauren Edwards
Senior Associate
+1 352 222 4590
lauren.edwards2@colliers.com

FOR SALE

2970 SW 50th Terrace
Gainesville, FL 32608

Colliers
104 SW 6th Street
Gainesville, FL 32601
colliers.com/gainesville



Disclaimer: This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC