



FOR SALE
Investment Opportunity
True NNN Lease

2511 NW 41st Street, Gainesville, FL 32606
20,183± SF | 1.99± Acres | \$4,830,000

Dan Drotos, MSRE, SIOR, CCIM
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

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



Property Overview

Nestled under a canopy of mature oak trees on nearly two acres, this one-story, Class A professional office building offers a rare blend of high-end design, recent renovations and prime location. Located along NW 41st Street, one of Gainesville's most well-traveled corridors, the property is easily accessible and walkable to public transportation, restaurants, grocery stores and retail centers, making it exceptionally employee-friendly.

Significant upgrades in recent years ensure long-term durability and minimal near-term capital needs. In 2025, the interior was updated with new ceramic tile flooring, refreshed wall finishes and upgraded kitchen cabinetry and countertops. A new roof was installed in 2024, and major systems were modernized with features that include a standby generator, interior and exterior CCTV, access control, a server/data room with fire suppression and dual rooftop HVAC units.



Specifications & Details

Address	2511 NW 41st Street Gainesville, FL 32606
Size	20,183± SF 1.99± Acres
Tax Parcel #	06107-020-000
Availability	Fully leased through December 31, 2027

Stories	1
Parking	Surface Parking (30 Spaces)
Jurisdiction	City of Gainesville
Zoning	MU2 (Mixed Use Low Intensity)
Land Use	Mixed Use Medium Intensity 12-30 du/ac
Year Built	1995
2024 Property Taxes	\$55,524.06

Property Highlights & Features



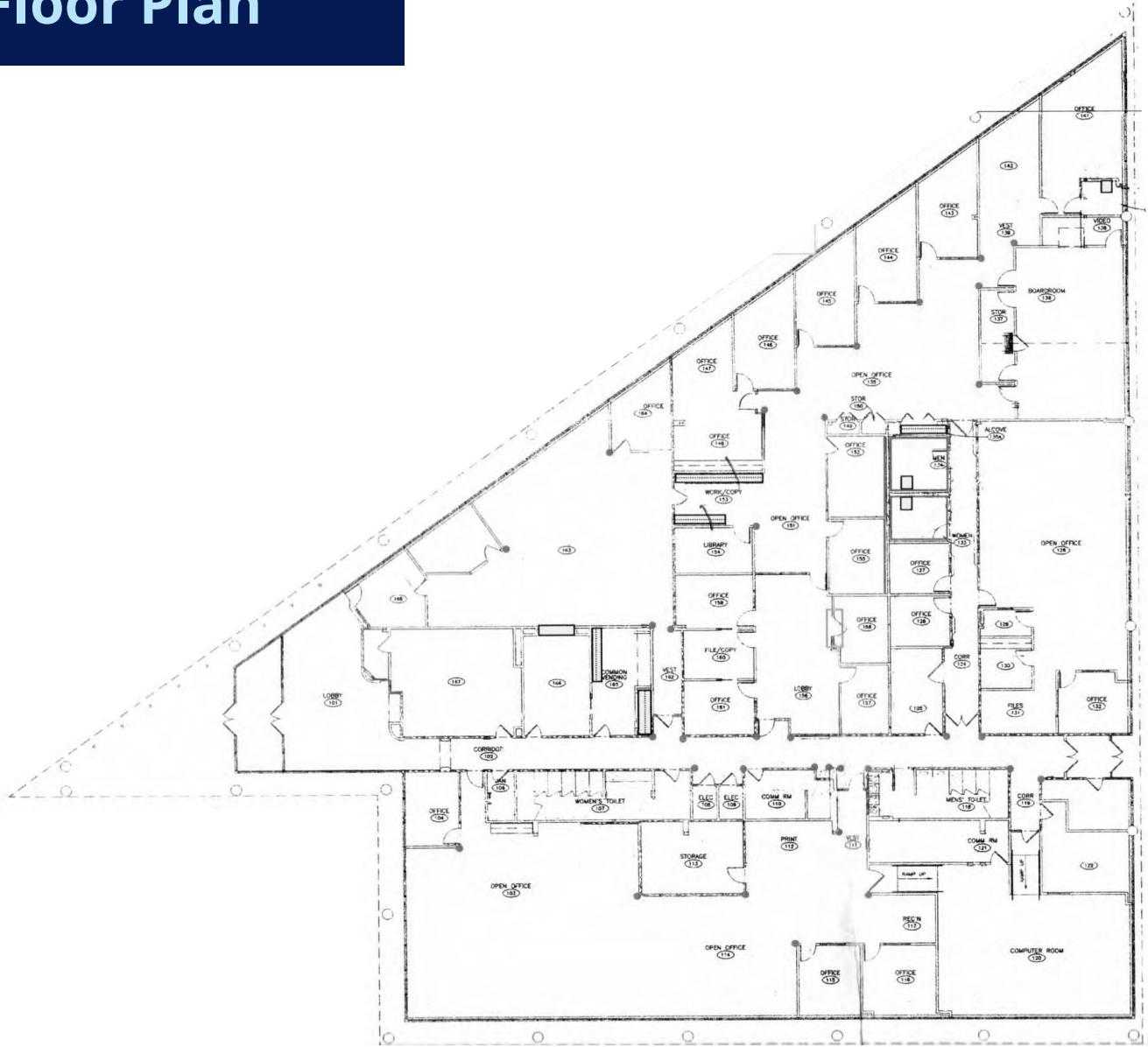
Key Features

Confidentiality Agreement

Please complete the confidentiality agreement to receive additional information.

- 20,183± SF professional office on 1.99± acres in NW Gainesville
- Fully leased through late 2027 with no renewal options—providing income today and flexibility tomorrow
- 2025 interior renovations including tile flooring, cabinetry, solid surface counters and new paint
- New roof installed in 2024
- Functional layout with a mix of open workspace and private executive offices
- Two full kitchens, executive conference room, mail/copy center
- Robust infrastructure: standby generator, access control, CCTV, data/server room with fire suppression
- High visibility monument signage on NW 41st St
- Ample front and rear parking, dual access points and excellent ingress/egress
- Walkable location near transit, restaurants, grocery and retail

Floor Plan



Inside, the layout is tailored for modern work environments, with a thoughtful combination of open collaborative areas and private perimeter offices. A central corridor connects key workplace amenities including a full kitchen and dining area, a large mail and copy center, executive conference room and a second executive kitchen. The interior environment is both functional and welcoming—designed to support productivity, comfort and efficiency.

Photo Gallery



Investment Highlights



Stable In-Place Income: 100% leased to a single tenant through late 2027, providing reliable near-term cash flow



Future Flexibility: No renewal options in place — positioning the asset for owner-occupancy or strategic re-tenanting at lease expiration



Capital Improvements Completed: Recent roof and interior renovations reduce future capital expenditures and enhance long-term value



High-Quality Asset in Underserved Market: Class A product in a supply-constrained Gainesville submarket, supporting long-term rent growth and demand



Strong Tenant Profile: Occupied by a professional user aligned with the property's infrastructure and layout



Attractive Basis Opportunity: Ideal for investors seeking a stabilized return with future upside in a growing Florida market



Current Lease Details



Lease Type
NNN



Heated Area
20,183± SF

Tenant: Trade – PMR, Inc. (acquired by Robinhood)

Lease Effective Date: April 1, 2023

Initial Term: 5 Years

Lease Commencement Date: Dec 31, 2023

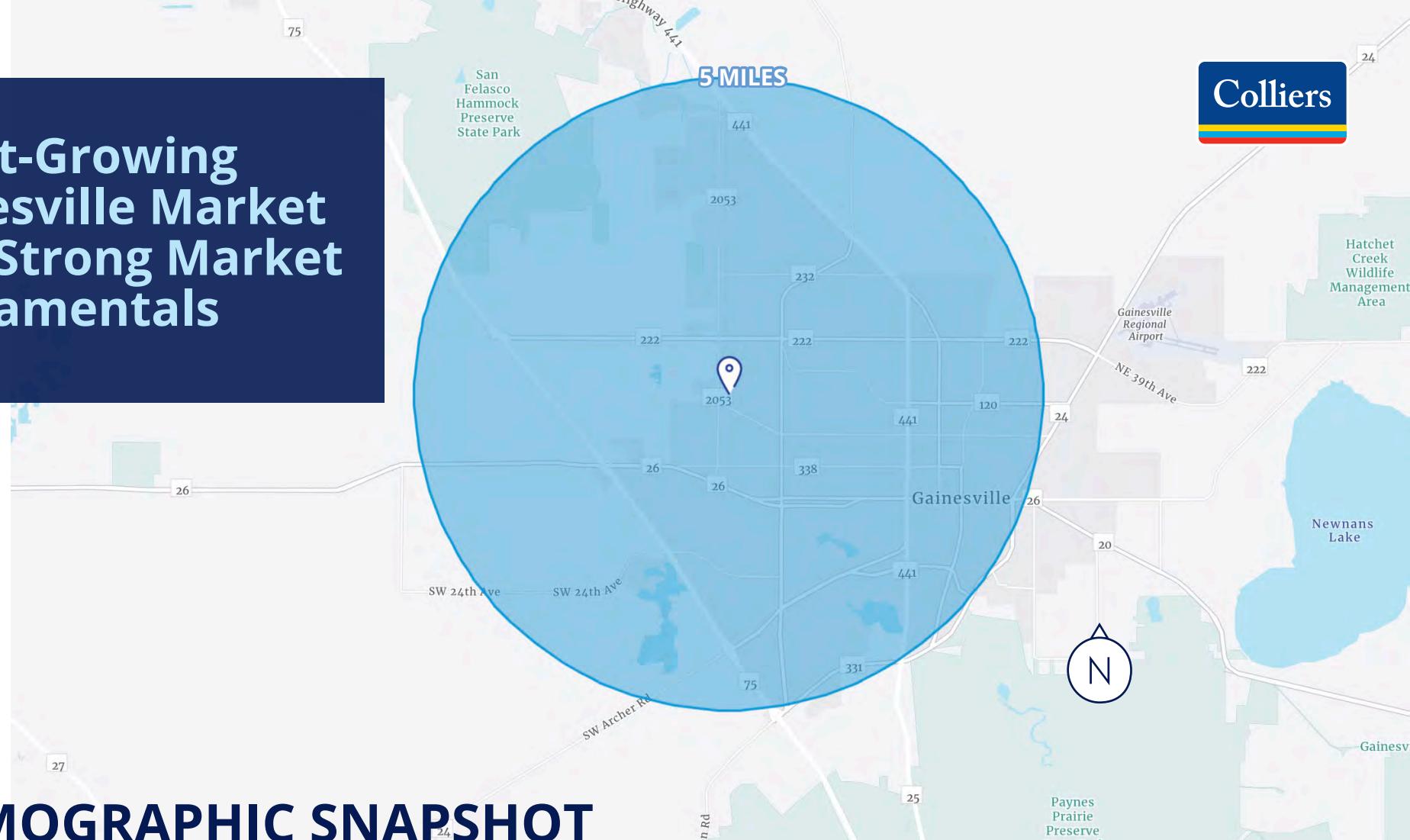
Time Period	Annual Fixed Rent	Monthly Fixed Rent
Lease Commencement Date - Dec 31, 2023	\$420,000.00	\$35,000.00
Jan 1, 2024 - Dec 31, 2024	\$432,600.00	\$36,050.00
Jan 1, 2025 - Dec 31, 2025	\$445,578.00	\$37,131.50
Jan 1, 2026 - Dec 31, 2026	\$458,945.34	\$38,245.45
Jan 1, 2027 - Dec 31, 2027	\$472,713.70	\$39,392.81

Robinhood

Robinhood Markets, Inc. is a U.S.-based financial technology company headquartered in Menlo Park, California, founded in 2013 by Vladimir Tenev and Baiju Bhatt. It operates a mobile and web-based platform that offers commission-free trading of stocks, ETFs, options, futures and cryptocurrencies, targeting a younger demographic, with an average customer age of 35 as of March 2025. The company's mission is to democratize finance, inspired by the Robin Hood legend, emphasizing accessibility for retail investors.

As of April 2025, Robinhood's market capitalization is approximately \$37.3 billion.

A Fast-Growing Gainesville Market with Strong Market Fundamentals



DEMOGRAPHIC SNAPSHOT

5 mile radius



179,157
Population
(2024)



179,926
Projected Population
(2029)



\$80,850
Avg. Household Income
(2024)



212,128
Daytime Population
(2024)



28.5
Median Age
(2024)

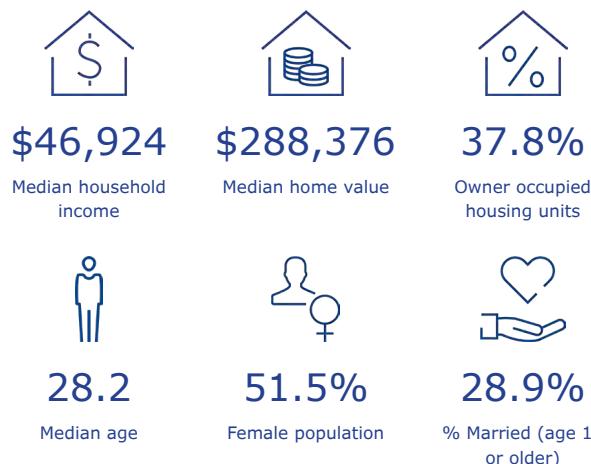


74,112
Total Households
(2024)

Source: ESRI Business Analyst, 2024

Market Summary

Household & population characteristics



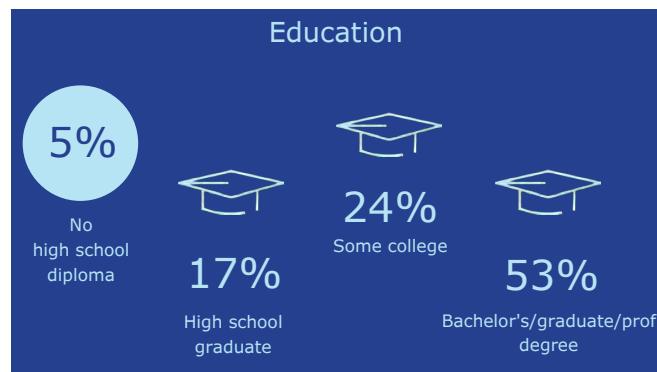
Annual lifestyle spending



Households & population



Education



Business



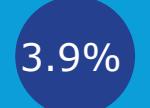
Employment



Annual household spending



1152967



A Strategic Location

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

Drive Times

- 1 Access to I-75: 11 min
- 2 North Florida Regional Medical Center: 10 min
- 3 University of Florida: 10 min
- 4 Shands Hospital: 17 min
- 5 VA Hospital: 17 min





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*).



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

Colliers

104 SW 6th Street

Gainesville, FL 32601

colliers.com/gainesville

Colliers

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). ©2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC