



Downtown Gainesville Office Spaces Available For Lease

- Suite 201 is 10,864 SF with a large open floor plan and offices with windows along the perimeter; suite 211 is 4,223 SF with private offices and a large conference room, kitchen and exterior balconies with views of downtown.
- Building amenities include a Starbucks, Dragonfly Sushi, Relish, Marks Prime Steakhouse and many other restaurants within walking distance.
- Located in the heart of downtown Gainesville, across from the Hampton Inn and the new Hyatt Place Hotel.
- Ample parking for tenants and guests with covered walk-way to the building.

For further information

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Property summary

Property address	201 SE 2nd Avenue
Building type	Office
Rate	Negotiable
Total available sf	4,223 SF & 10,864 SF
Building class	A



Parking available with a covered walk-way



Within walking distance to many restaurants



Located in the heart of downtown Gainesville



Floor plan

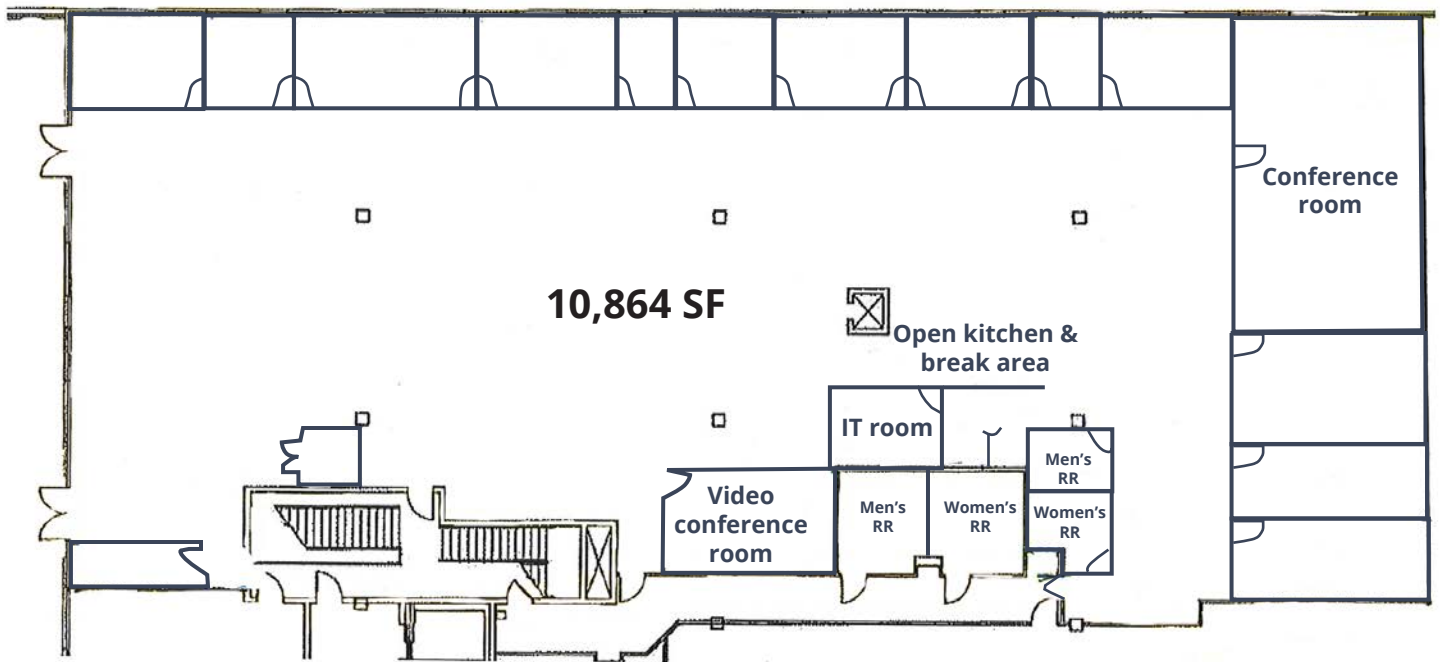
Suite 211
4,223 SF



Floor plan

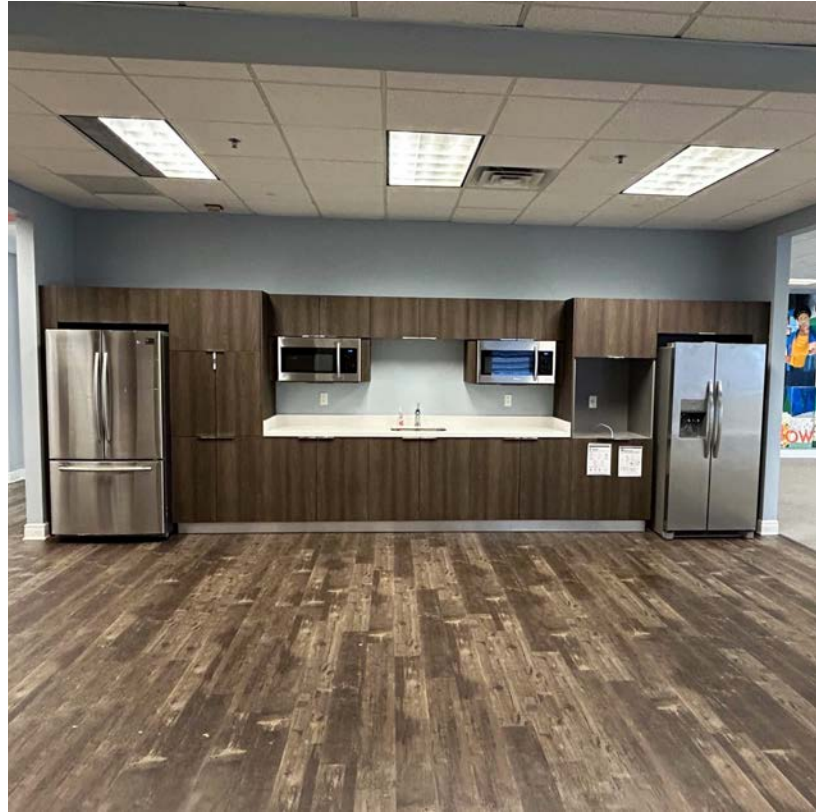
Suite 201

10,864 SF

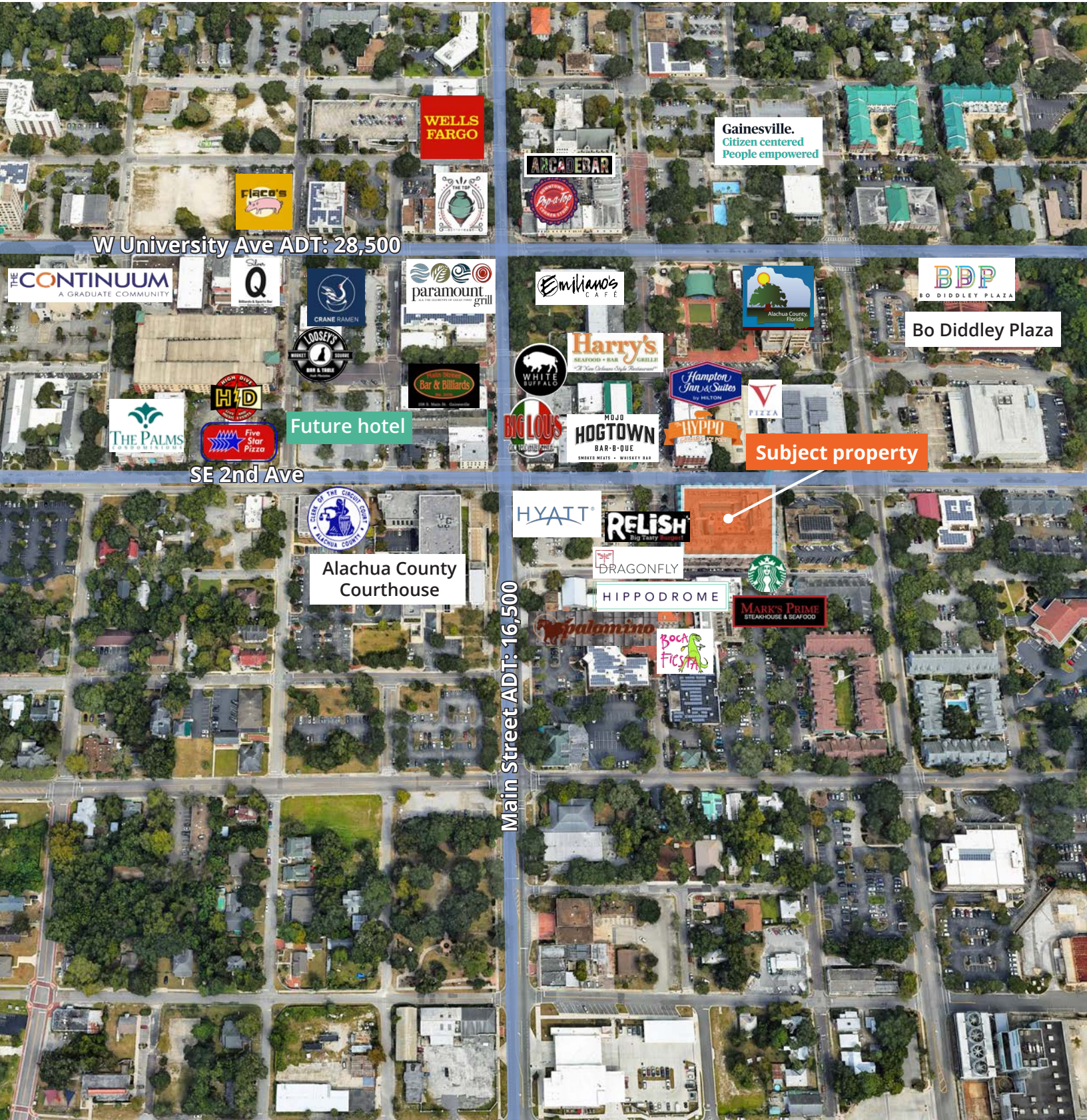


*space can be divided

Photos



Aerial map



WELLS FARGO

Gainesville.
Citizen centered
People empowered

W University Ave ADT: 28,500

THE CONTINUUM
A GRADUATE COMMUNITY

FACIO'S

THE TEP

ARCADE BAR

Papa John's

BDP
BO DIDDLEY PLAZA

Bo Diddley Plaza

Emiliano's CAFE

Alachua County Florida

paramount grill

CRANE RAMEN

Harry's SEAFOOD + BAR + GRILL

Hampton Inn & Suites by HILTON

PIZZA

Future hotel

THE PALMS

LOOSEY'S

Five Star Pizza

WHITE BUFFALO

BIG LOUS

HOGTOWN BAR-B-QUE

HYPO

Subject property

SE 2nd Ave

SEAL OF THE GADSDEN COUNTY ALACHUA COUNTY

Alachua County Courthouse

HYATT

RELISH Big Tasty Restaurant

DRAGONFLY

HIPPODROME

MARK'S PRIME STEAKHOUSE & SEAFOOD

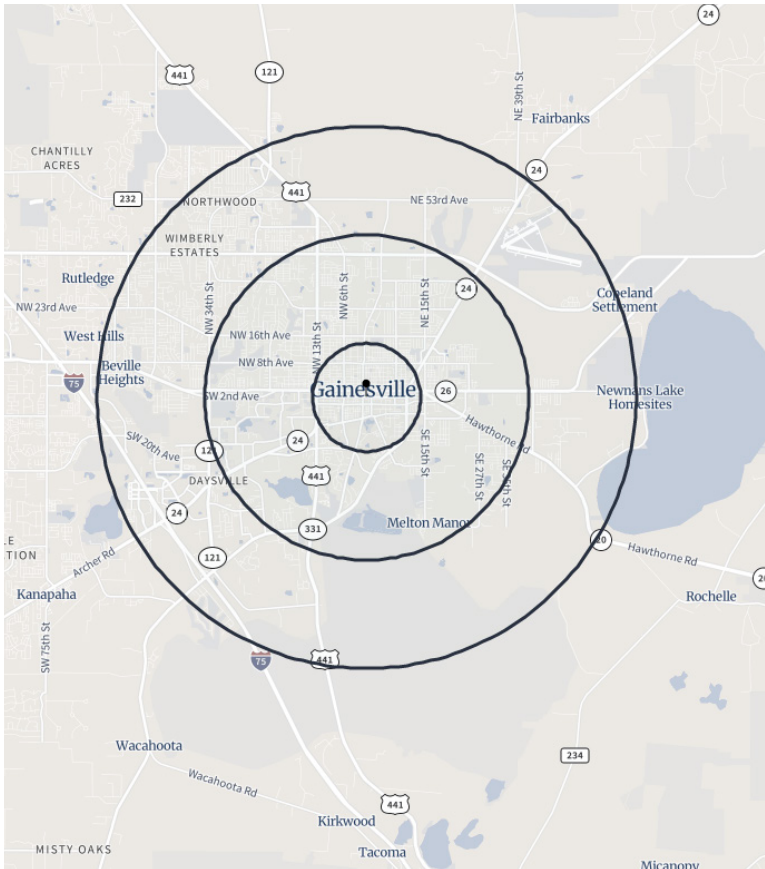
Main Street ADT: 16,500

Palomino

BOCA FICHA

Starbucks

Demographics



Population: Over 142,000 people within a five mile radius.



Density: Over 58,000 households within a five mile radius.



Income: Average household income of \$77,510 within a five mile radius.



Home Value: Median home value of \$319,182 within a five mile radius.



Employment: Employment population of over 102,000 within a five mile radius.

Population	3 Miles	5 Miles	10 Miles
Total population	15,408	72,697	142,598
Median age	24.1	24.9	25.9
Median age (Male)	24.6	25.1	26.2
Median age (Female)	23.6	24.8	25.5
Households & Income	3 Miles	5 Miles	10 Miles
Total households	6,800	28,425	58,235
# of persons per HH	2.04	2.17	2.16
Average HH income	\$69,736	\$76,299	\$77,510
Average house value	\$300,484	\$329,385	\$319,182
Businesses	3 Miles	5 Miles	10 Miles
Total businesses	1,263	3,704	6,502
Total employees	13,668	67,650	102,548

**If you would like to discuss this further,
please get in touch.**

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