

# PROGRESS ONE-SUITE 100 & 200

## OFFICE SPACE FOR LEASE

13859 PROGRESS BLVD., ALACHUA, FL 32615



DAVID STOCKMAN

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**AGILITY**  
Commercial Real Estate

# OFFICE SPACE FOR LEASE—PROGRESS ONE—SUITE 100 & 200

13859 Progress Blvd, Alachua, FL 32615



**SUITE 100 & 200 - 8,170 SQFT COMBINED  
ADDITIONAL SUITES IN  
PROGRESS ONE ARE ALSO AVAILABLE**

## PROPERTY DESCRIPTION

- Progress one is a 32,476 square foot building with laboratory, office and light manufacturing suites available for lease
- Suite 100 is available for move in, boasting 4,765 sq ft of office space
- Suite 200 is available for move in, boasting 3,405 sq ft of office space
- Additional suites in Progress One are also available, ask for details

## PROPERTY HIGHLIGHTS

- Professional and well appointed office spaces, available for immediate occupancy.
- In the heart of the Progress District in Alachua, FL, near Gainesville, Regional Airport, UF, and I-75.
- Space sizes are flexible to suit your needs, from 100 sf (Executive Office with shared common elements) to 8,170 sf.
- Options to provide the space partially or fully furnished are available.
- Unbeatable Location: Place your company at the center of a powerful network, with Fortune 500 companies and a highly skilled local workforce at your doorstep.
- Ask about our move in incentives!

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## OFFERING SUMMARY

Lease Rate:	\$20-24 SF/yr (NNN)
Building Size:	32,476 SF
Building Size:	32,476 SF

SPACES	LEASE RATE:	SPACE SIZE
SUITE 100	\$24.00 SF/yr	4,765 SF
SUITE 200	\$20.00 SF/yr	3,405 SF
SUITE 100 & 200 COMBINED	\$22.00 SF/yr	8,170 SF
EXECUTIVE SUITE	Negotiable	100 SF

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## THE SITE

**Available Office Space – Suite 100 & 200 | 8,170 SF (if combined) | in Progress Park, Alachua, FL**

### Key Highlights

- Suite 100 and 200 boast sizable conference rooms, restrooms, and a shared oversized kitchen area. The spaces can easily be combined should you require a larger space, or separated for occupancy by different companies.
- Suite 100 has an open and attractive layout, conducive to open collaboration among the team, team meetings/training, and impressing your clients. The owner intends to convert a portion of the open work space in order to create 4 additional executive offices.
- Suite 200 is fully built out with a large impressive conference room and 10 individual offices.
- Owner is open to leasing Suite 200 by individual offices, to provide a co-working style Executive Office Suites, allowing companies to lease smaller spaces (one or more individual offices) with the benefit of a shared conference room, restrooms, and kitchen.
- Ample parking for employees and visitors

### Location Advantages

- In Progress Park, hub for research, life sciences, and innovation
- Direct access to US-441, 2.7 miles from I-75
- Centrally positioned between Gainesville, Jacksonville, Orlando, and Tampa
- 13.7 miles from Gainesville Regional Airport for travel, shipping, and talent access
- Strong infrastructure within a thriving business community
- Access to a robust labor force of skilled specialists and dependable workers

### Market & Growth Drivers

- 44,592 households within 10 miles; avg. income: \$108,944
- The Convergence mixed-use project (1 mile away) adding ~1,000 new homes
- Trailhead Landing by Lennar (1.1 miles away) nearly complete
- Growing residential base driving demand for logistics, distribution, and services

### Ideal Space For

- Local companies that have outgrown their home offices and need a more professional, scalable space to accommodate an expanding team.
- Professionals who live in Alachua/Gainesville area looking for professional and collaborative alternative space
- Established companies that need a local foothold in the thriving Progress Park

**Contact us today to schedule a private tour. 352-440-9822 | [sales@conceptcompanies.net](mailto:sales@conceptcompanies.net)**

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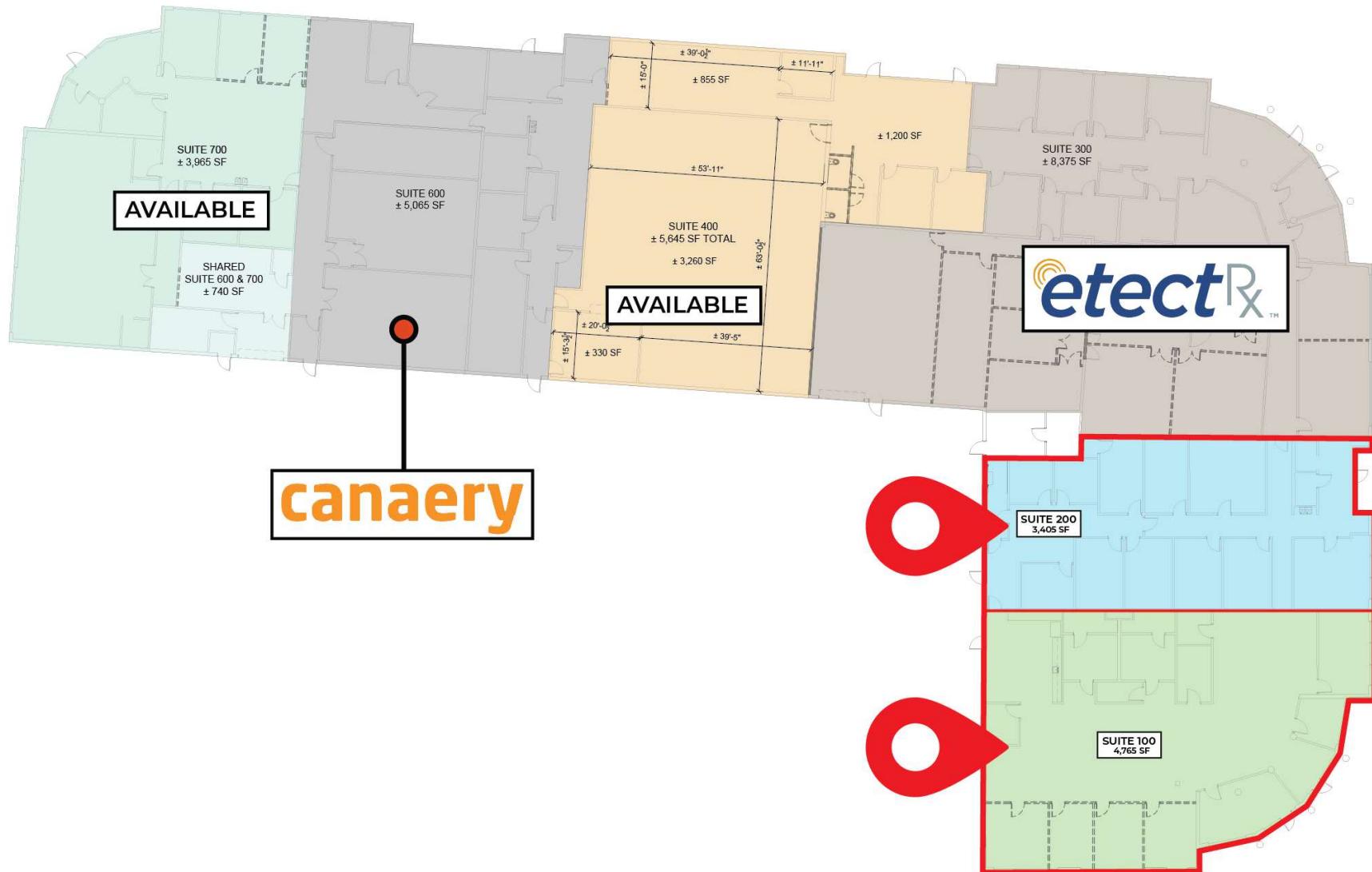


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## THE SITE PLAN



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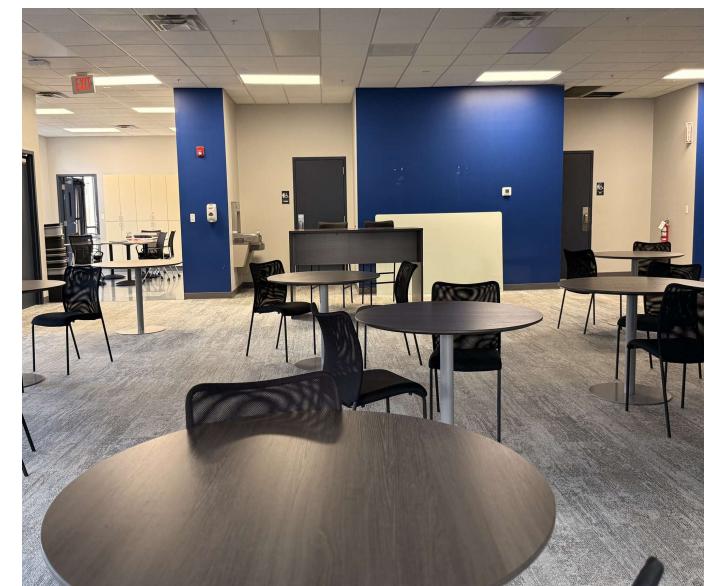
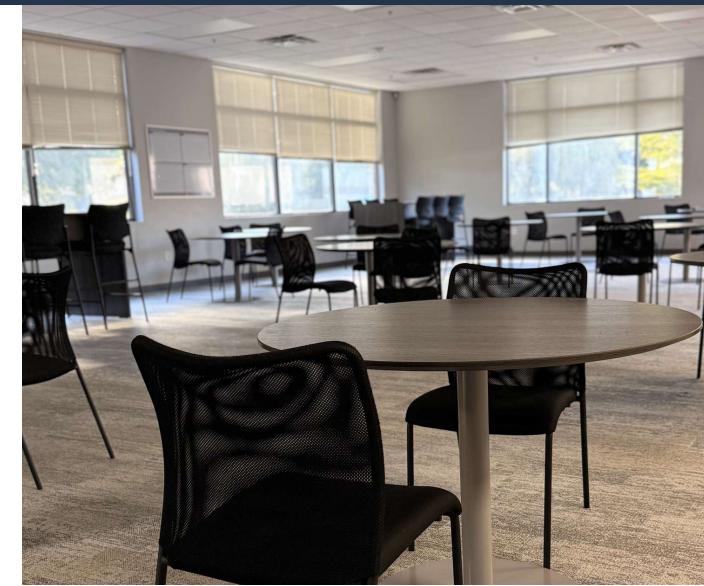
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## THE BUILDING



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## THE TRADE AREA

## PROGRESS PARK

### AT PROGRESS DISTRICT

- PROGRESS PARK IS LOCATED AT PROGRESS DISTRICT:
  - HOME TO COPELAND PARK, FOUNDATION PARK, THE CONVERGENCE
- PROGRESS DISTRICT IS THE LARGEST BIOTECH CLUSTER IN FLORIDA
- MINUTES FROM DOWNTOWN ALACHUA & I-75
- PROXIMITY TO I-75 ALLOWS ALACHUA BUSINESSES TO REACH MAJOR MARKETS AND TRANSPORTATION CENTERS ACROSS FLORIDA
- PROGRESS PARK IS A HUB FOR BIOTECHNOLOGY AND LIFE SCIENCES, AS WELL AS BUSINESSES FROM OTHER SECTORS
  - MEDICAL / CLINICAL / LABORATORY TRAINING
  - RETAIL
  - RESTAURANTS
  - LIGHT MANUFACTURING
  - LANDSCAPE BUFFER
  - RESEARCH AND DEVELOPMENT
  - CONSTRUCTION TRADES
- ADJACENT TO SANTA FE COLLEGE PERRY CENTER FOR EMERGING TECHNOLOGIES, OFFERING PROGRAMS IN BIOTECHNOLOGY AND CLINICAL LABORATORY SCIENCES
- THE PARK HOSTS OVER 35 COMPANIES EMPLOYING MORE THAN 1,100 INDIVIDUALS

**SUITE 100 & 200 AT PROGRESS ONE IS MORE THAN JUST SPACE-IT'S A LAUNCHPAD FOR INNOVATION AT THE HEART OF FLORIDA'S LARGEST BIOTECH CLUSTER.**



### Progress Park: Prime Location for Life Science users in Thriving Progress District

The site is located in the heart of Florida's largest biotech cluster. The Progress District has become a premier destination for bioscience companies looking to grow and thrive. Located within The Progress District, Progress Park is home to a well-established community of research organizations, life science companies, and advanced technology firms. Its strategic location between Gainesville and Alachua provides both connectivity and access to world-class resources and talent.

Within Progress Park sits Progress One, a 32,476-square-foot building designed to meet the unique needs of science-driven companies as well as other businesses looking to thrive in the Alachua County region. Offering a blend of office, warehouse, laboratory, and flexible space, Progress One fosters collaboration and growth across industries.

**Suite 100 & 200 are ready for you to move in and elevate your business. Contact us today to schedule a tour and see how this space can work for you.**

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## THE TRADE AREA

### CITY OF ALACHUA



- Part of the Gainesville MSA.
- Proximity to Gainesville, home to University of Florida.
- Highly educated workforce.
- U.S. Hwy 441 and I-75 run through City of Alachua (adjacent to Copeland Park), offering good transportation connectivity.
- City of Alachua is home to the Sid Martin Biotechnology Incubator (now UF Innovate | Accelerate), which is well-known for supporting early-stage life sciences companies and startups, benefiting from the University of Florida's resources.
- Santa Fe College Perry Center for Emerging Technologies located in the City of Alachua (adjacent to Copeland Park) offers training and resources for those interested in pursuing careers in the life sciences.

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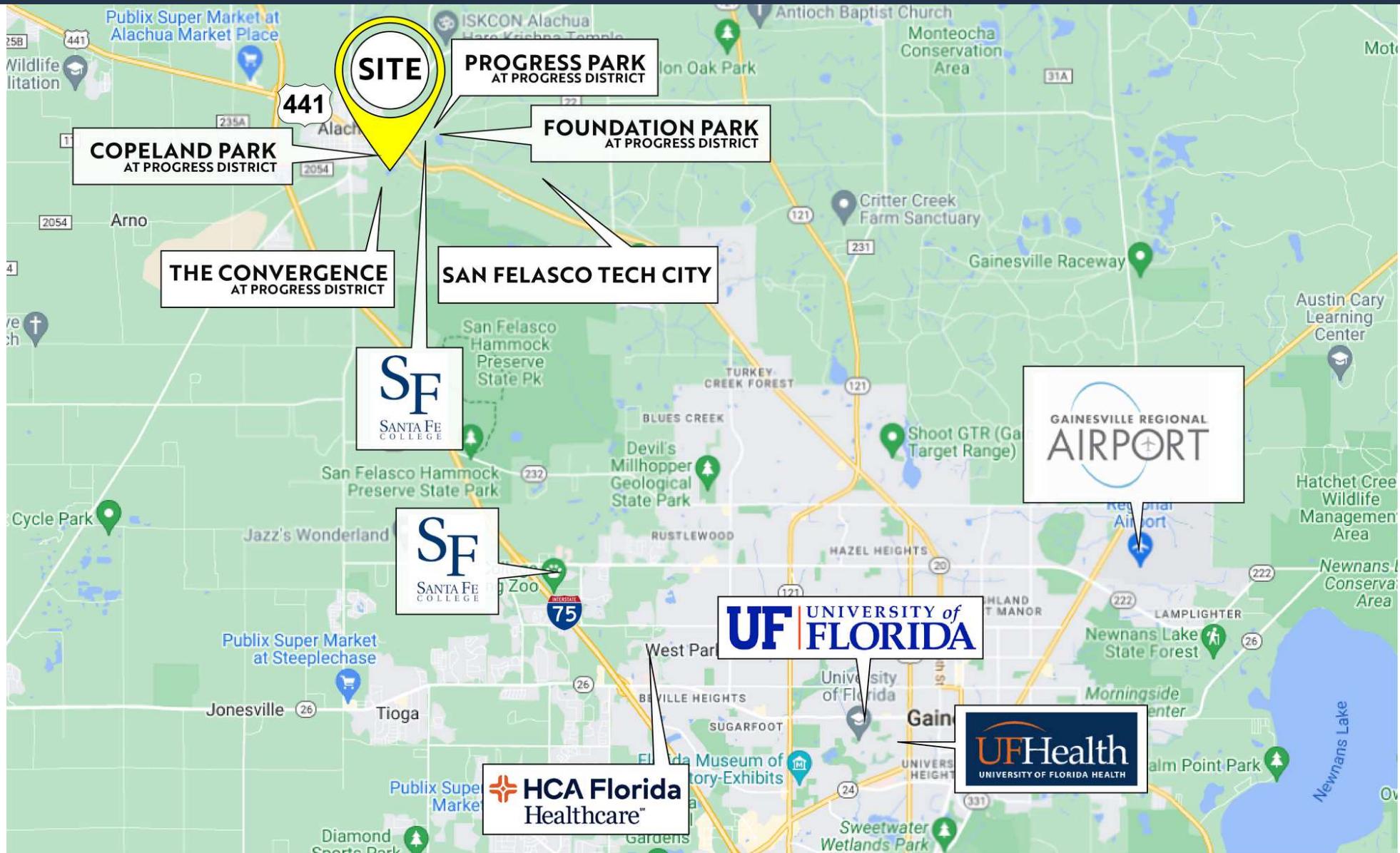
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## THE REGION



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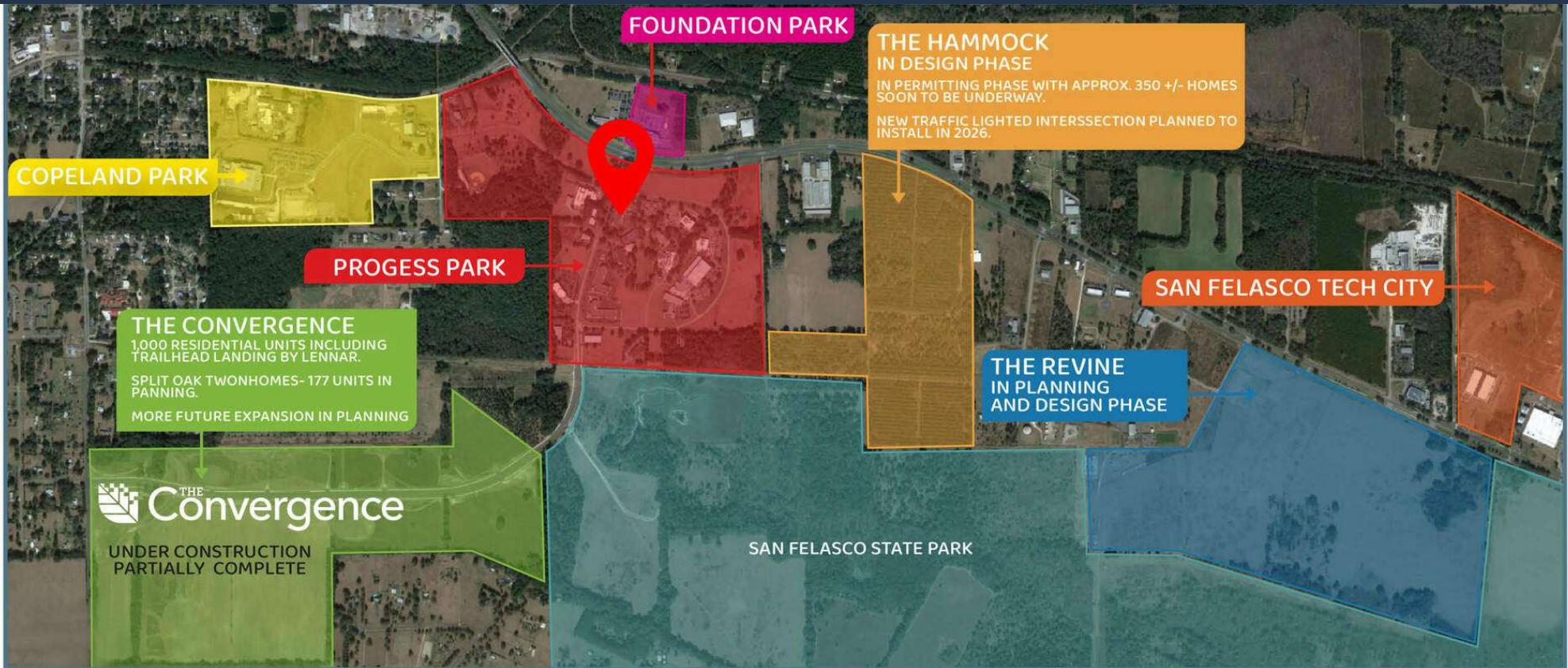
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## PROGRESS DISTRICT



## PROGRESS DISTRICT

- An 800-acre development in Alachua, Florida, just north of Gainesville. It's a mixed-use project designed to be a hub for life sciences and biotech companies, with a focus on research, development, and advanced manufacturing.
- Progress District is a thriving community with over 35 companies and 1,100 employees, making it the biggest biotech cluster in Florida.
- Progress District is a prime location just 11 miles from the University of Florida (UF) in Gainesville, giving companies access to a talented workforce and research resources. It's also close to state parks and nature trails.
- The Convergence at Progress District is a 420-acre mixed-use development. Still under construction, The Convergence envisions creating a live-work-play environment centered around science and technology. Its commercial and research focus aims to attract biotech and high-tech companies; Momentum Labs is an existing anchor, and The Jackson Laboratory has expanded its preclinical services to Momentum Labs. TrailHead Landing by Lennar is also part of The Convergence development, offering new single-family homes.

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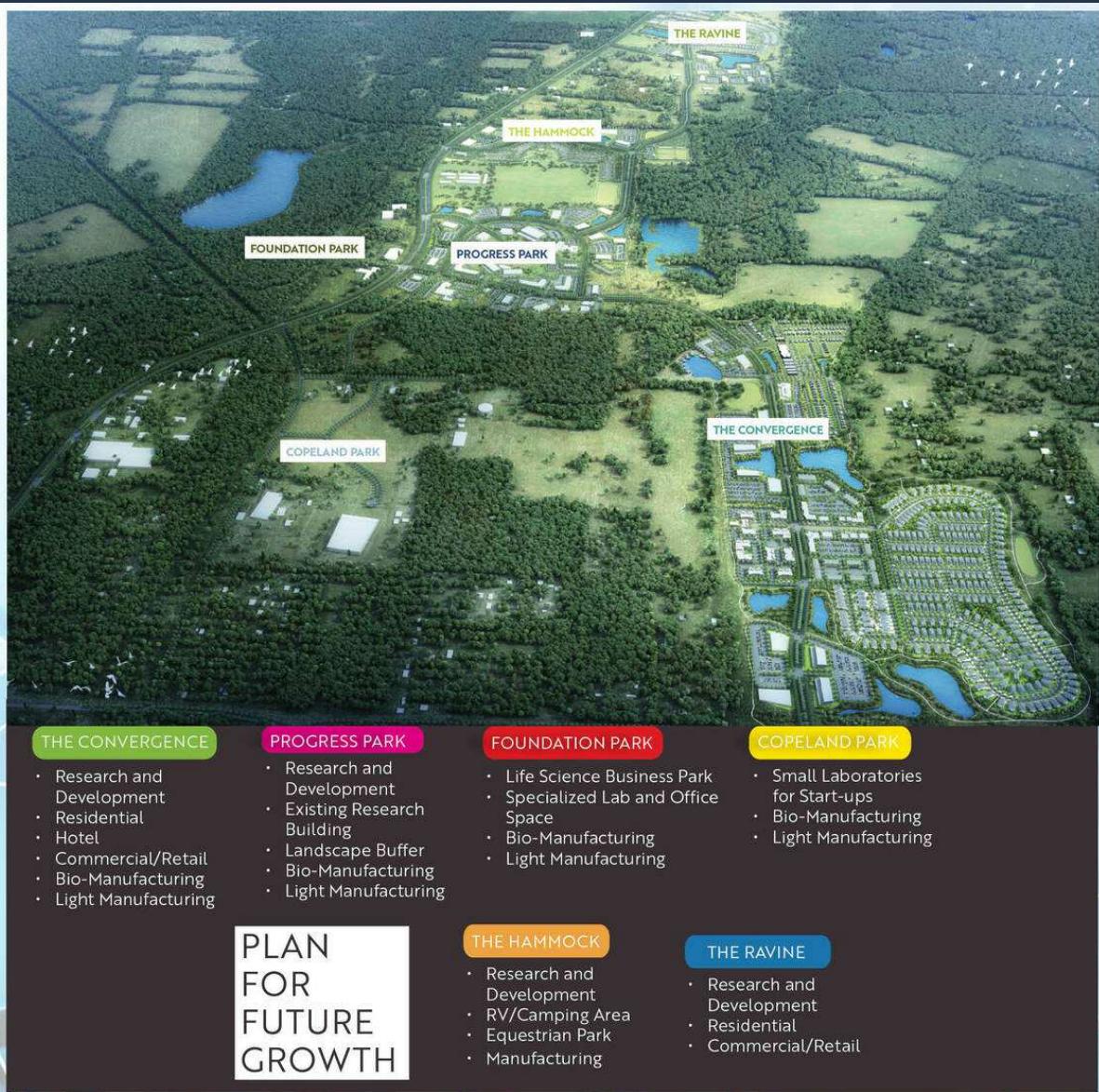
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## PROGRESS DISTRICT

### FLORIDA'S BACKYARD FOR BIOTECHNOLOGY

The Progress District is an impressive setting for many bioscience and other related companies attracted to the vitality of the area. With 35 companies and over 1,100 employees, the district is one of the largest clusters of biotech companies in the State of Florida. Home to established Fortune 500 companies, The Progress District is a destination spot for emerging biotech companies looking for ample opportunities for collaboration and resources.

The Progress District, envisioned by the City of Alachua, aims to be a vibrant sustainable hub for innovation, research and economic growth, offering diverse housing and amenities. The development is expected to take 5 to 10 years to fully realize infrastructure development.



#### THE CONVERGENCE

- Research and Development
- Residential
- Hotel
- Commercial/Retail
- Bio-Manufacturing
- Light Manufacturing

#### PROGRESS PARK

- Research and Development
- Existing Research Building
- Landscape Buffer
- Bio-Manufacturing
- Light Manufacturing

#### FOUNDATION PARK

- Life Science Business Park
- Specialized Lab and Office Space
- Bio-Manufacturing
- Light Manufacturing

#### COPELAND PARK

- Small Laboratories for Start-ups
- Bio-Manufacturing
- Light Manufacturing

PLAN  
FOR  
FUTURE  
GROWTH

#### THE HAMMOCK

- Research and Development
- RV/Camping Area
- Equestrian Park
- Manufacturing

#### THE RAVINE

- Research and Development
- Residential
- Commercial/Retail

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PROGRESS DISTRICT

## ANCHORED BY TWO ESTABLISHED INSTITUTIONS

The Progress District is home to one of the first bio-business incubators in the United States, and a college focused on emerging technology degrees.

### UF INNOVATE | ACCELERATE AT SID MARTIN BIOTECH

UF Innovate | Accelerate at Sid Martin Biotech Incubator ("SMBI") was created, engineered, equipped, and opened in 1995 as one of the first bio-business incubators in the United States. The facility is located just outside of Gainesville, Florida in the Progress Corporate Park in the City of Alachua. The Incubator helps bioscience entrepreneurs in all product areas relating to the life sciences, biomedical research, medicine, and chemical sciences by providing specialized laboratory space, equipment, education, mentoring, networking, and investment. To date, over 60 biotechnology startups have graduated from the Incubator and become self-sufficient companies or were acquired. UF Innovate | Sid Martin Biotech Incubator provides a "one-stop-shop" for everything you need to grow a biotech/bio-med/bio-ag startup company, including sourcing talent, finding capital, and a quality work environment. The facility is a three-time recipient of the Global Business Incubator of the Year award by the International Business Innovation Association (InBIA).

### SANTA FE COLLEGE PERRY CENTER

The Charles R. and Nancy V. Perry Center for Emerging Technologies is located in Alachua, the heart of Florida's high-tech corridor, about 13 miles from SF's Northwest Campus. The Perry Center provides citizens of northern Alachua County an opportunity for a college education close to home.

The Perry Center focuses specifically on emerging technology degrees. The 30,000 square foot building opened in 2009 and has functioning laboratories and state-of-the-art technology classrooms. The Perry Center is intentionally located near Santa Fe High School, which offers a biotechnology program that articulates to the SF Biotechnology A.S. Degree, and across the street from Progress Corporate Park. Progress Park, a growing industrial park with approximately 1,000 employees, is anchored by the University of Florida's Sid Martin Biotechnology Incubator, RTI Surgical, Intermed, and graduates of the UF Sid Martin Incubator –Nanotherapeutics, Banyan Biomarkers and Axogen.



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PROGRESS DISTRICT

## COMPANIES WITHIN PROGRESS DISTRICT



### MOMENTUM LABS

Momentum Labs is a biotech hub located in The Convergence at Progress District. The 55,000 square foot facility offers room for companies to grow and includes lab space, private offices, co-working spaces, cutting-edge shared equipment, and specialized amenities. Resident science entrepreneurs also get access to tailored programming, concierge-level services, an expansive resource network, and connections to capital.



### THE JACKSON LABORATORY

The Jackson Laboratory (JAX), founded in 1929 in Bar Harbor, Maine, is a nonprofit leader in genetics research. Known for expertise in mouse genetics, JAX houses one of the largest repositories of lab mice for studying diseases like cancer, diabetes, and Alzheimer's. It advances biomedical research, offers educational programs, and provides genetic testing worldwide, with facilities in Connecticut and California.



### NCCER-NATIONAL CENTER FOR CONSTRUCTION, EDUCATION, AND RESEARCH

Not-for-profit, 501 education foundation for professional craft certification, formed in 1996. Recognized by the construction industry as the training, assessment, certification and career development standard for construction.



### ASCEND

Ascend Advanced Therapies (Ascend) is a specialist adeno-associated virus (AAV) development partner working to bring next-generation gene therapy products to market. Using an acqui-building approach, Ascend hit the ground running in 2023 with operational facilities globally, and a team of experts that offer unparalleled insight and collaboration when delivering products from the bench through to commercialization.



### EVERGEN

Evergen, formerly known as RTI Surgical. Our new name reflects our renewed commitment to accelerating the development of cutting-edge, patient-centric regenerative medicine solutions.



### ETECRX

eTectRx is a digital health company that uses the eBurst™ wireless sensor technology to create solutions for remote health monitoring. Their ID-Cap® System and eBrief™ System aim to improve patient engagement and health outcomes for patients, providers, and payers by promoting accountability and awareness. The company's website also provides information about their team, news, and contact details.



### CANAERY

Canaery is a neurotech company that is developing a "nose-computer interface" to digitize the sense of smell. The company's goal is to use this technology to enhance the capabilities of working animals, such as dogs and rats, to detect scents for various applications. These applications include detecting illicit contraband like explosives and narcotics, identifying pests, and diagnosing diseases like cancer and Parkinson's.



### AXOGEN

Axogen is a leader in surgical solutions for peripheral nerve repair. Their solutions are used primarily by hand surgeons, reconstructive plastic surgeons, and oral and maxillofacial surgeons in a wide variety of nerve repair surgeries.

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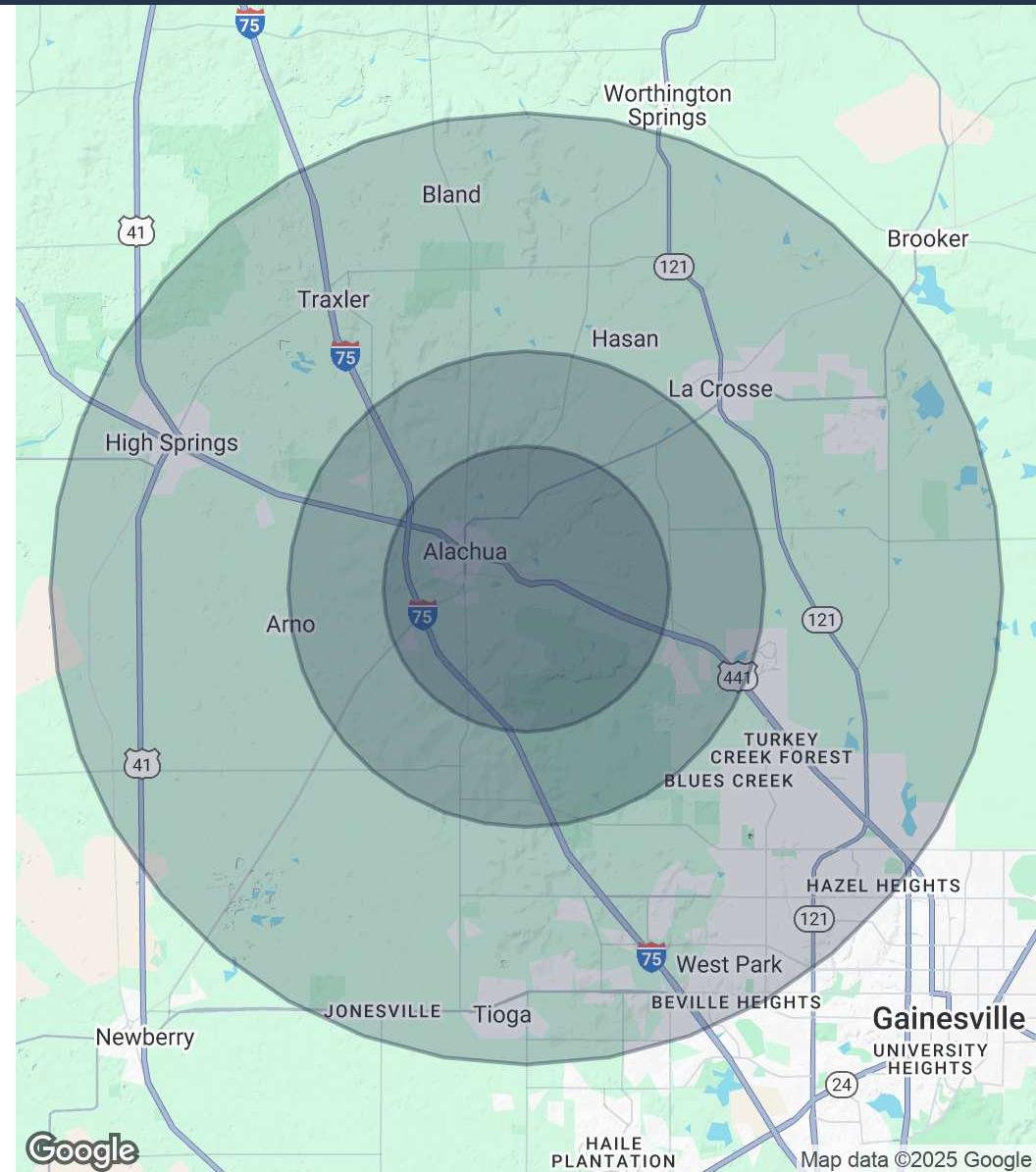
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## THE DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	7,310	14,232	108,305
Average Age	41	42	41
Average Age (Male)	40	42	40
Average Age (Female)	42	43	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,893	5,715	44,592
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$91,109	\$101,065	\$108,944
Average House Value	\$371,129	\$360,305	\$333,421

Demographics data derived from AlphaMap



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## THE DISCLAIMER

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It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Concept urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs, and their contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present from previous activities at the Property. Various laws and regulations have been enacted at the Federal, State, and Local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending upon past, current, and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Project, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

No representation or warranty is being made by Concept with respect to the Property's compliance with any applicable statutes, laws, ordinances, rules, regulations, requirements, and/or codes (collectively, the "Laws"). It is expressly understood that is the responsibility of any prospective lender to investigate whether or not the Property is in compliance with the Laws and such prospective investor will be relying strictly and solely upon its own inspections and examinations and the advice and council of its own consultants, agents, legal counsel, and officers with respect to the condition of the Property and to its compliance with the Laws.

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