

University Office Park

Single Executive Office for Lease

7328 West University Ave, Suite H | Gainesville, FL 32607

Lease Rate: \$600/Month Full Service | **Suite Size:** 9' X 11' (99± SF)



Dan Drotos, MSRE, CCIM, SIOR

Executive Vice President
+1 954 551 9846
dan.drotos@colliers.com

Lauren Edwards

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

Rory Causseaux, P.E.

Vice President
+1 352 317 6341
rory.causseaux@colliers.com

Colliers

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

Property Details

Don't miss this opportunity to lease a 9' x 11' office in Suite H located in an all-brick office building just one parcel off the Tower Road corridor. Suite H in University Office Park has lovely landscaping and a welcoming exterior. The floor plan is the model of efficiency utilizing a central hallway configuration. There is a welcoming lobby area, a kitchenette area with sink and undercounter refrigerator and two ADA compliant restrooms. The office is in impeccable shape and has emergency lighting and a security system with motion sensors. There is ample parking, on-building signage at the suite entrance, as well as monument signage on W. University Avenue.

This office is the center office in the floorplan and because Suite H is an endcap suite, there is are window in this office for nice natural light.

Tenant will share common area lobby, restrooms and kitchenette with current tenant, Integrative Head and Neck Specialists.

Highlights:

- Water, sewer and trash included with rent
- Great location with easy access off Tower Road
- 0.64 miles to I-75
- Security system
- Abundant parking
- Monument signage
- Tax Parcel#: 06655-001-010
- Zoning: BR (Business, Retail Sales, and Services)

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Photo Gallery

Exterior

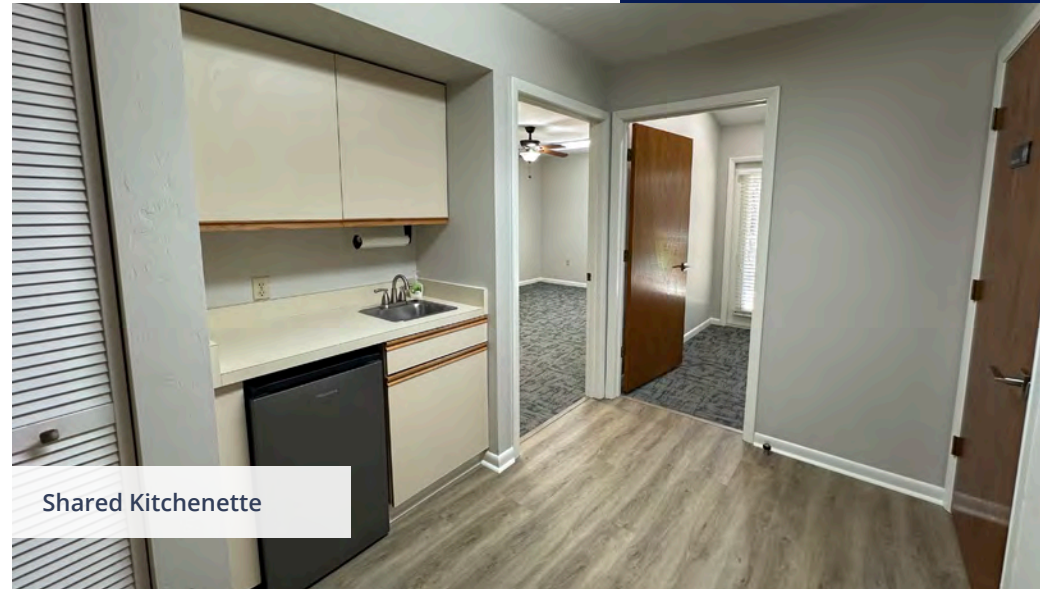


Photo Gallery

Interior



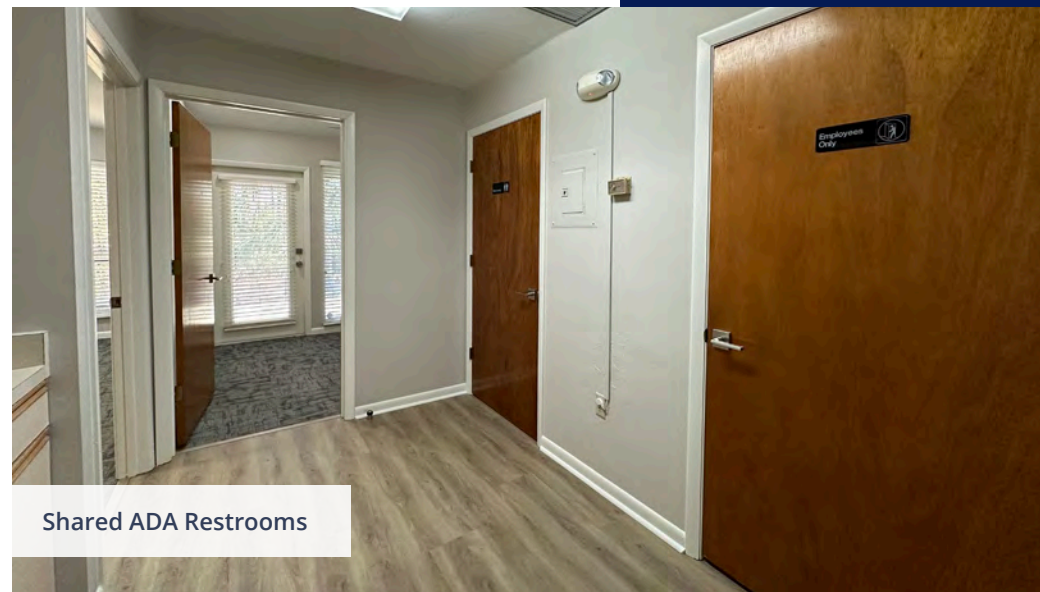
Shared Lobby



Shared Kitchenette

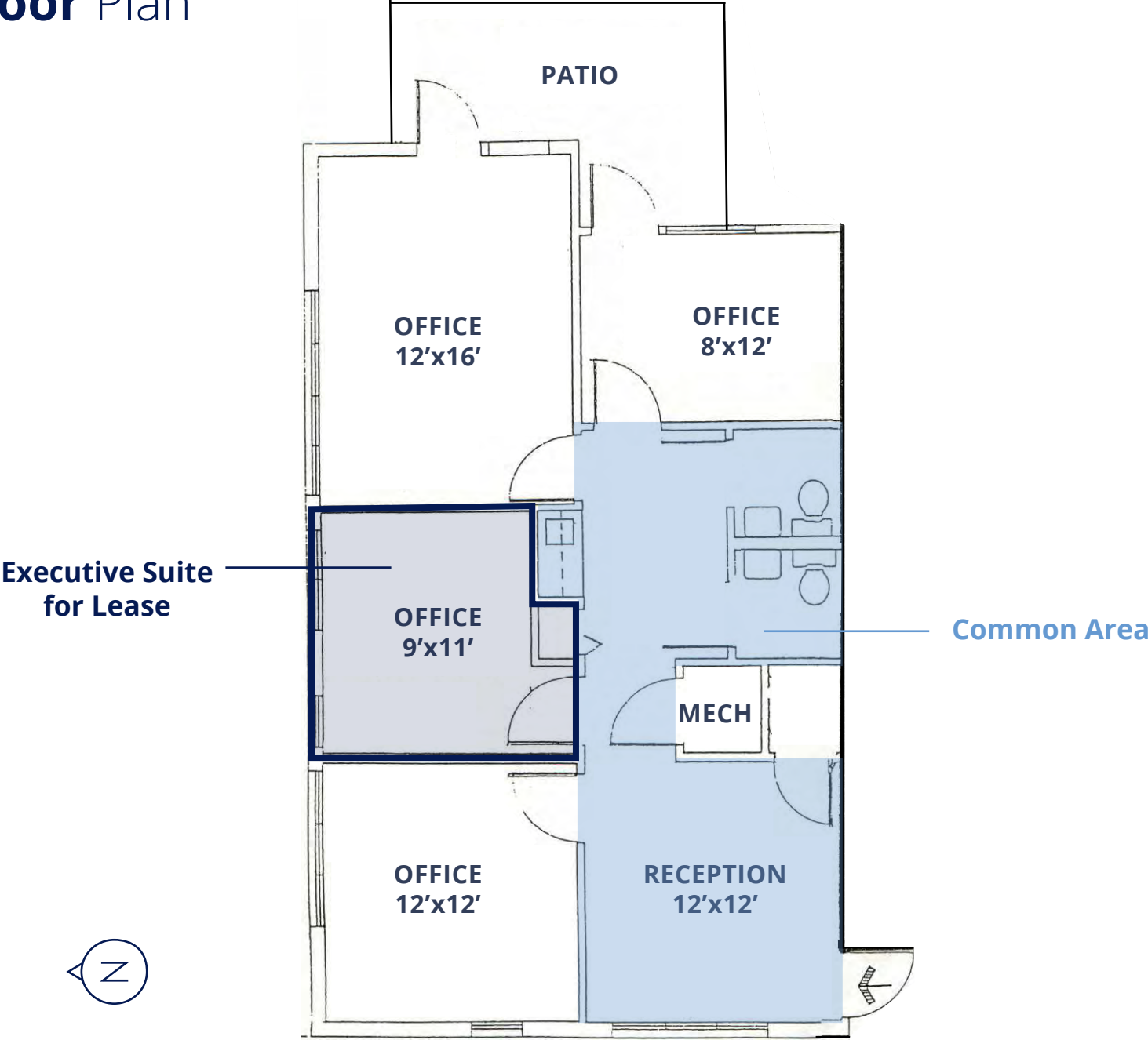


Executive Suite



Shared ADA Restrooms

Floor Plan



Aerial Map



Area Demographics

Source: ESRI Business Analyst



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	Population (2025)	Population Projection (2030)	Average Household Income (2025)	Projected Average Household Income (2030)
1 Mile	10,886	11,958	\$75,768	\$84,879
3 Mile	65,818	67,845	\$103,376	\$114,535
5 Mile	164,019	168,755	\$106,177	\$118,825

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