

Seagle Building | Office Space for Lease

408 W. University Ave. | 5th & 6th Floors | Gainesville, FL 32601

5th Floor: Suite 501 (1,657 SF*), Suite 502 (1,492 SF*), Suite 503 (1,515 SF*)

6th Floor: Suite 601 (1,657 SF) **Lease Rate:** \$28/SF Gross

*Suites on 5th Floor can be combined for additional square footage, if needed.



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Property Overview

Discover beautifully renovated office suites in one of Gainesville's most iconic historic landmarks—The Seagle Building on West University Avenue. Perfectly suited for small to mid-sized companies, this premier building sits in the heart of the Gainesville Innovation District, offering unmatched access to both Downtown Gainesville and the University of Florida.

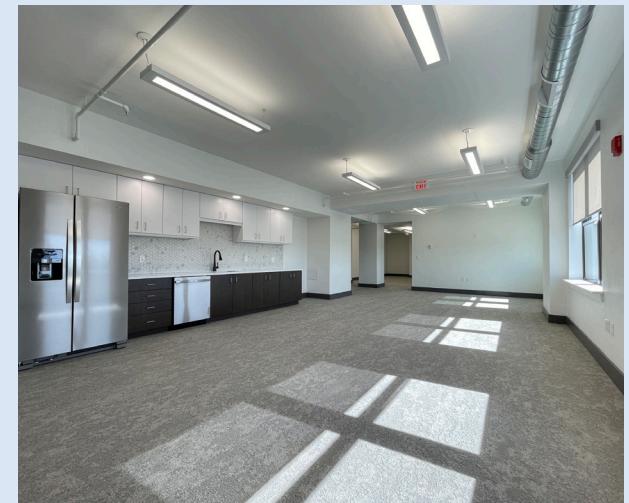
Tenants enjoy a long list of conveniences, including:

- Property taxes paid by ownership
- Highly responsive property management and maintenance
- Five nights/week janitorial service in common areas
- Video surveillance and enhanced security system

With a rich history dating back to its 1920s origins as the planned "Hotel Kelly," the Seagle Building now offers three floors of dedicated commercial space totaling roughly 25,000 SF—thoughtfully updated to meet today's office needs while preserving its historic character.

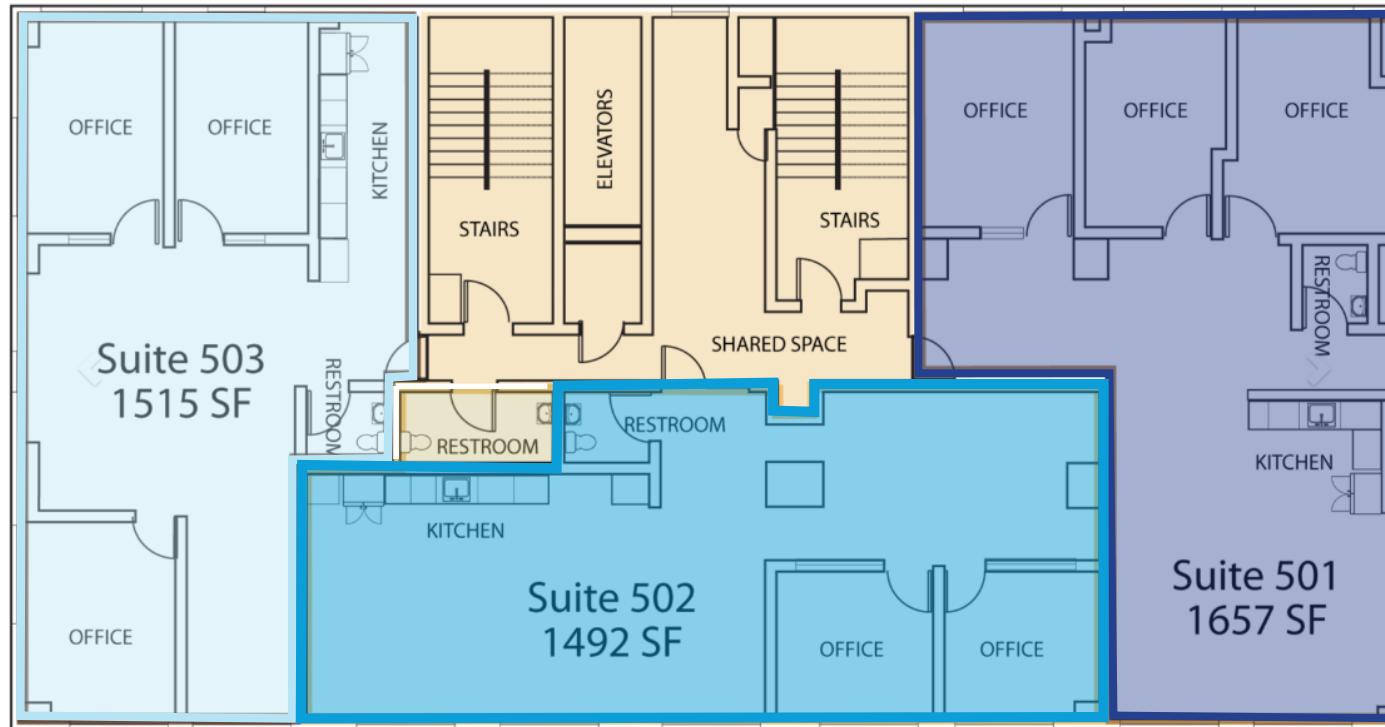


Interior Photo Gallery



5th Floor

Floor Plan



Availability

Suite 501 – 1,657 SF* Available Now

- Three private offices
- Open work area
- Upgraded kitchenette
- Private restroom
- Expansive layout ideal for collaborative teams
- Large windows and excellent natural light

Suite 502 – 1,492 SF* Available Now

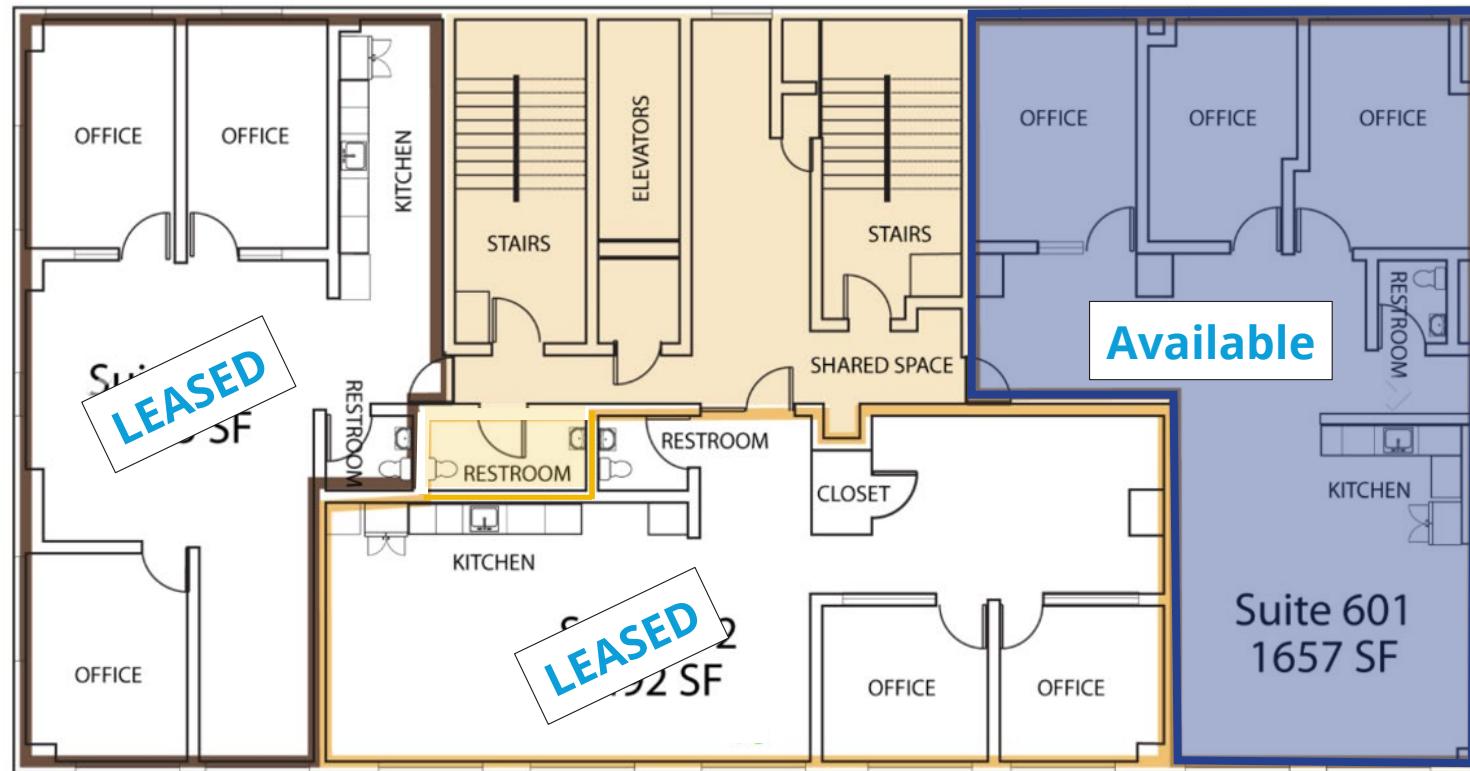
- Two private offices
- Two open work areas
- Upgraded kitchenette
- Private restroom
- Efficient floor plan maximizing usability
- Large windows and excellent natural light

Suite 503 – 1,515 SF* Available Now

- Three private offices
- Open work area
- Upgraded kitchenette
- Private restroom
- Ideal for companies seeking a simple, functional layout

6th Floor

Floor Plan

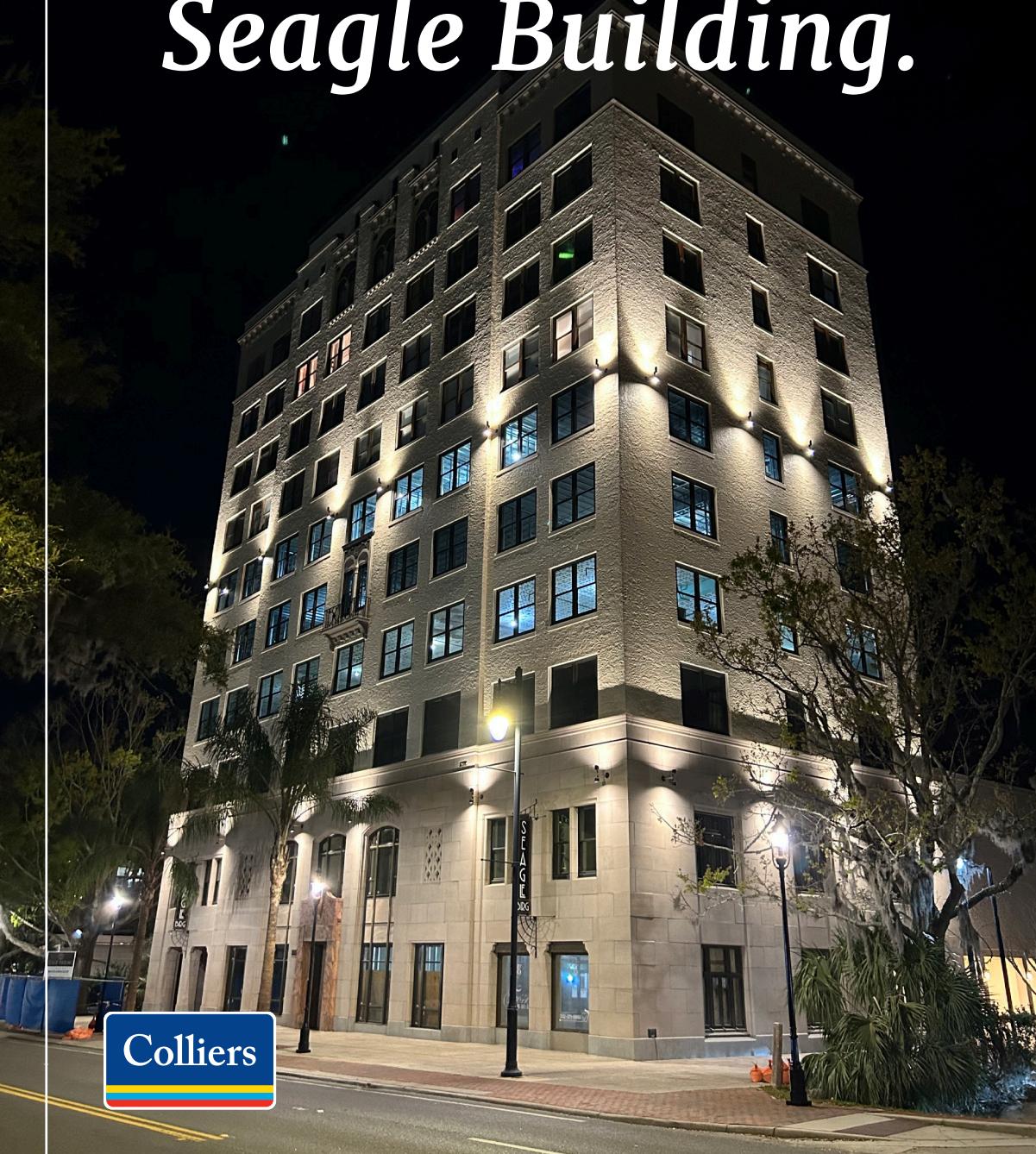


Availability

Suite 601 – 1,657 SF Available Now

- Three private offices
- Open work area
- Upgraded kitchenette
- Private restroom
- Large windows and excellent natural light

Your story belongs in the
Seagle Building.



Location

Steps from Top Restaurants

Employees benefit from walkable access to Gainesville's highest-rated restaurants, cafés, and coffee shops—ideal for client meetings or quick lunch breaks.

Surrounded by Cutting-Edge Companies

Situated in the thriving Innovation District, the Seagle Building is surrounded by startups, tech firms, and research-based organizations shaping the future of Gainesville's economy.

Access to First-Class Talent

With more than 12,400 highly qualified graduates entering the workforce annually from the University of Florida and Santa Fe College, companies here gain a competitive edge for recruiting top-tier talent just steps from campus.

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Contact Us

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Area Demographics

Source: ESRI Business Analyst



Population (2025)

1 Mile	22,759
3 Mile	80,348
5 Mile	149,952



Population Projection (2030)

Average Household Income (2025)

\$50,802
\$69,275
\$75,470



Projected Average Household Income (2030)

\$57,167
\$77,260
\$83,869

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