

**FOR SALE**

**1615 NW 80th Boulevard, Gainesville, FL 32606**

**20,074± SF | \$4,416,500**



**RORY CAUSSEUX, P.E.**

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY OVERVIEW

1615 NW 80th Blvd, Gainesville, FL 32606

Introducing an exceptional investment opportunity in Gainesville, FL! This impressive 20,074± SF office building, meticulously constructed in 2002 and maintained throughout the life of the building, presents a compelling prospect for discerning investors and end users. Located in the sought-after Gainesville area and boasting Light Industrial zoning (ML) in Alachua County, this property offers a versatile canvas for a wide range of business ventures. With its strategic position and efficient features, this building exemplifies the potential for enduring commercial success.

- 20,074± SF Modern Office Building
- Built in 2002, Meticulously Maintained
- New Roof Installed 2 Years Ago
- Over 100 Workstations
- Fully Furnished
- Private Offices
- Significant IT Support Facilities
- Backup Generators
- Light Industrial zoning (ML)
- Alachua County
- Parking for 102+
- Prime Location in Gainesville area

AERIAL BUILDING VIEW



EXTERIOR

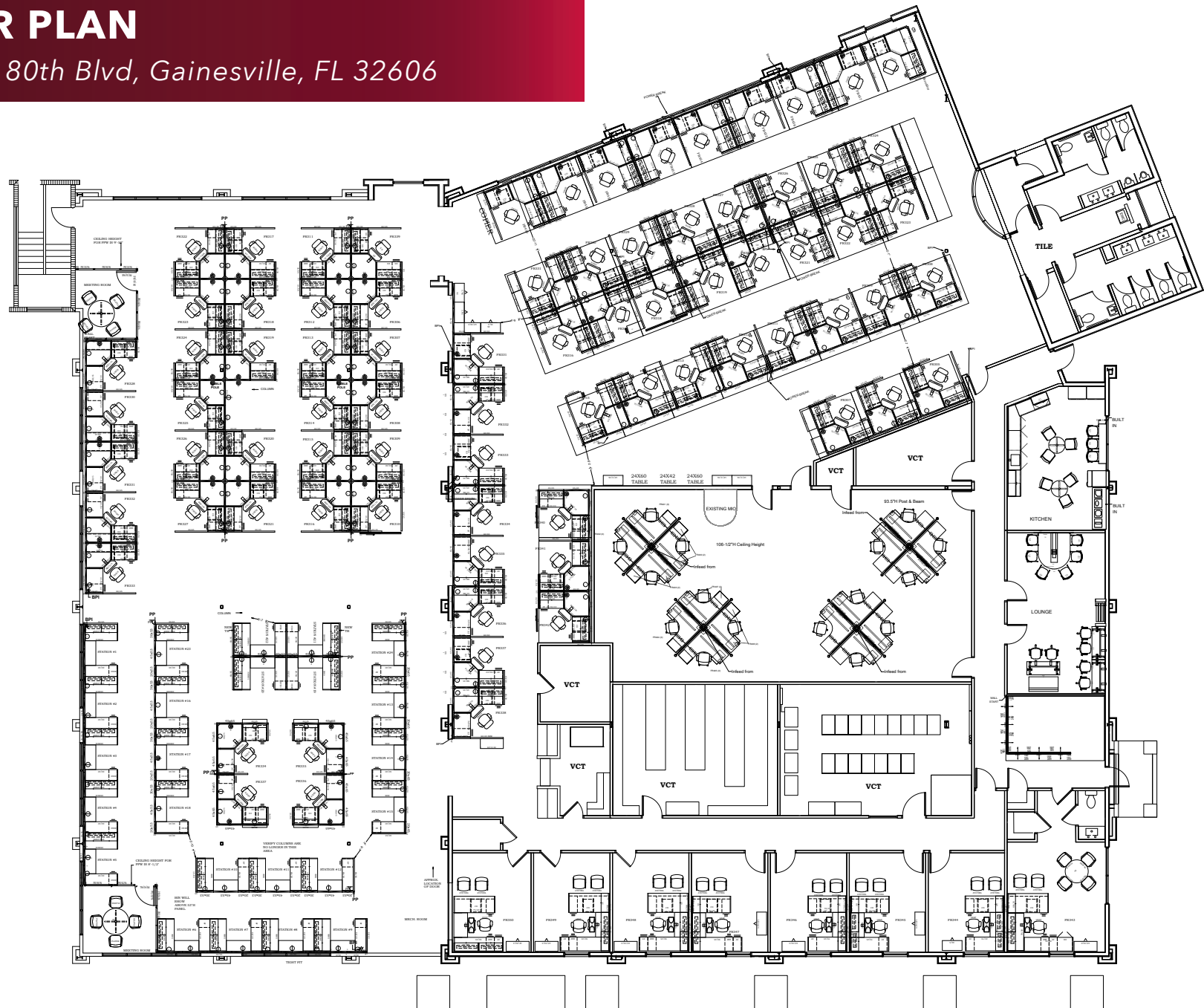


EXTERIOR



# FLOOR PLAN

1615 NW 80th Blvd, Gainesville, FL 32606





# PROPERTY PHOTOS

1615 NW 80th Blvd, Gainesville, FL 32606



**SITE**



# LOCATION OVERVIEW

1615 NW 80th Blvd, Gainesville, FL 32606

**Newberry Square**

**Newberry Crossing**

**NORTH FLORIDA  
REGIONAL MEDICAL CENTER**

**Tower Hill  
Office Park**

**Oaks Square**

**Tower Center  
Shopping Plaza**

**THE OAKS MALL**

**UF Health  
Surgical Center**



# LOGISTICS HIGHLIGHTS

1615 NW 80th Blvd, Gainesville, FL 32606



Medical



Hospital



Retail/Office



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**Professional Office For Sale**

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