

Flexible Office Suites on NW 13th Street for Lease

Prime Gainesville location | High visibility | Scalable options available
4424 NW 13th St., Gainesville, FL 32609

Executive Offices up to 10,452± SF | \$18/SF



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Discover a rare opportunity to lease office space in a highly visible and convenient location along NW 13th Street (US Hwy 441) in Gainesville, Florida. Located just north of Publix and Aldi and south of Home Depot and Tractor Supply, this office complex benefits from steady traffic, excellent accessibility and a thriving commercial corridor with nearly 18,000 vehicles per day (AADT).

Property Highlights:

- Variety of leasing options to suit solo professionals or small teams
- High-traffic location with strong visibility and signage potential
- Shared parking for tenants and visitors
- Located near major retail, grocery, dining and home improvement stores
- Easy access to downtown Gainesville, UF and the US-441/I-75 corridor, with additional connectivity to the Airport and Santa Fe College via NW 39th Avenue

Ideal Tenants:

- Professional services (legal, accounting, consulting)
- Medical or wellness practitioners
- Therapists or counselors
- Real estate, insurance or small-scale sales teams
- Freelancers or remote workers seeking private space

Available Space Options

- Executive offices and private suites – great for independent professionals and start-ups
- 650±, 750± & 850± SF of dedicated suites – include multiple private offices and reception/workspace areas
- Combined suites from 5,625± SF up to 10,452± SF– ideal for small teams, service providers or corporate headquarters needing collaborative space

All suites offer functional layouts with flexible configurations, in-suite bathrooms and plenty of parking.



Demographics

Source: ESRI Business Analyst 2024



**Population
(2025)**



**Population
Projection (2030)**



**Average Household
Income (2025)**



**Projected Average
Household Income
(2030)**

	Population (2025)	Population Projection (2030)	Average Household Income (2025)	Projected Average Household Income (2030)
5 Miles	124,289	124,199	\$85,780	\$95,762
10 Miles	236,045	241,185	\$96,469	\$108,577
20 Miles	313,320	322,292	\$98,802	\$111,808

Floorplan | Building A | 10,452± SF

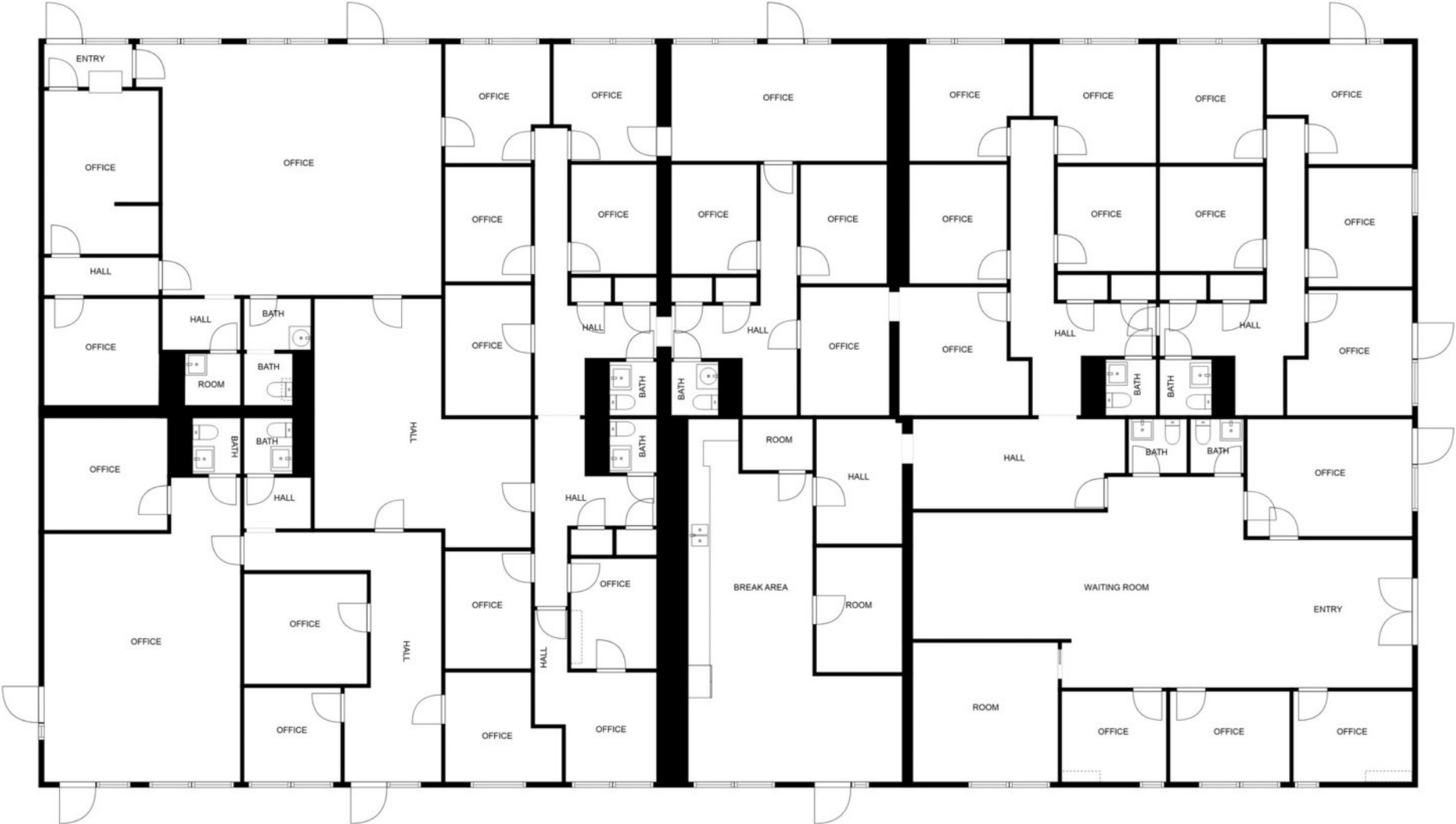


Photo Gallery | Building A



10,452± SF | \$18/SF



Photo Gallery | Building A

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10,452± SF | \$18/SF



Availabilities | Building B

Unit	Status	Sqft	Rooms	Rent
B1	Available	850	5 offices, 1 bath	Starting at \$18/SF
B2	Leased	1,125		
B3	Available	750	Build-out required	Starting at \$18/SF
B5	Available	750	5 offices, 2 bath	Starting at \$18/SF
B6	Leased	1,175		
B7	Available	750	Build-out required	Starting at \$18/SF
B8, B10, B12 -Combined	Leased	2,050		
B9	Available	650	Build-out required	Starting at \$18/SF
B11	Coming soon	650		

B1	B3	B5	B7	B9	B11
B2	B6	B8	B10	B12	

KEY	
	Available
	Leased

Photo Gallery | Suite B1

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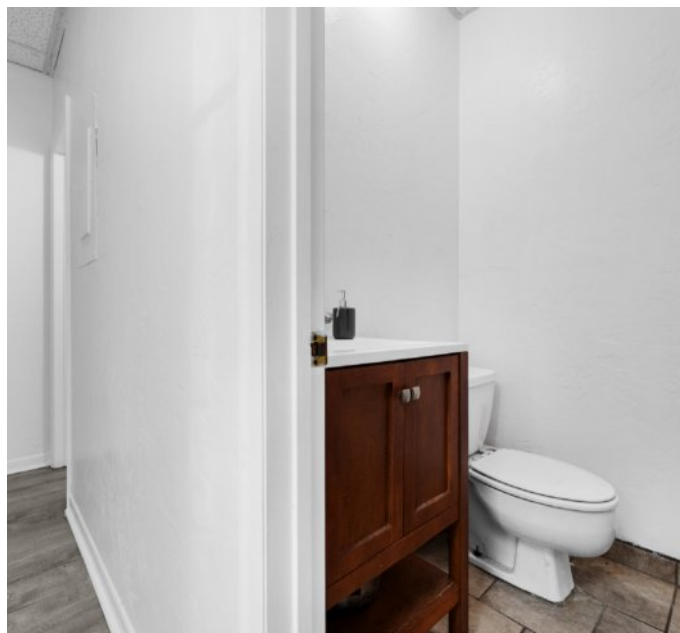
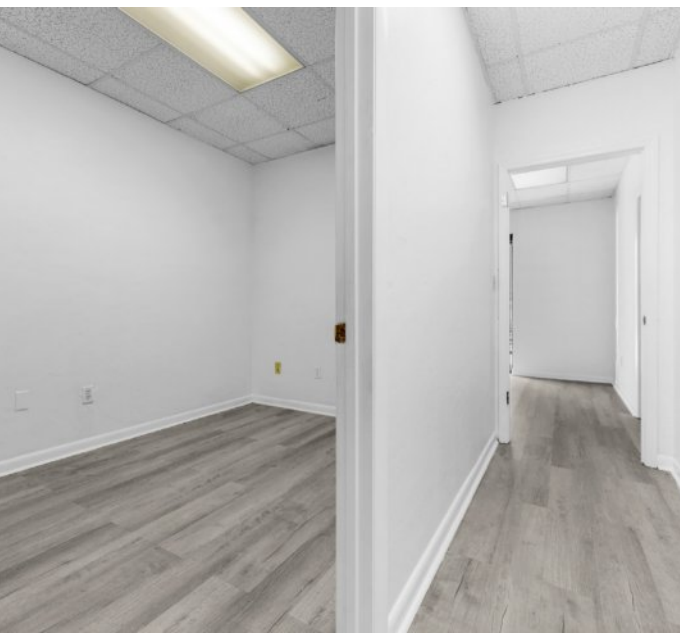
850 SF | Starting at \$18/SF



Photo Gallery | Suite B5

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750 SF | Starting at \$18/SF



Availabilities | Building C

Unit	Status	Sqft	Rooms	Rent
C1	Available	850	5 offices, 1 bath	Starting at \$18/SF
C2	Leased	850		
C3, C5	Leased	850, 750		
C4	Available	850	Executive offices	Starting at \$450
C6	Available	750	4 offices, 2 bath	Starting at \$18/SF
C7	Leased	750		
C8, C10	Leased	750, 650		
C9	Available	750		Starting at \$18/SF
C11	Leased	650		
C12	Leased	650		

C1	C3	C5	C7	C9	C11
C2	C4	C6	C8	C10	C12

KEY	
	Available
	Leased

Photo Gallery | Suite C4

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Executive Offices | Starting at \$450

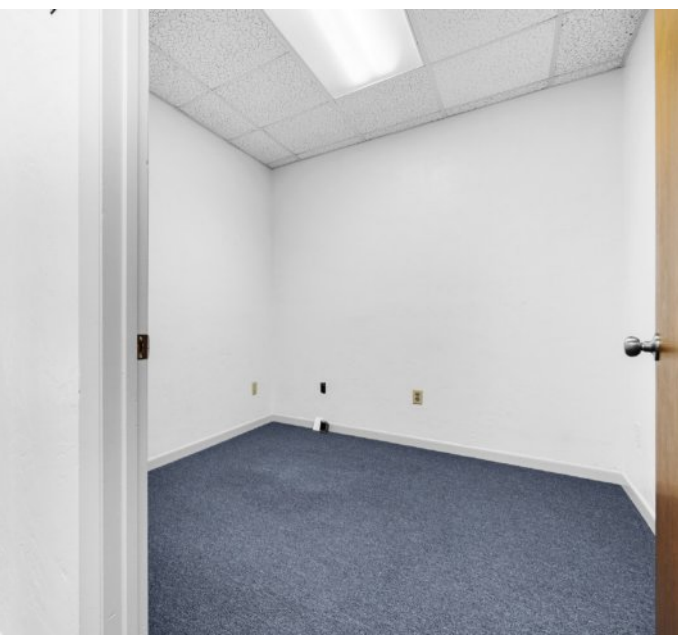
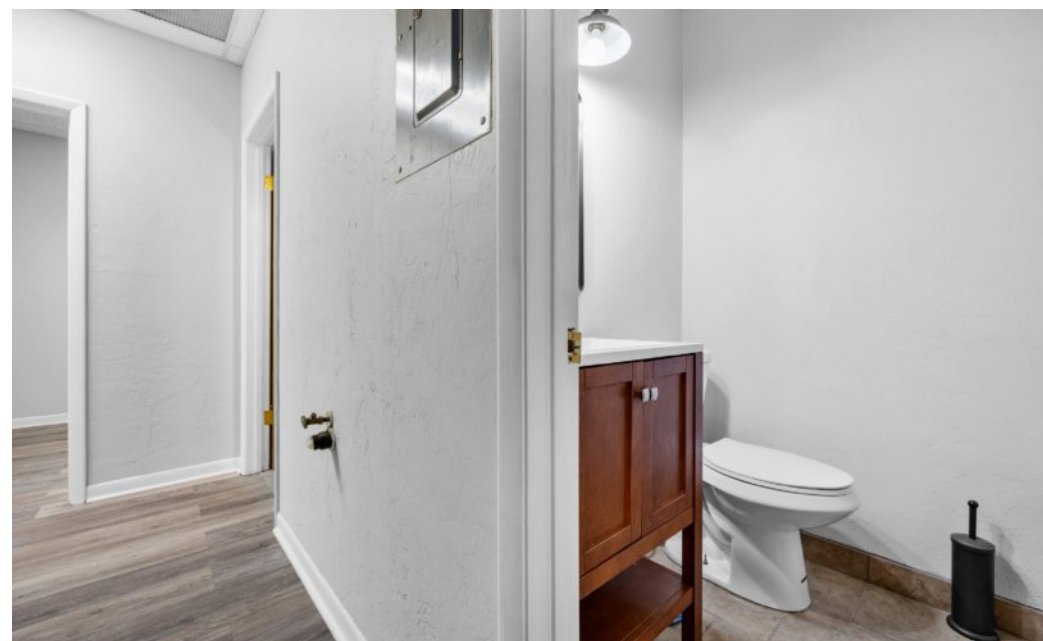


Photo Gallery | Suite C6

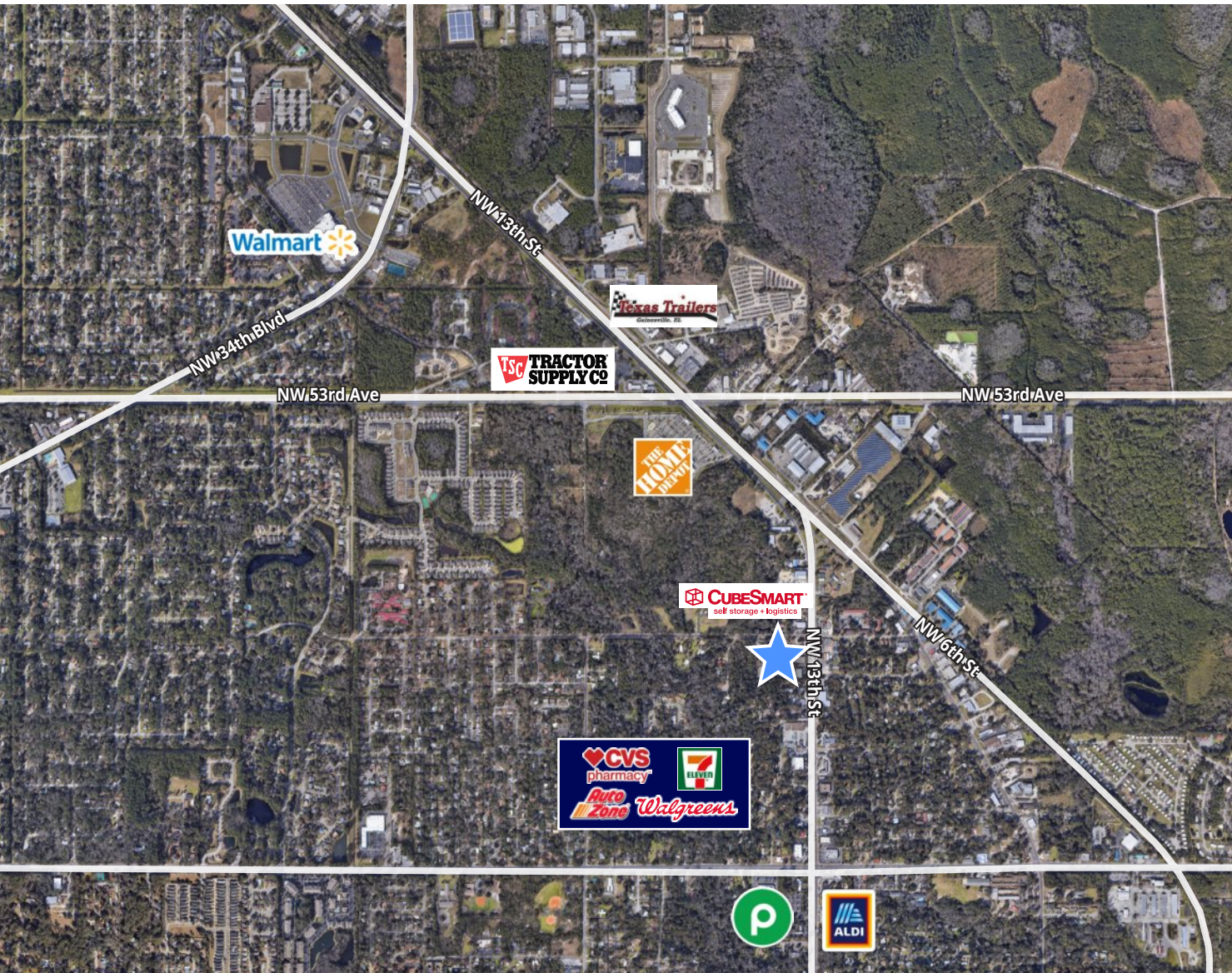


750 SF | Starting at \$18/SF



Major Retailers

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Location Benefits

- Excellent exposure along NW 13th St (US 441) - 17,900 vehicles/day
- Close proximity to Downtown Gainesville, UF and major arterials (I-75 and US HWY 301)
- Surrounded by a mix of commercial, retail and industrial activity



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