



THE 106 BUILDING

AT INNOVATION SQUARE

106 SW 6th Street

Gainesville, FL 32601

Between **UF** and **Downtown**

1,977 Sqft; Approx. 12-20 Employees

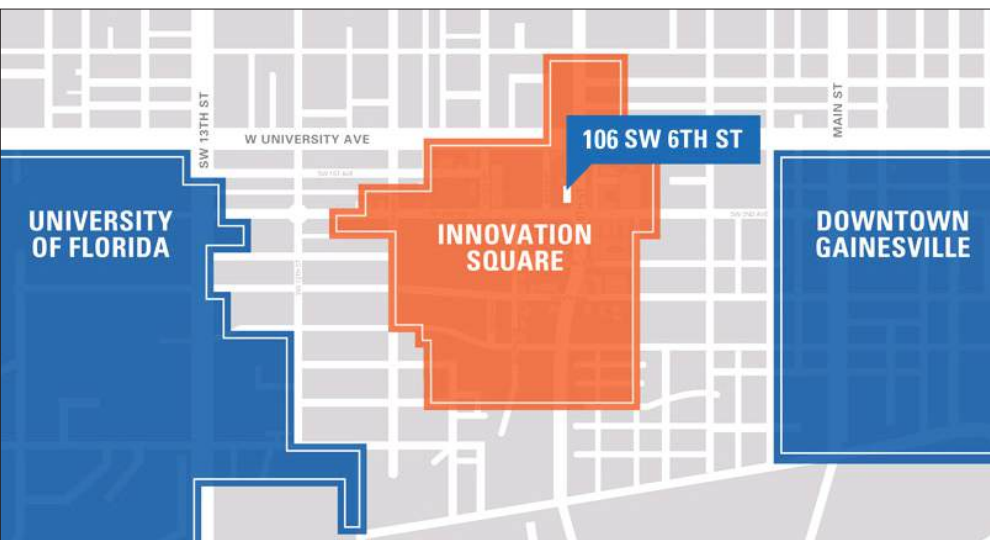
2 Attached **Parking Lots**

Zoned UMU2 - **Office / Café / Retail / Light Assembly**

\$22/SQFT/YR

THE PERFECT LOCATION

106 is a recently-renovated, state-of-the-art luxury office space in the Innovation District, the thriving business district between downtown Gainesville and the University of Florida campus. Position your company in the heart of city life surrounded by cutting-edge startups, popular restaurants and fresh talent from graduating UF students eager to be recruited into top-level careers.

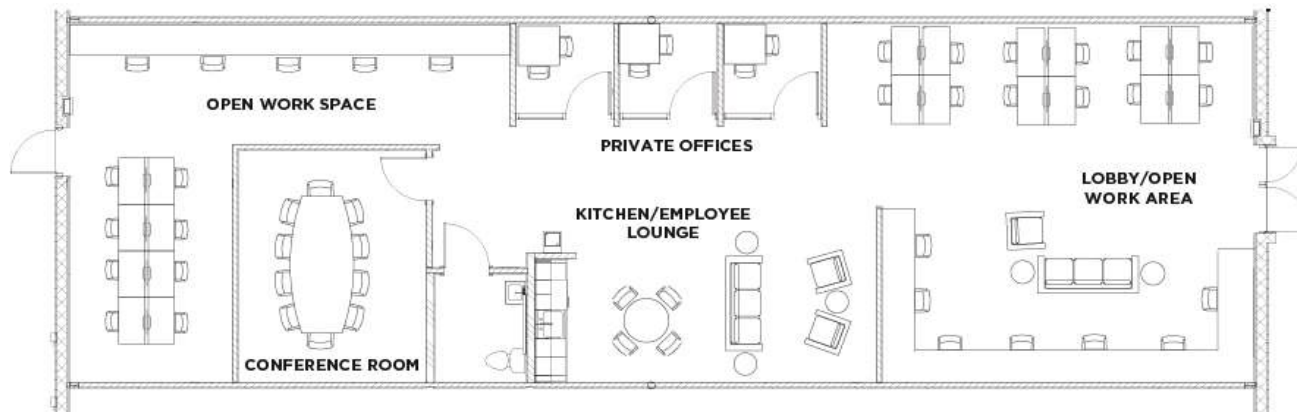


PROPERTY HIGHLIGHTS

- Recently-renovated office space.
- Spacious, open layout comprises of open work areas, private offices, and conference rooms for a variety of business needs.
- Walking distance to UF campus and close to downtown; abundant restaurants and coffee shops for staff nearby.
- Two attached parking lots.
- Includes contemporary features such as raised ceilings, exposed ductwork, glass-front offices for abundant natural light, a cool, roll-up glass door and stained concrete floors.
- Pre-wired for Hi-Speed Ethernet.



FLOORPLAN



106
1,977 SQFT

This mostly open-plan office space still features a layout that allows for privacy when needed. 106 includes a front open area that doubles as an open work space/lobby, a kitchen and employee lounge, three private offices and a conference room for private meetings. Perfect for 12-20 employees.