

# Office Building for Sale Alachua Crossings

5550 NW 111th Boulevard | Gainesville, FL 32653

**Total SF:** 11,639± SF | **1st Floor:** 8,374± SF | **2nd Floor:** 3,265± SF  
**Lot Size:** 2.28± AC | **Price:** \$1,150,000

Colliers



**ALACHUA  
CROSSINGS**

**Dan Drotos, MSRE, SIOR, CCIM**

Senior 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 own this pretty, two-story brick office building located in the Alachua Crossings complex nestled right off of US Highway 441 on 2.28± acres in Gainesville, Florida. Space available to lease/occupy on the first floor includes 2,067± of office space. The entire 3,265± SF second floor is vacant and available to lease/occupy. Both the first and second floor have access to shared common office areas that include a reception area, break area/kitchen and conference room or training room space.

The second floor can be accessed via stairs on each end of the building as well as a centrally located lift. The Alachua Crossings complex provides privacy in a beautiful, wooded setting with 2 ponds at the entrance of the building and ample parking for your employees and customers.

## Highlights:

- 2.28± Acres
- Tax Parcel: 05885-010-003
- Zoning: CI (Commercial Intensive)
- Located on US Hwy 441
- Located on the Gainesville-Alachua Tech Corridor
- Private, natural setting
- 6.7 miles to downtown Alachua
- 9.4 miles to downtown Gainesville
- 9.0 miles to the University of Florida
- Ample parking

## Availability

### First Floor:

2,067± SF

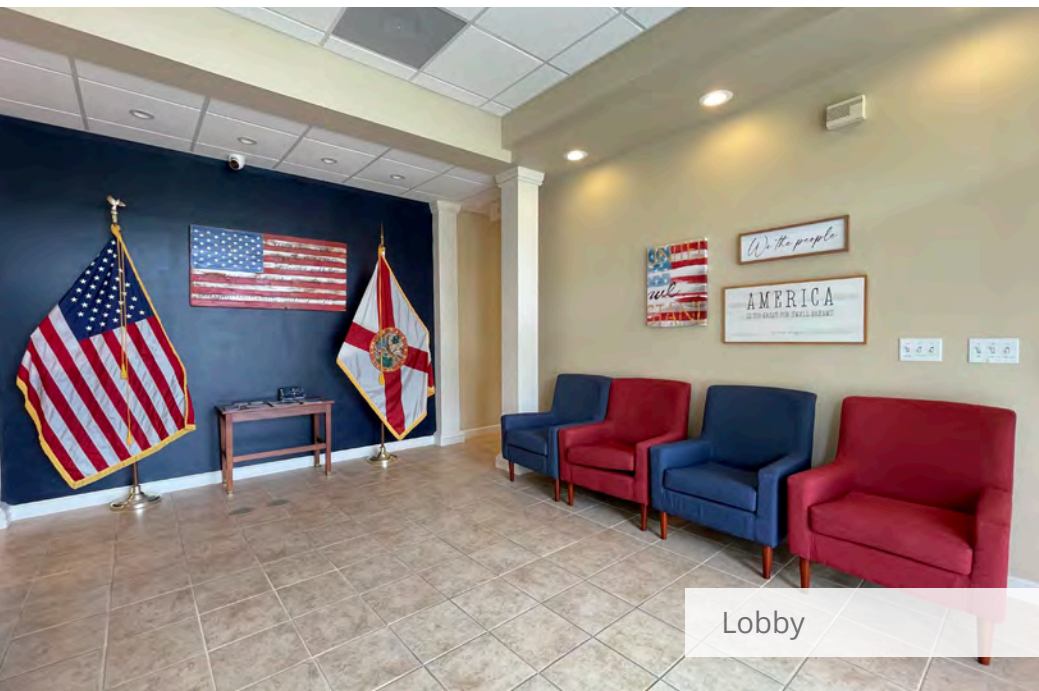
### Second Floor:

3,265± SF





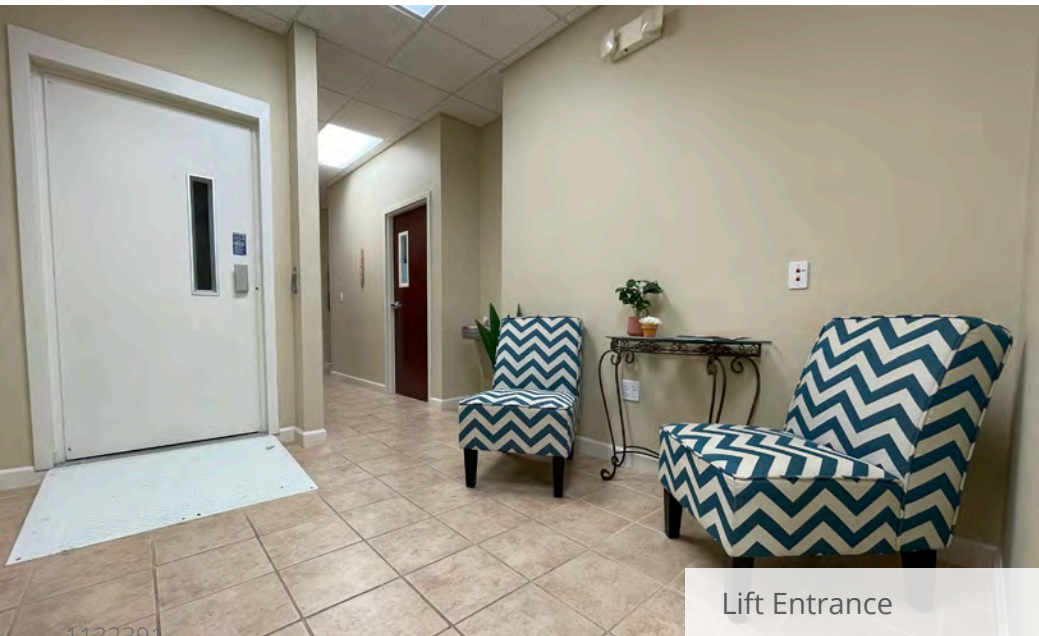
# Photo Gallery | First Floor



Lobby



Work Room



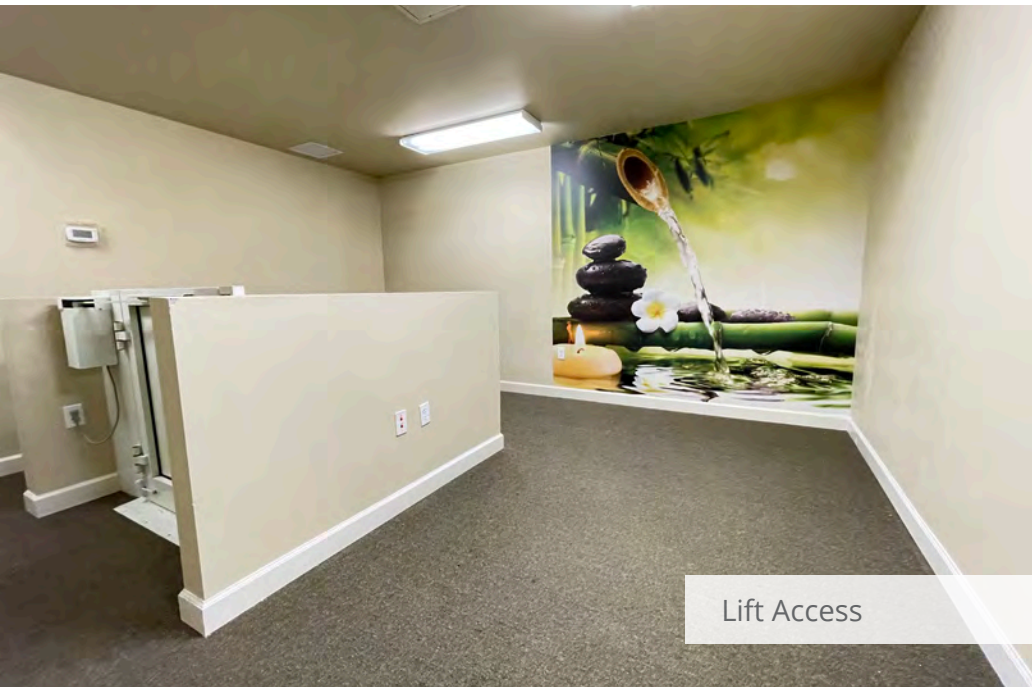
Lift Entrance



Executive Offices



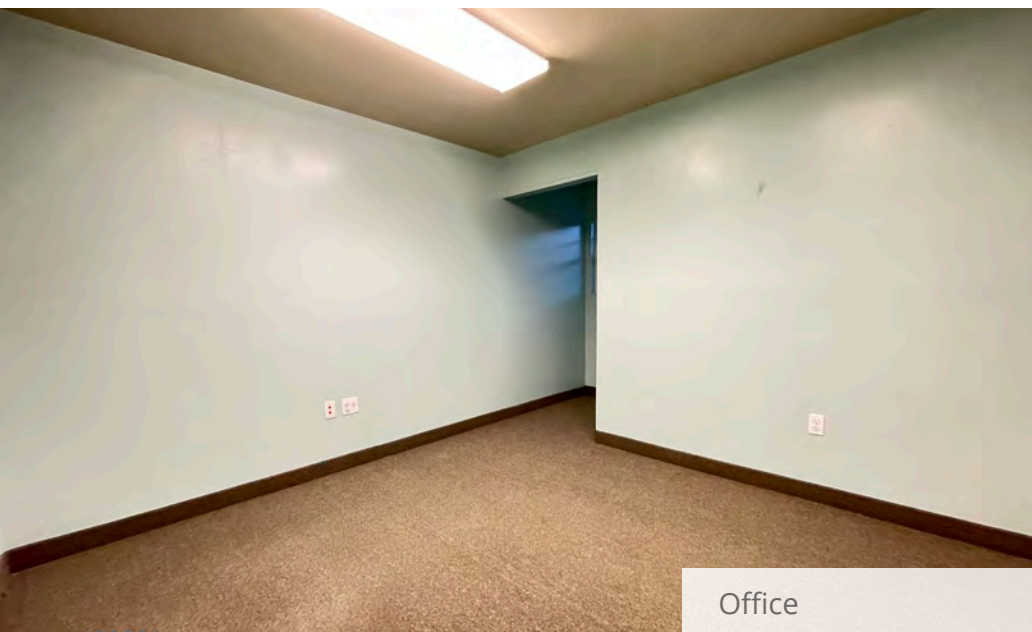
## Photo Gallery | Second Floor



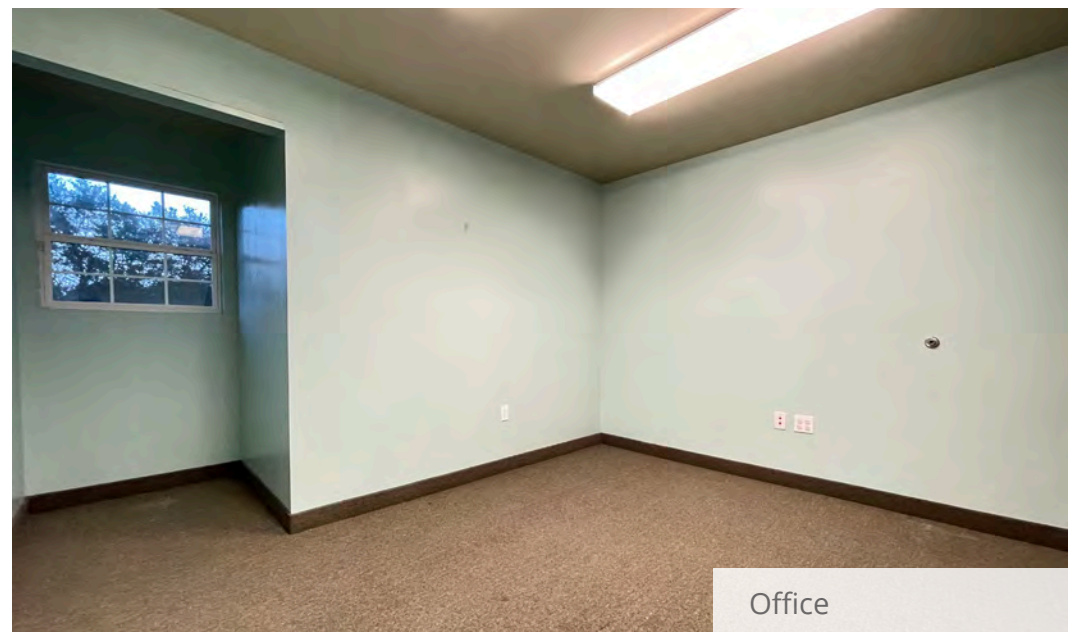
Lift Access



Office

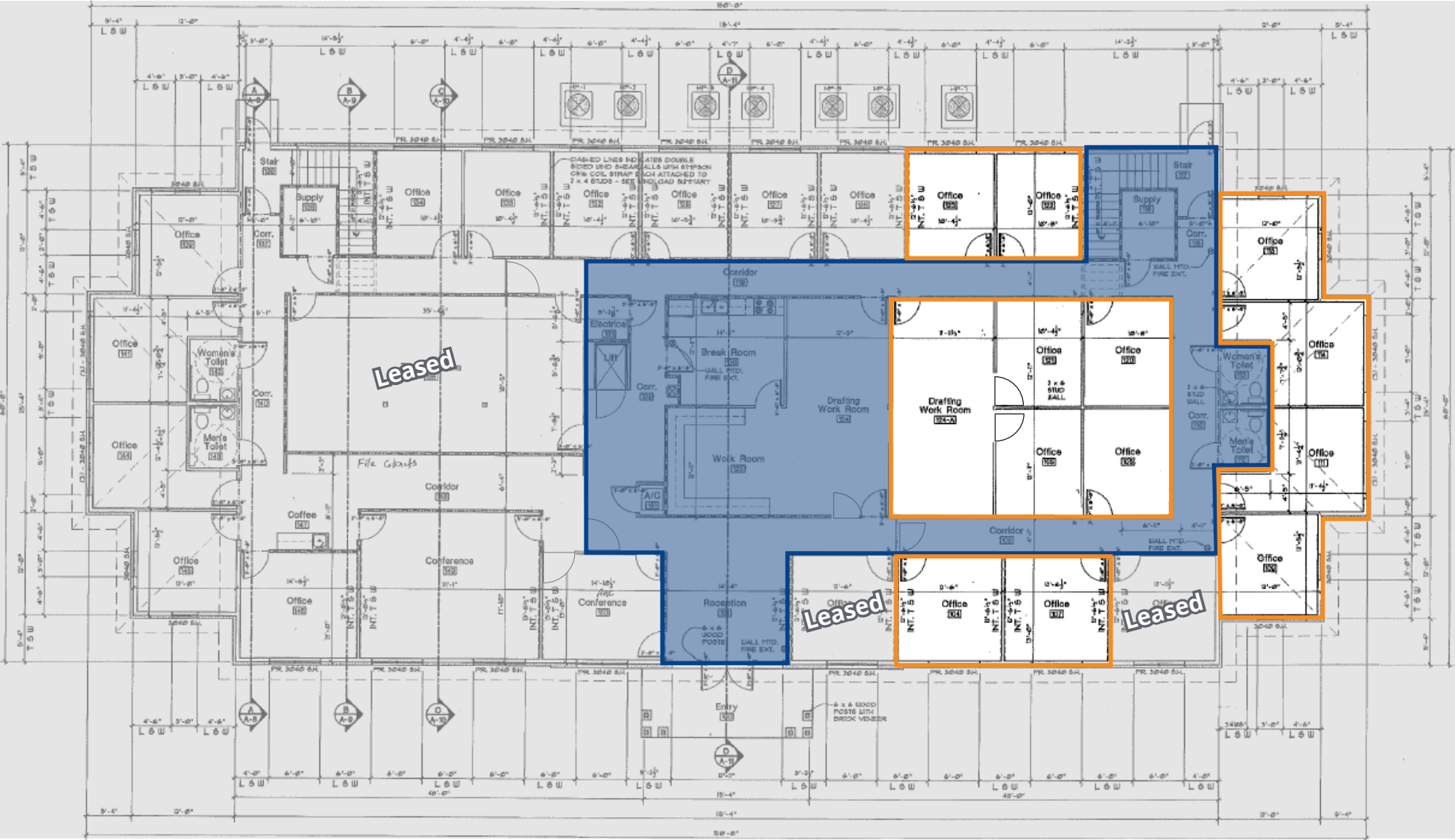


Office



Office

# Floor Plan | First Floor



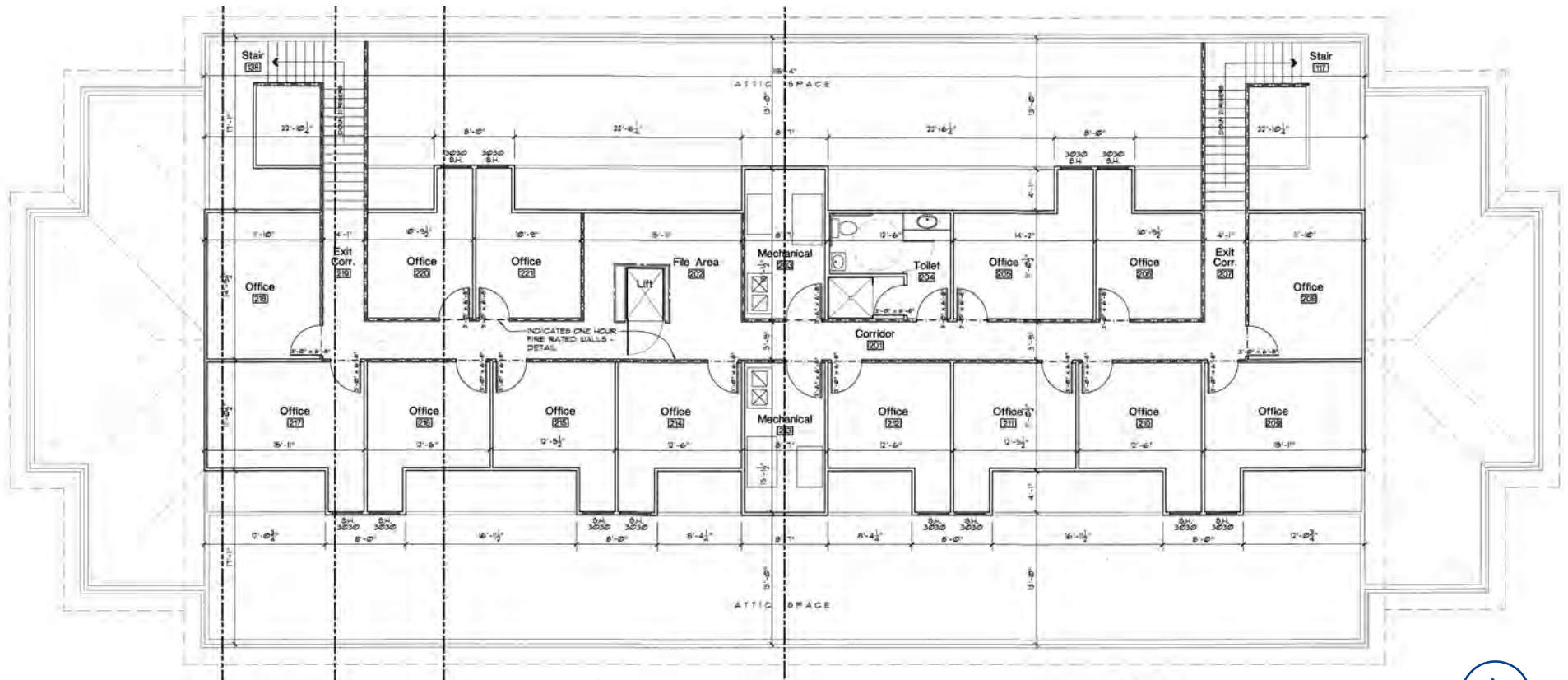
Common Area

Available (2,067± SF)





## Floor Plan | Second Floor

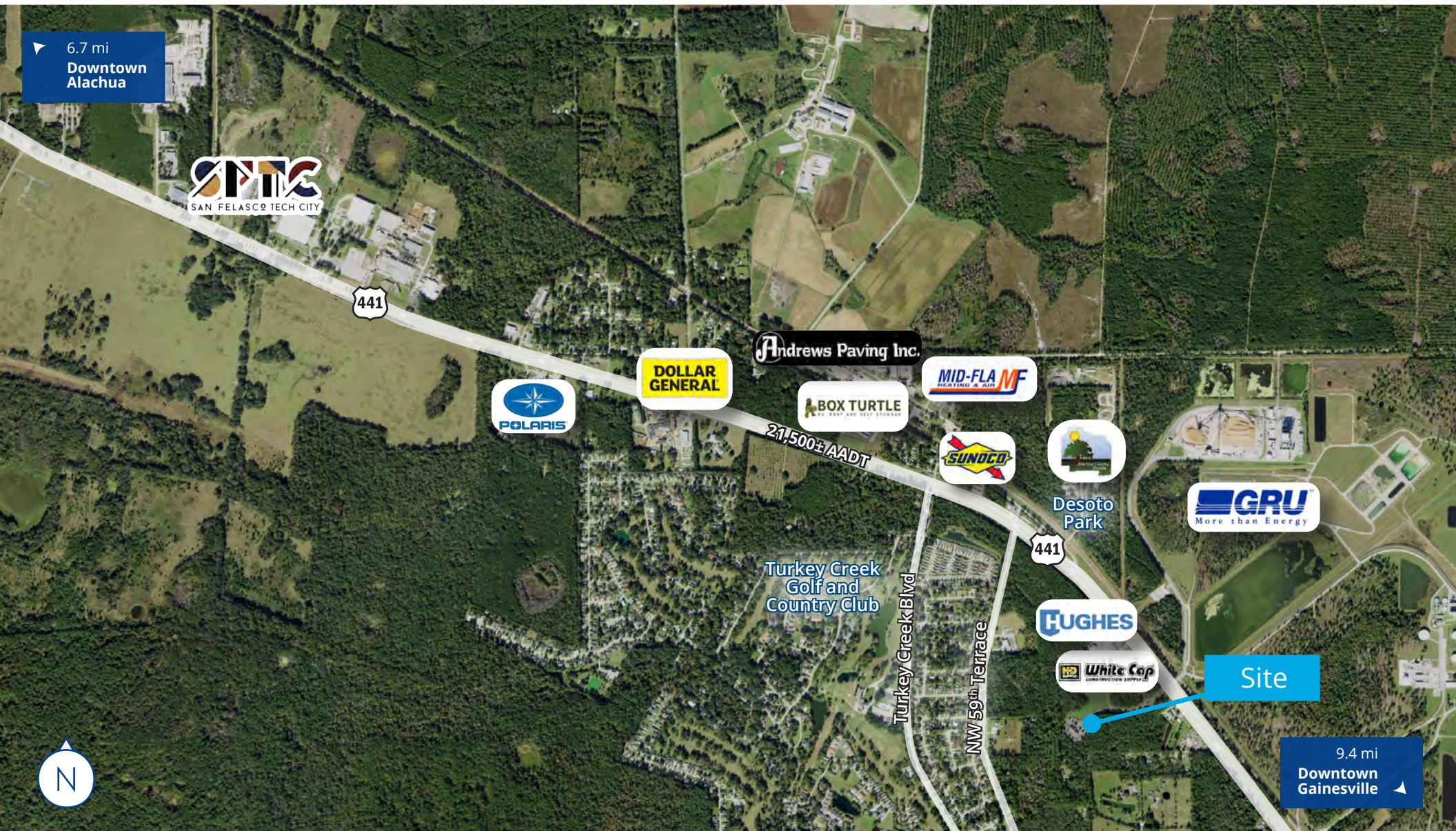


3,265± SF Available to lease/occupy





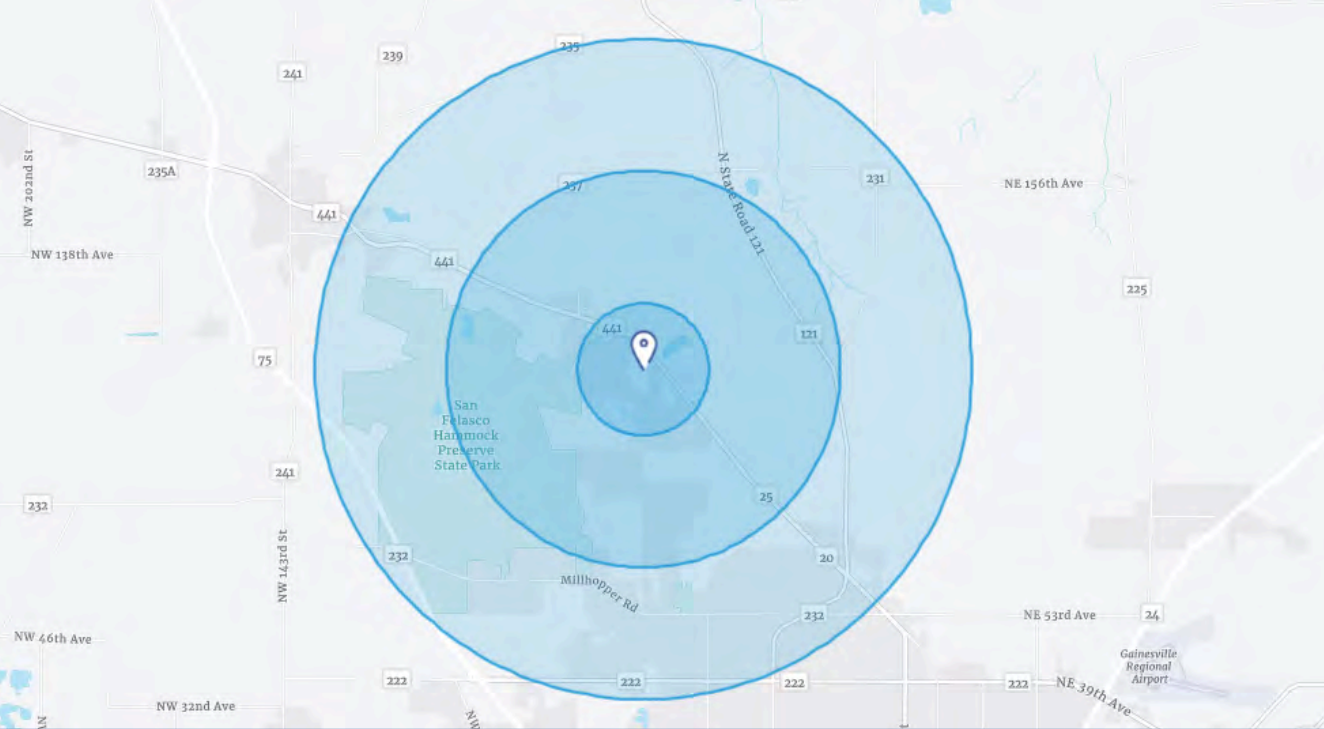
# Property Location





Colliers

104 SW 6th Street  
Gainesville, FL 32601  
[colliers.com/gainesville](http://colliers.com/gainesville)



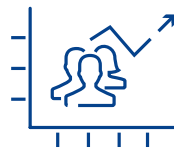
## Area Demographics

Source: ESRI Business Analyst | 5 mile radius



2022 Total  
Population

31,158



2027 Projected  
Population

31,052



2022 Est. Avg.  
Household Income

\$102,139



2022 Daytime Population

30,227

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC

1132391

**Dan Drotos, MSRE, SIOR, CCIM**

Senior Vice President

+1 954 551 9846

[dan.drotos@colliers.com](mailto:dan.drotos@colliers.com)

**Lauren Edwards**

Senior Associate

+1 352 222 4590

[lauren.edwards2@colliers.com](mailto:lauren.edwards2@colliers.com)

**Rory Causseaux, P.E.**

Vice President

+1 352 317 6341

[rory.causseaux@colliers.com](mailto:rory.causseaux@colliers.com)