

CLASS A PROFESSIONAL OFFICE SPACE FOR LEASE

2970 SW 50th Terrace | Gainesville, FL 32608

**MULTIPLE SUITES FROM 2,839± SF – 32,738± SF
\$22/SF NNN**

1st Floor: 4,998± RSF | Lease Rate: \$22/SF NNN
2nd Floor: 2,839 - 22,807± RSF | Lease Rate: \$22/SF NNN
3rd Floor: 4,933± RSF | Lease Rate: \$22/SF NNN

Pass thru: Estimated \$11/SF for 2026

- Utilities charged on a pro-rata share of RSF
- Janitorial provided through CAM for common areas only
- Lease rates include furnishings and parking



DAN DROTOS, MSRE, SIOR, CCIM
President & Managing Principal
O 352.420.9889
C 954.551.9846
ddrotos@lee-associates.com

LAUREN VAZQUEZ, SIOR
Vice President
O 352.420.9889
C 352.222.4590
lvazquez@lee-associates.com

RORY CAUSSEAU, P.E.
Principal
O 352.420.9889
C 352.317.6341
rcausseau@lee-associates.com

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

2970 SW 50th Terrace | Gainesville, FL 32608

Lee & Associates - Gainesville is pleased to present for lease opportunities at 2970 SW 50th Terrace, Gainesville, Florida 32608. Multiple space options are available in this striking 65,260± square foot custom-built building on 0.84± acres. This building boasts incredible function and modern design. Come be amazed by this one-of-a kind, three-story building. Floor-to-ceiling windows and gorgeous third floor terrace showcase panoramic views of Celebration Pointe and Florida scenery. Offering both open, communal areas for collaboration as well as private offices and break-out rooms, this building has it all – no detail has been overlooked. Notably, the building is environmentally conscious, incorporating solar-generated power for 20% of its energy needs, boasting a 2,400± square foot green roof, and holding a LEED Gold certification, making it an attractive and sustainable choice for businesses seeking a contemporary and eco-friendly office space.

65,260± SQUARE FEET

0.84± ACRES

TAX PARCEL: 06828-002-000



PROPERTY DETAILS

2970 SW 50th Terrace | Gainesville, FL 32608

OWNERSHIP: MCROCK, LLC

TOTAL BUILDING SIZE: 65,260± SF

LOT SIZE: 0.84± AC

TAX PARCEL: 06828-002-000

STORIES: 3

YEAR BUILT: 2017

**2 MULTISTORY PARKING GARAGES WITHIN 100' OF BUILDING
2,500 PARKING SPACES (INCLUDED IN LEASE RATE)**

JURISDICTION: ALACHUA COUNTY

ZONING: TOD (TRANSIT ORIENTED DEVELOPMENT)

LAND USE: MIXED-USE



BUILDING INTERIOR



"GREEN" ROOFTOP



FIRST FLOOR

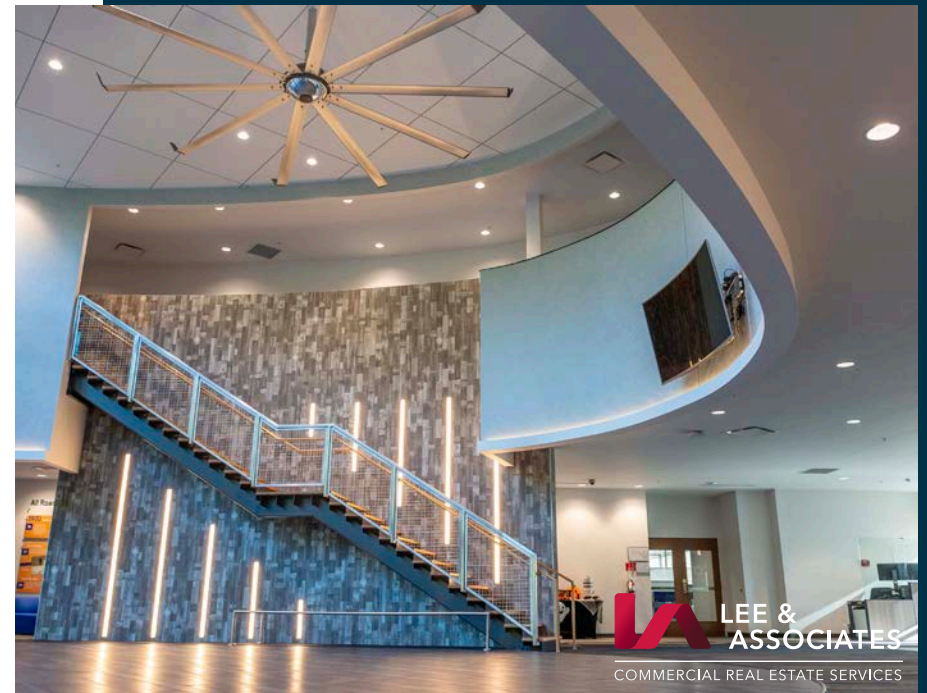
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As you step inside, prepare to be captivated by the grandeur of this unique custom-built office building. The expansive two-story oval lobby, with its floor-to-ceiling windows overlooking protected land, welcomes you with a flood of natural light, setting the tone for an exceptional experience. This 24,068± SF first floor is designed to leave a lasting impression. It features a reception area that exudes warmth and professionalism, a canteen/breakroom for a quick recharge and an inspirational lobby sitting area that invites creative thinking and relaxation.

Moving towards the southern end of this floor, you'll discover a well-thought-out arrangement of private offices, breakout rooms and conference spaces. A spacious open area brims with individual workstations, complemented by glass collaboration rooms, fostering an environment of productivity and innovation. Additional employee amenities include another well-appointed breakroom and restrooms for convenience.

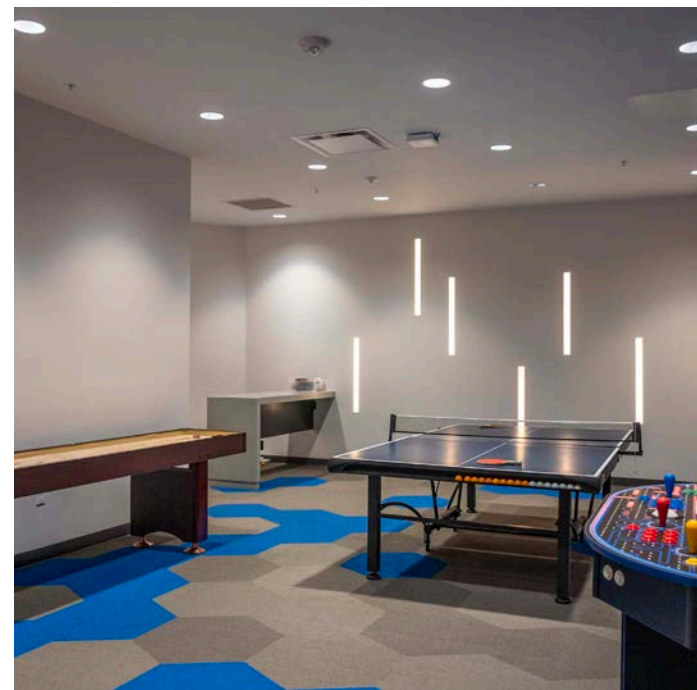
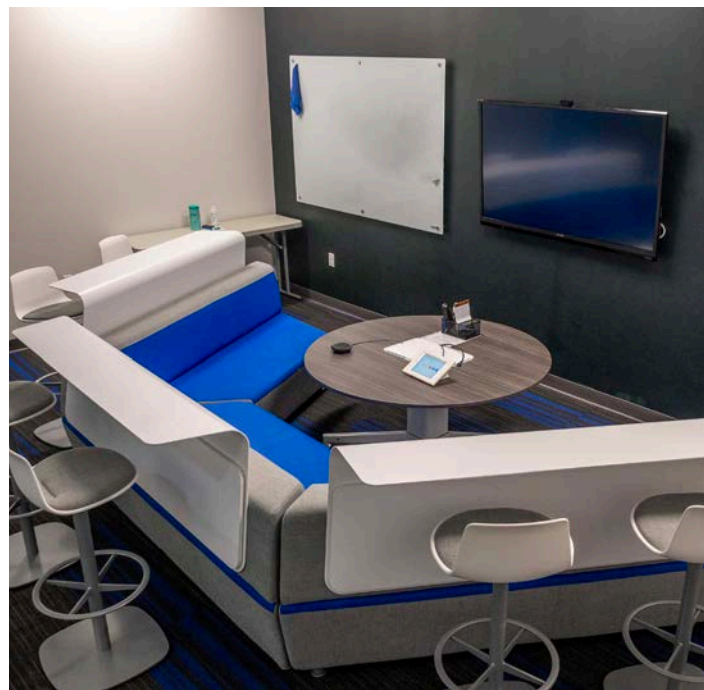
On the northern end of the floor, you'll find the IT room flanked by more private offices, open workspaces and inviting collaboration areas. A highlight of this section is an employee game room that adds a touch of fun to the workday. Extra restrooms, including showers for employee use and a gender neutral bathroom, ensure comfort for everyone on this floor.

The true magic of this first floor lies in its architectural design. The abundant windows wrapping around the entire exterior of the building not only provide breathtaking views but also bathe the interior with inspiring natural light. For added ambiance, motion-activated uplighting creates a pleasant and inviting atmosphere, while the inclusion of office-provided white noise further enhances the overall work environment. This floor is truly a testament to a perfect blend of functionality and aesthetics.



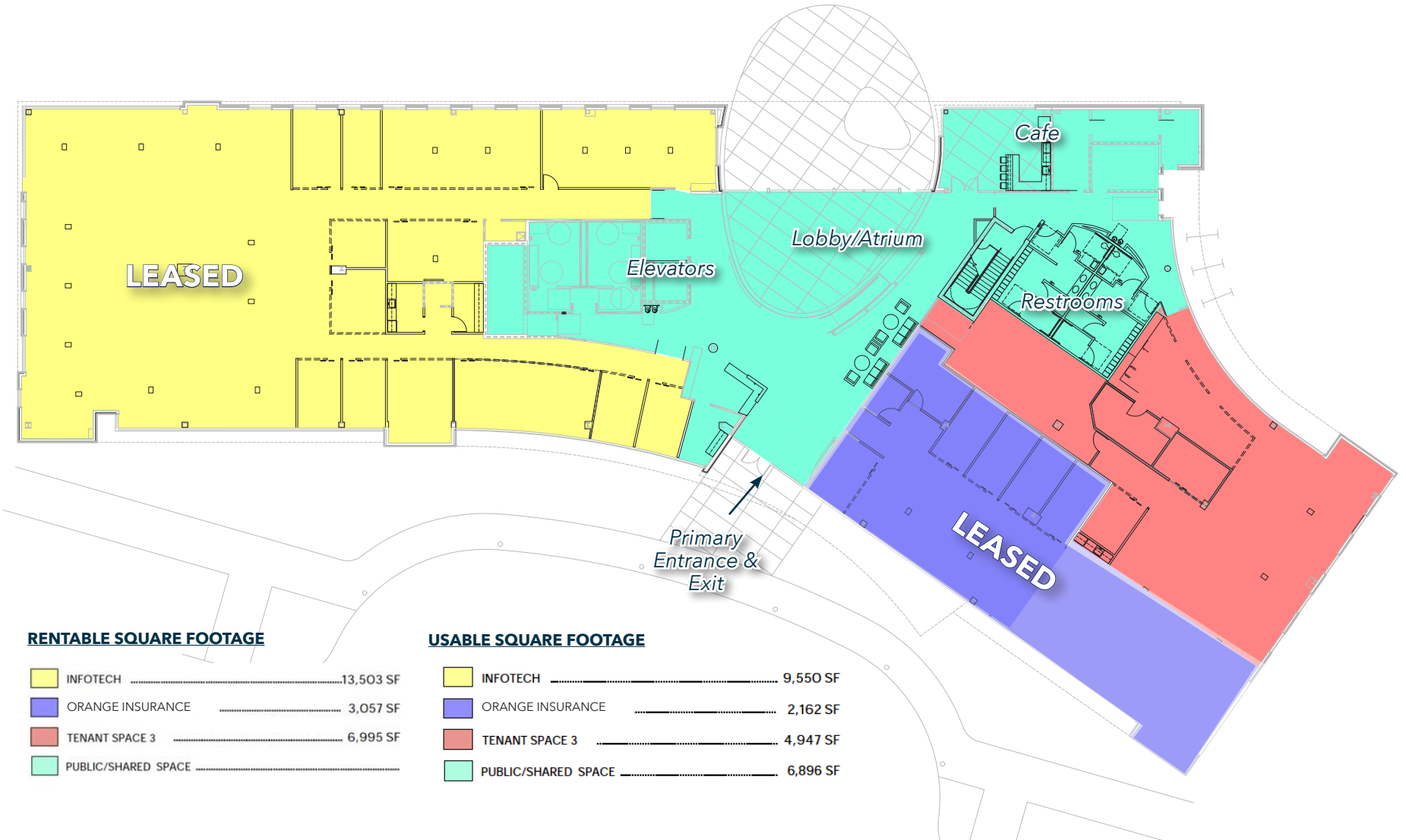
FIRST FLOOR | PHOTO GALLERY

2970 SW 50th Terrace | Gainesville, FL 32608



FIRST FLOOR | LEASE OPTIONS

2970 SW 50th Terrace | Gainesville, FL 32608



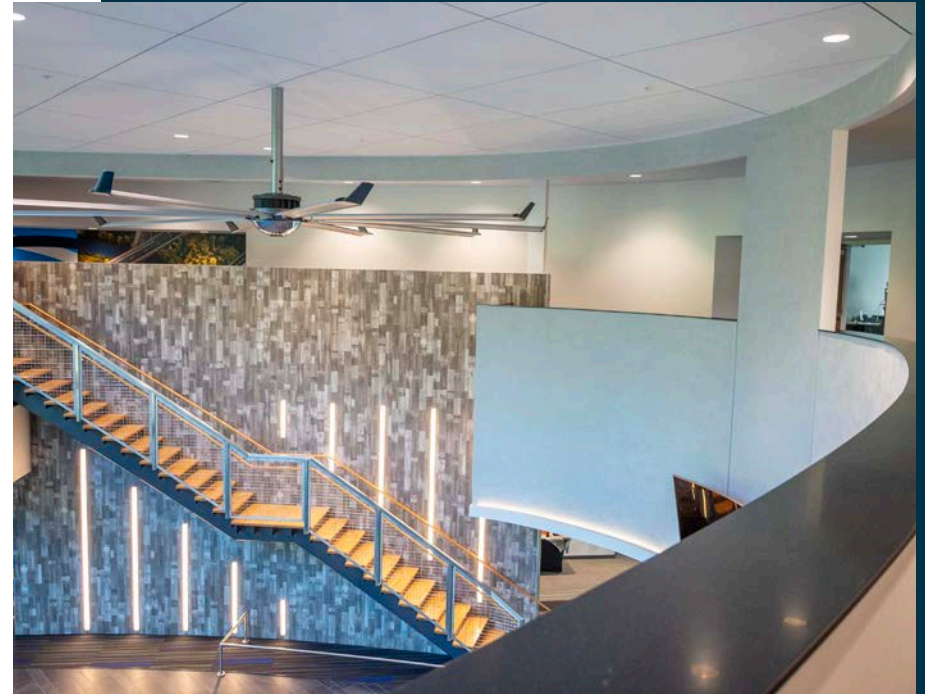
SECOND FLOOR

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The second floor, encompassing 22,807± SF, offers an equally remarkable experience. Accessible via a beautiful lobby staircase or an elevator conveniently located just off the lobby, it greets you with the elegance and sophistication that define this space.

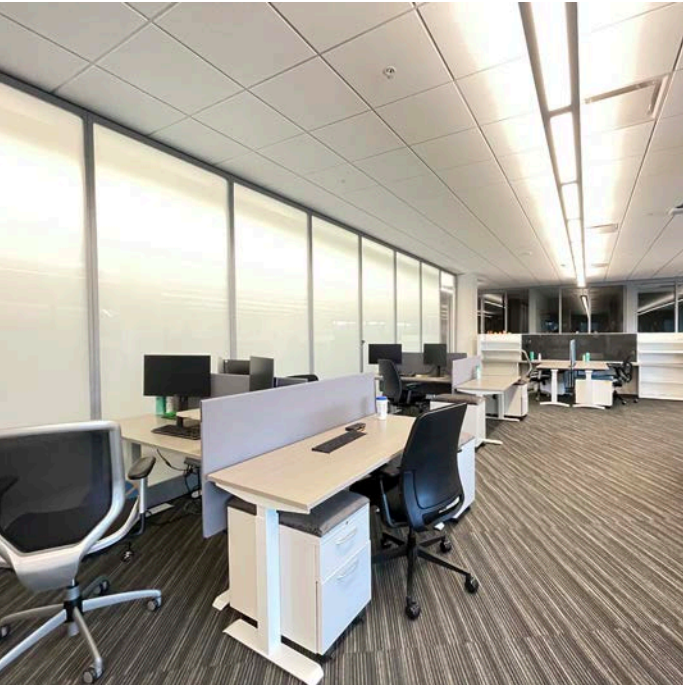
Exiting the elevator, you're treated to an overview of the foyer below from the curved balcony, which adds a touch of drama to the space. The vast windows encircling this floor ensure a generous infusion of natural light and, in conjunction with glass interior walls, create an atmosphere of transparency and openness.

This floor features a versatile layout with 21 well-appointed offices, seven collaboration rooms and spaces and strategically placed breakrooms and restrooms. The expansive open workstation areas on both the northern and southern ends of the floor provide an ideal setting for diverse work styles and collaborative efforts. The fusion of scenic views and the interplay of natural light make this second floor a hub of creativity and innovation.



SECOND FLOOR | PHOTO GALLERY

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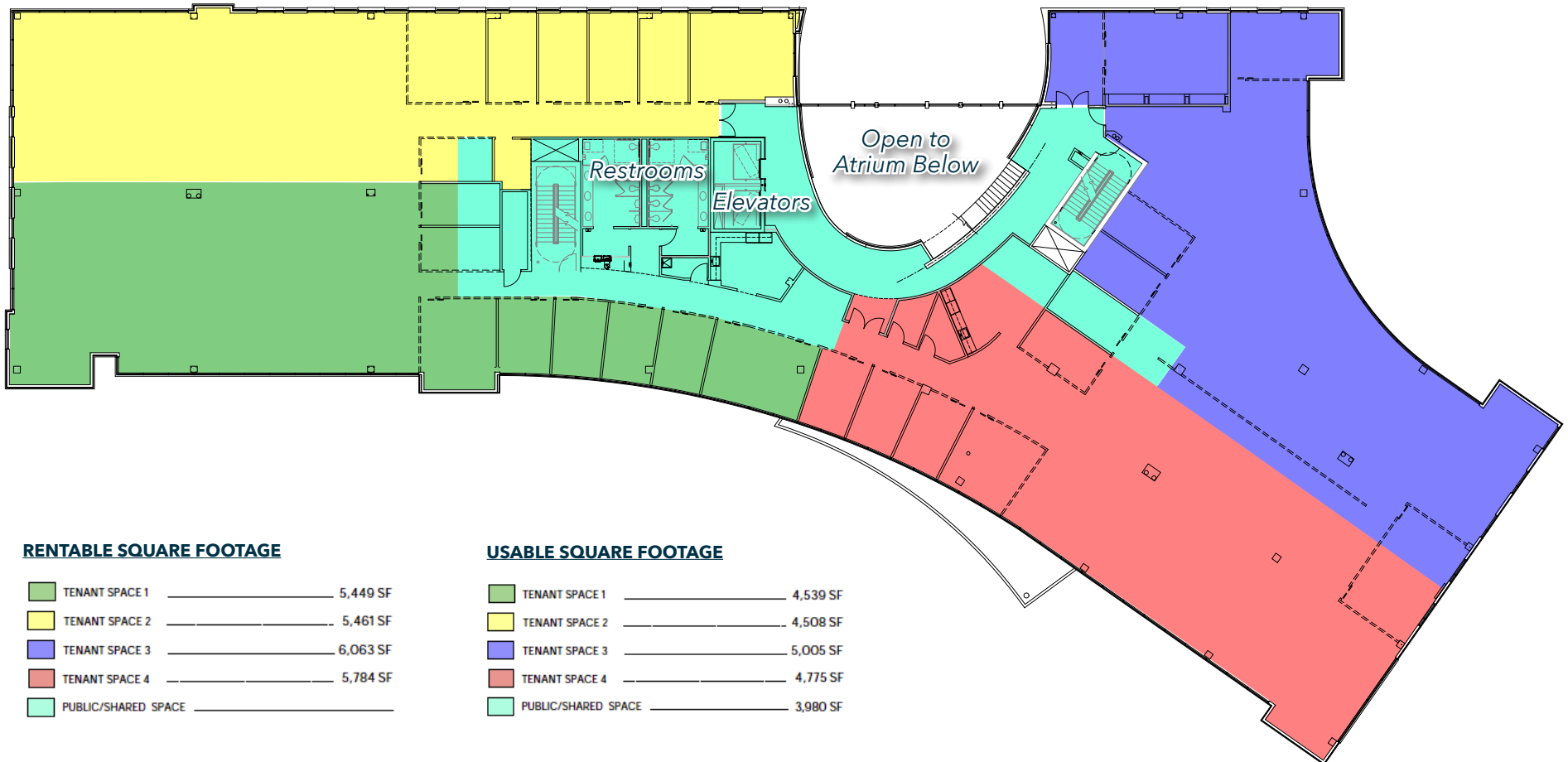


SECOND FLOOR | LEASE OPTIONS

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CHOICE A

Option exists to lease the full second floor (22,807± SF)

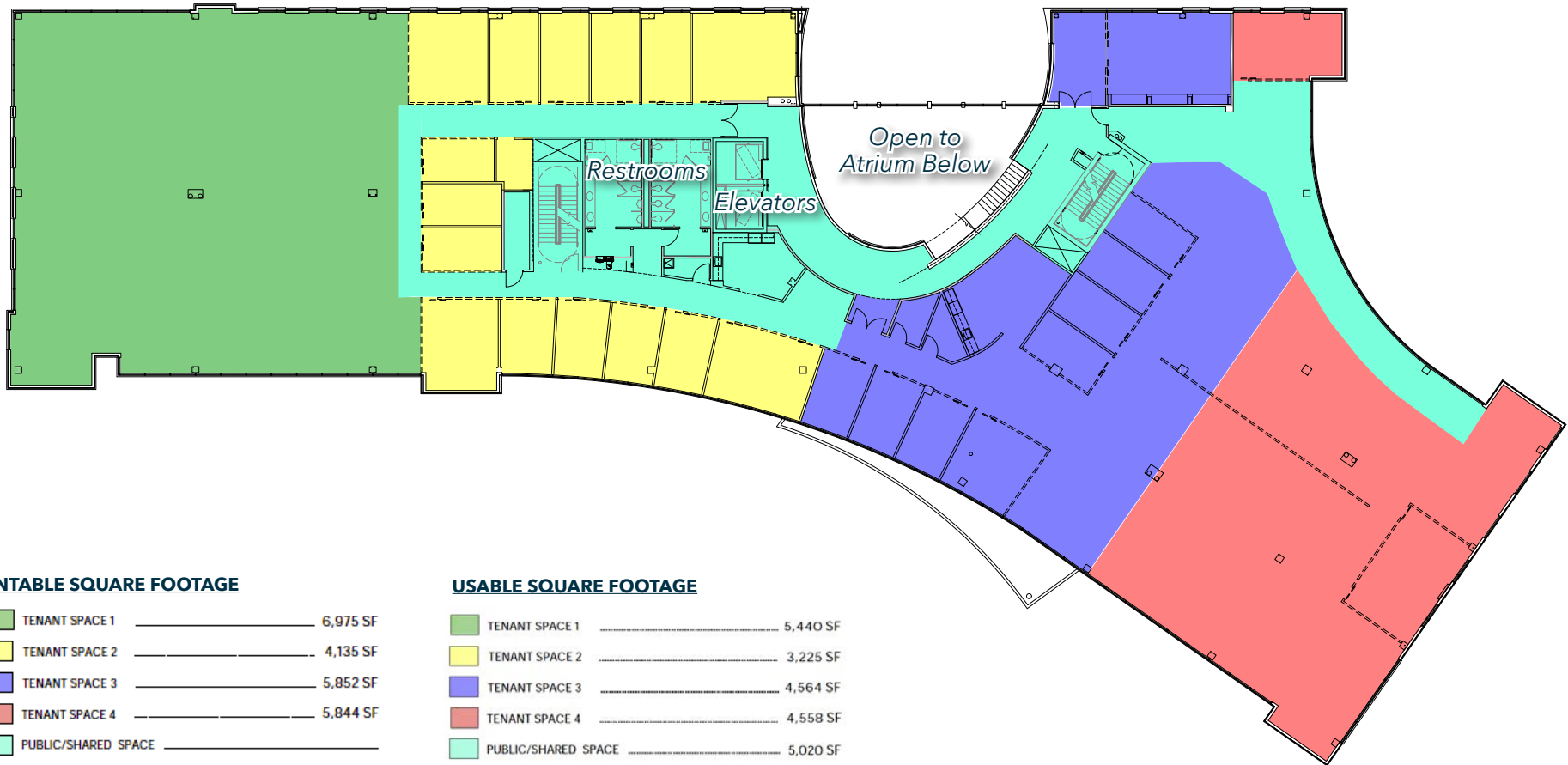


SECOND FLOOR | LEASE OPTIONS

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CHOICE B

Option exists to lease the full second floor (22,807± SF)

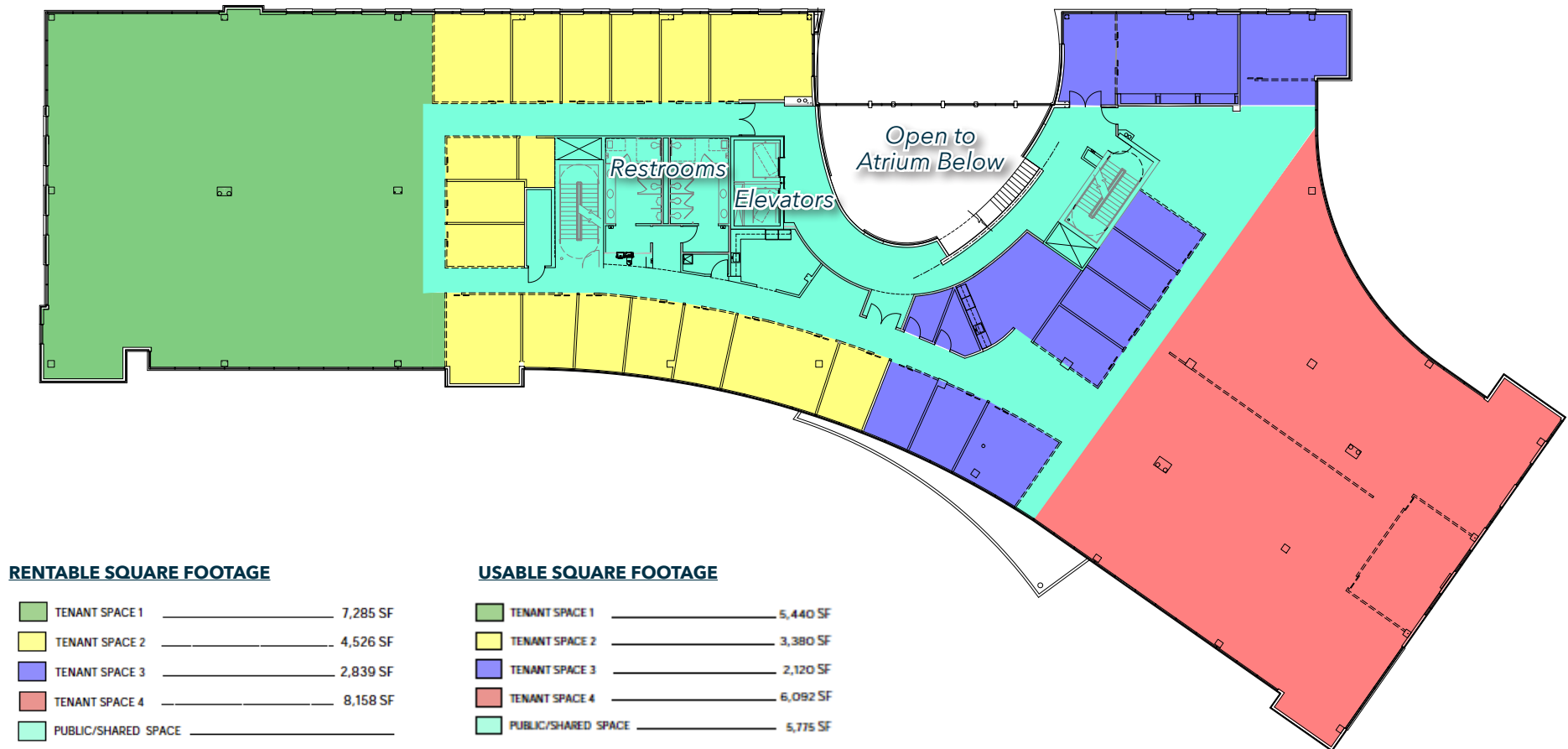


SECOND FLOOR | LEASE OPTIONS

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CHOICE C

Option exists to lease the full second floor (22,807± SF)



THIRD FLOOR

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The 17,424± SF third floor takes luxury and functionality to new heights. Comprising 25 private offices, this floor is designed to cater to professionals who appreciate a well-appointed workspace that offers privacy and comfort.

For those at the highest echelons of the organization, there are two executive offices with adjacent reception and sitting areas, ensuring a prestigious and exclusive work environment. This floor also includes workstation areas, a library for research and contemplation and 2 intimate conference rooms, providing spaces for both focused work and small group meetings.

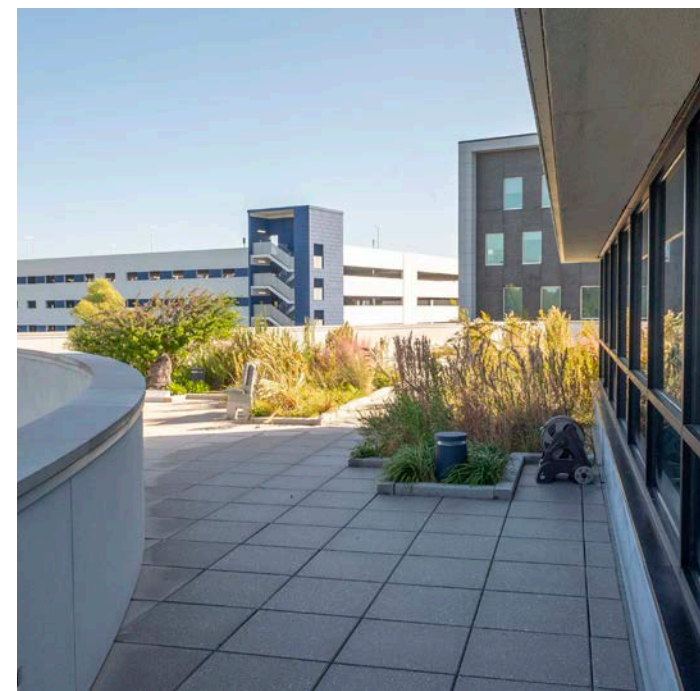
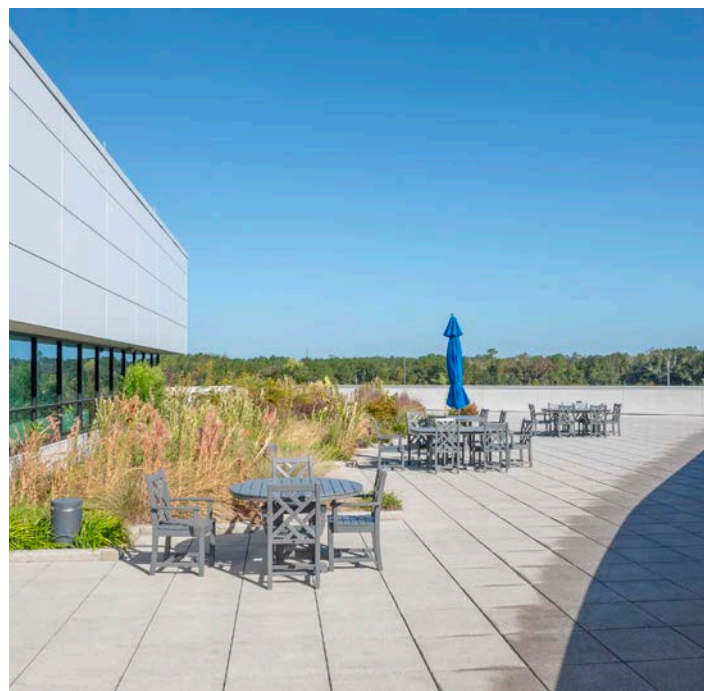
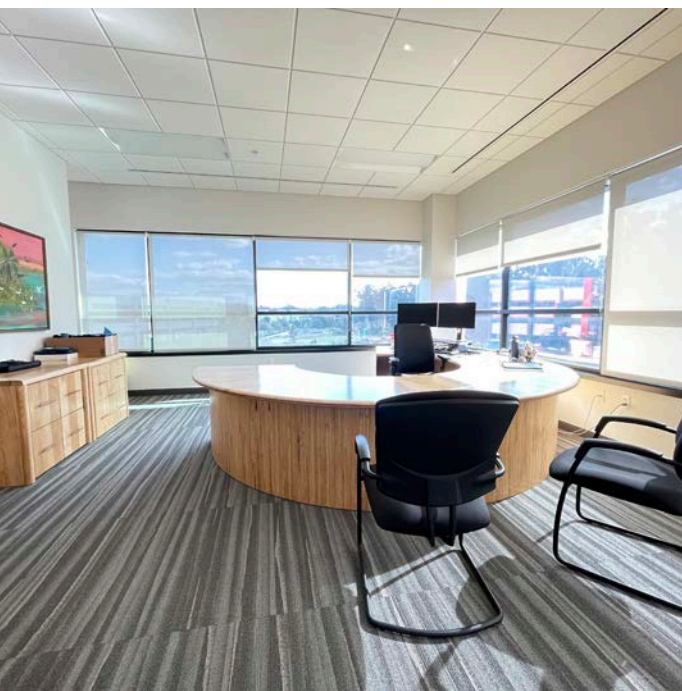
A crowning jewel of this floor is the stunning executive conference room. Surrounded by glass, it offers an open, modern sitting area located just outside its impressive space, making it ideal for high-profile meetings and presentations.

But the allure of this third floor doesn't end there. It extends to a 7,352± SF roof terrace that features Florida-friendly landscaping and panoramic views that will leave you in awe. Here, you can enjoy moments of tranquility and inspiration amidst the backdrop of natural beauty.



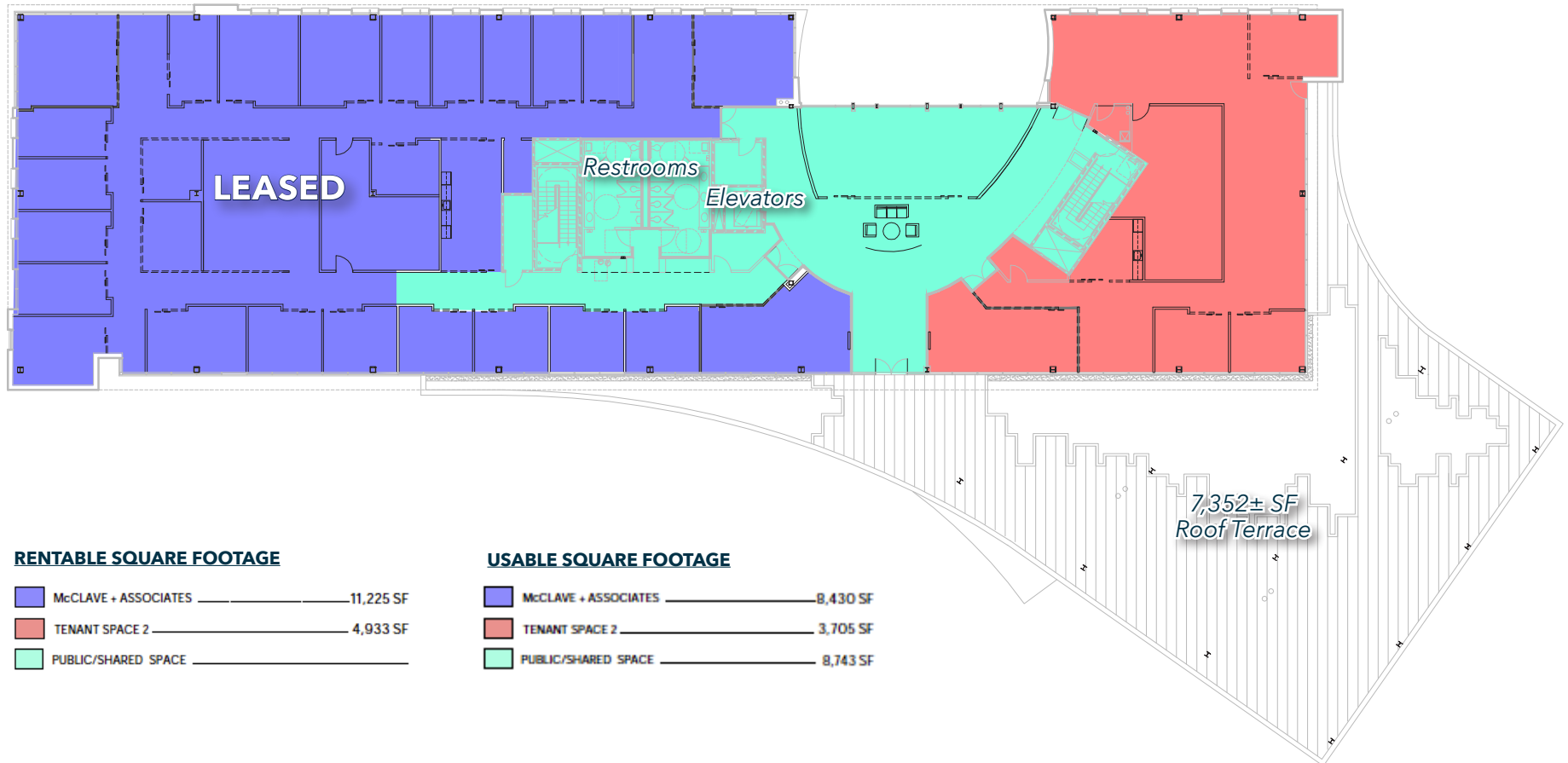
THIRD FLOOR | PHOTO GALLERY

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THIRD FLOOR | LEASE OPTIONS

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A LEED GOLD CERTIFIED BUILDING

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This state-of-the-art building became the first privately owned structure in Gainesville to be awarded LEED Gold certification by the U.S. Green Building Council. This certification underlines the owner's ongoing commitment to embrace environmental, economic and community sustainability. LEED, or Leadership in Energy and Environmental Design, is the most widely used green building rating system in the world.

The LEED Gold certification was based on a number of green design, construction and operational features prioritized during construction. Key features include roof solar panels to produce 20% of the building's electricity, a green roof with native, drought-tolerant plants, parking areas that encourage carpooling and low-flow water fixtures. This building was designed to save energy, water and resources, which ultimately supports better human health.

In response to the COVID-19 pandemic, UV lights were added to the HVAC system for an added layer of protection against viruses.



HIGHLIGHTS

- Celebration Pointe location with walkable access to entertainment, restaurants, shopping and services
- LEED Gold Certification
- Zoned HVAC
- Rooftop solar array – produces 20% of the building electricity
- Sound masking system throughout building
- State-of-the-art digital room scheduling system
- Controlled access entry
- 2,400± SF of green roof minimizing the microclimate of surrounding life
- Florida-friendly, drought-tolerant landscaping
- Protected land located directly behind building ensuring no future development
- Low or no VOC paint and flooring adhesives
- Easy access to I-75, Archer Road and Butler Plaza Development
- On-building signage
- Ample parking provided by adjacent parking garages
- Furniture included with lease

AERIAL VIEW

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LOCATION

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**Central Florida's
premier destination
to live, shop, eat,
work and play.**

Drive Times

- 1** Oaks Mall: 12 minutes
- 2** Access to I-75: 3 minutes
- 3** North Florida Regional Medical Center: 12 minutes
- 4** University of Florida: 10 minutes
- 5** Shands Hospital: 13 minutes
- 6** VA Hospital: 13 minutes



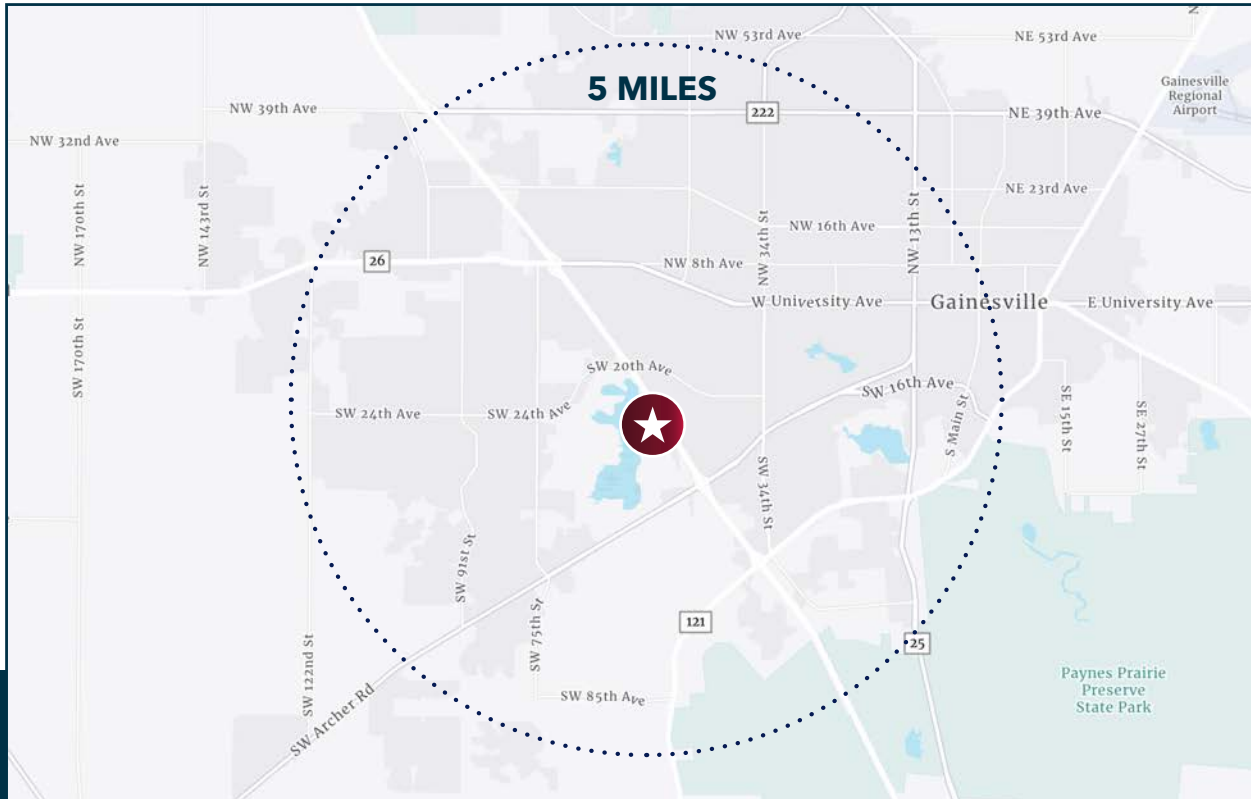
TRADE AREA

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DEMOGRAPHIC SNAPSHOT | 5 MILE RADIUS

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MAJOR AREA EMPLOYERS



U.S. Department of Veterans Affairs



169,123

Population
(2025)



172,850

Projected Population
(2030)



\$95,069

Avg. Household Income
(2025)



195,432

Daytime Population
(2025)



27.9

Median Age
(2025)



69,358

Total Households
(2025)

Source: ESRI Business Analyst, 2025

CELEBRATION POINTE

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CELEBRATION
POINTE

THE NEXT GENERATION IN RETAIL DEVELOPMENT

Located in Gainesville, FL with a mile of frontage along I-75, **Celebration Pointe** benefits from prime visibility to locals and visitors. The center is a major attraction to more than 75,000 students, in addition to a growing local population of affluent shoppers. The mixed-use development has become a community staple for the Gators® coaches' talk radio shows, Chomp the Block pregame parties and other events, thanks to an athletic partnership with the University of Florida. Comprised of one million square feet, Celebration Pointe provides the ideal location to relax, enjoy entertainment and celebrate life.



KEY DEVELOPMENT INFORMATION

- Size - 1,000,000+ SF of retail, entertainment, restaurant, Class A office, hospitality and luxury residential units
- Home to the new Alachua County Sports & Events Center at Celebration Pointe, a 130,000 SF world-class sports and events facility
- Celebration Pointe is located at the intersection of I-75 and Archer Road, with a daily traffic count of 130,000 AADT
- This is the first development in North Central Florida with Gigablast Internet Service

GAINESVILLE, FLORIDA



As a midpoint between Miami and Atlanta, and conveniently located within two hours of Jacksonville, Orlando and Tampa, the Gainesville region proudly boasts top ratings in nearly all categories. With nationally leading college/universities, an innovative startup atmosphere, diverse industry sectors, and a rich quality of life, there are plenty of reasons that Gainesville is consistently found near the top of national lists of best places to live. We are nationally recognized as: Top 50 Best Places to Live & Launch (Fortune Small Business Magazine), Top 50 Best Places for Businesses & Careers the last four years (Forbes.com), Top 25 of the Smartest Cities in America, (Forbes.com) and Top Tech City in Florida (Popular Science Magazine).

CITY DEMOGRAPHICS

City Population:
181,169

Median Age:
27.9 years

Metro-Area Population:
270,000

Average Household Income:
\$70,115

Male:
48.7%

Average Home Value:
\$277,225

Female:
51.3%

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