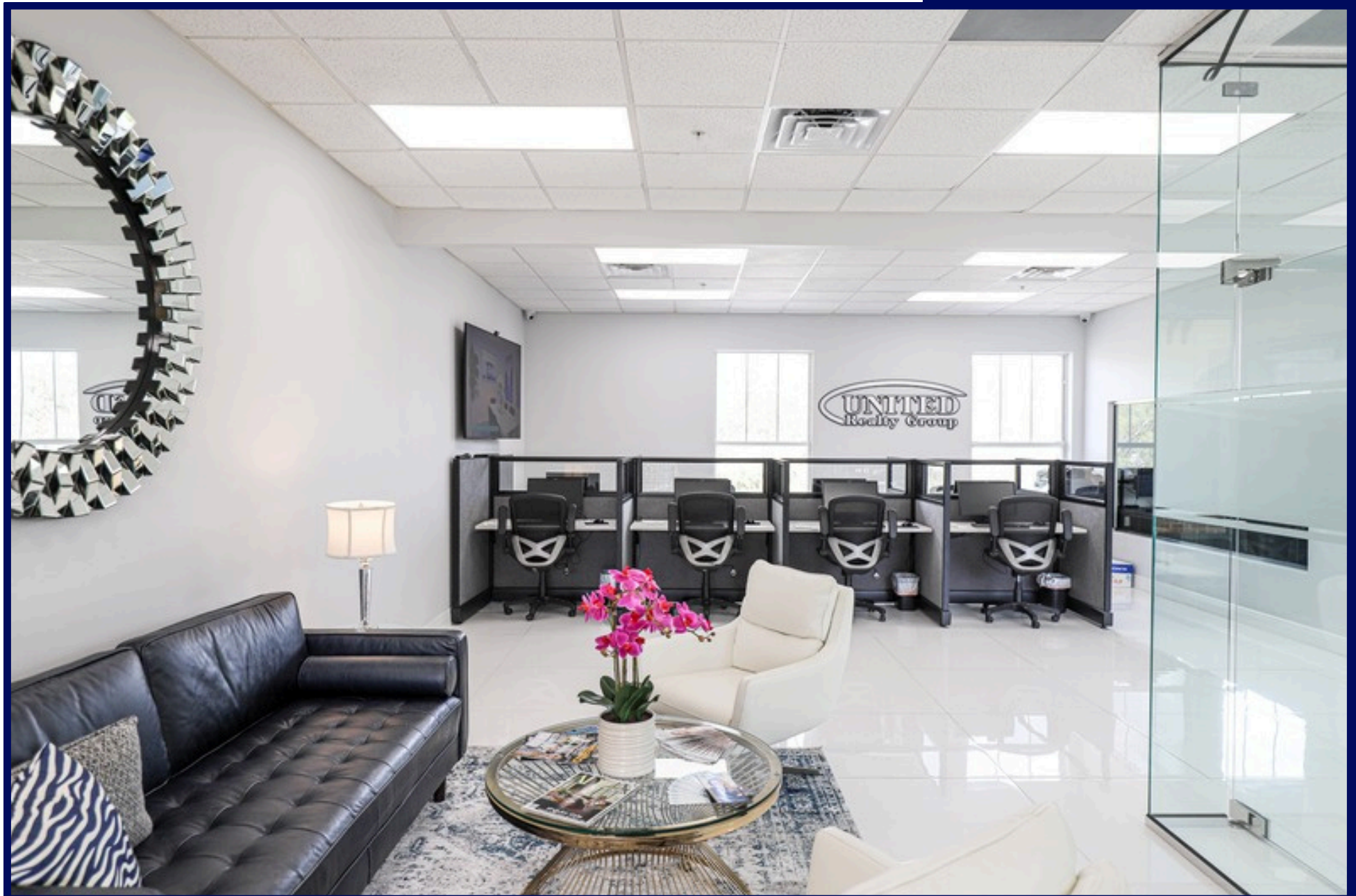




3832 NEWBERRY RD SUITE 2C  
GAINESVILLE, FL 32607

# CLASS A+ OFFICE SPACE

**LEASE RATE: \$25 SQ FEET NNN**



**[WWW.PORTALGAINESVILLE.COM](http://WWW.PORTALGAINESVILLE.COM)**





# PLAZA ROYALE

3832 NEWBERRY RD SUITE 2C  
GAINESVILLE, FL 32607



Located in the highly sought-after **Plaza Royale**, this **fully renovated** Class A office space offers **2,497 SF of premium workspace** in one of Gainesville's most vibrant commercial hubs. With a **\$300K buildout**, this suite is **move-in ready** and designed to accommodate professional service-based businesses looking for a sleek, modern setting.

[WWW.PORTALGAINESVILLE.COM](http://WWW.PORTALGAINESVILLE.COM)





# PROPERTY HIGHLIGHTS

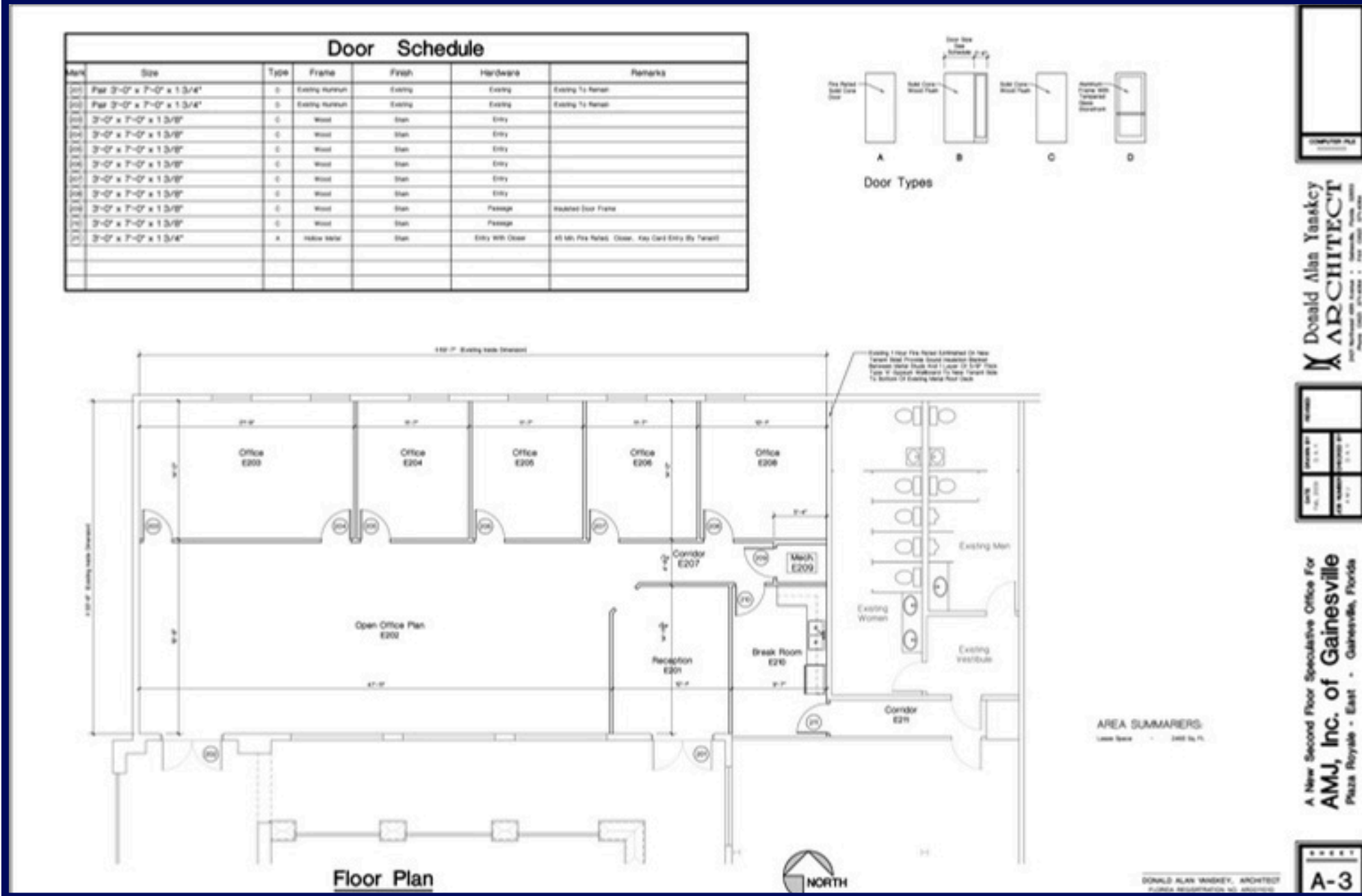


- ✓ Prime Location: Situated on Newberry Rd in Plaza Royale, a thriving center home to a mix of offices, dining, and retail.
- ✓ Fully Renovated: \$300K in upgrades provide a high-end, professional aesthetic.
- ✓ Surrounded by National Tenants: Including Moe's Southwest Grill, Gator's Dockside, American Forces Career Center, and Chico's.
- ✓ Move-In Ready: The perfect opportunity for businesses seeking a turnkey office space.
- ✓ Furniture Available for Purchase: Option to acquire all existing office furniture for a seamless transition.

**[WWW.PORTALGAINESVILLE.COM](http://WWW.PORTALGAINESVILLE.COM)**



# FLOOR PLAN







# PLAZA ROYALE

3832 NEWBERRY RD SUITE 2C,  
GAINESVILLE, FL 32607

**AADT: 30,000**





# DEMOGRAPHICS

3832 NEWBERRY RD SUITE 2C,  
GAINESVILLE, FL 32607

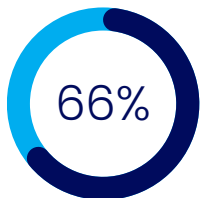
Within 1 Mile From Subject Property



## Population and People

Total Population

35,420



## Employment

Employment Rate

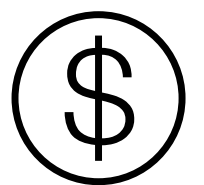
66%



## Business and Economy

Total Employer Establishments

603



## Income and Poverty

Median Household Income

\$46,517



## Housing

Total Housing Units

15,993



## Families and Living Arrangement

Total Households

14,204

2022 Census Data



# CONTACT US

## FOR MORE INFORMATION



Senior CRE Specialist  
Teresa Callen

[teresa@portalgainesville.com](mailto:teresa@portalgainesville.com)



CRE Specialist  
Derek Callen

[derek@portalgainesville.com](mailto:derek@portalgainesville.com)

**352.871.5865**  
**352.284.0124**

**[WWW.PORTALGAINESVILLE.COM](http://WWW.PORTALGAINESVILLE.COM)**