An aerial photograph of a large, modern commercial building with a white roof and tan and white facade. A blue 3D wireframe box highlights a specific section of the building's roof and upper facade. The building is surrounded by a parking lot with several cars and a road. In the background, there are trees and another building.

Prairie Commons Building
Office for Lease | 2,900± SF
Lease Rate: ~~\$15.00/SF NNN~~ \$14.00/SF NNN
Pass Thrus: \$3.24/SF

5431 SW 35th Drive
Suite #500
Gainesville, FL 32608

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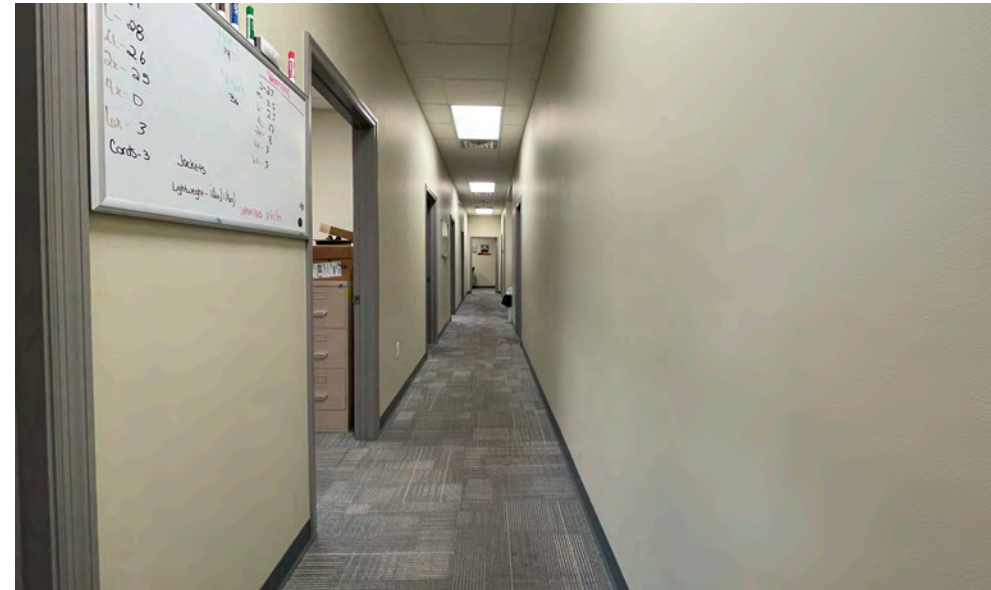
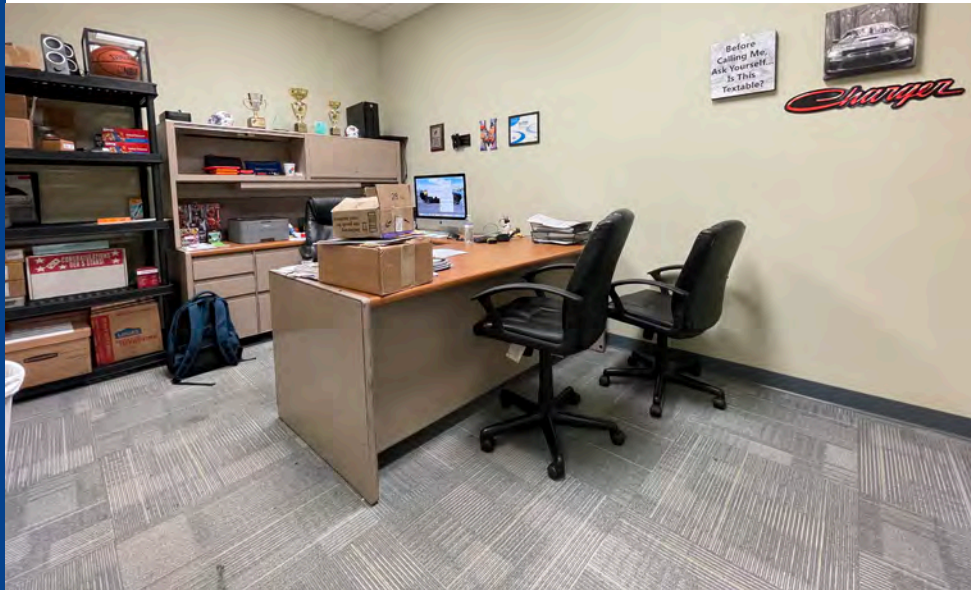
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1106387



Property Description

2,900± SF of office space in Prairie Commons Building overlooking Williston Road with easy access to I-75, the University of Florida, and more!

Don't miss this opportunity to lease this space built in 2016 to accommodate the headquarters of a national food chain. The entire 2,900± SF space is currently divided into a lobby area, six private offices, a large conference/training room, large storage area with washer & dryer hook ups and commercial sink, a large mechanical room, three ADA compliant restrooms and a break area. The area currently being used for storage would be a perfect open creative workspace or could house many workstations. Come join national tenants Trane, Arthur Rutenberg Homes and Option Care Health in this great location!



Property Highlights

- Great location on busy north/south & east/west Gainesville corridors
- On-building signage
- 3.7 miles to University of Florida, Shands Teaching Hospital and the VA Medical Center
- >46,000 Total Households within a 5-mile radius
- Ample Parking

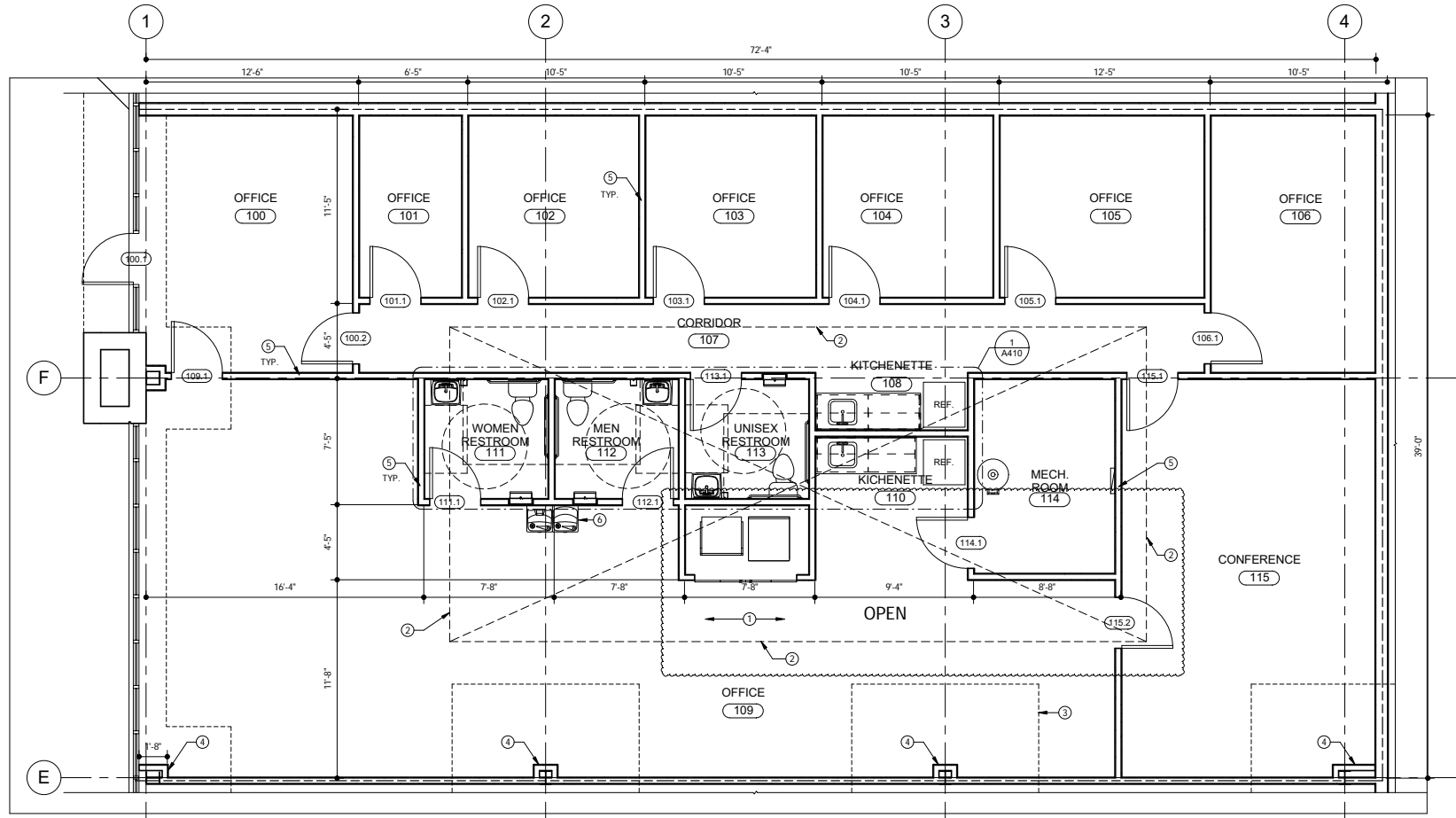
Property Details

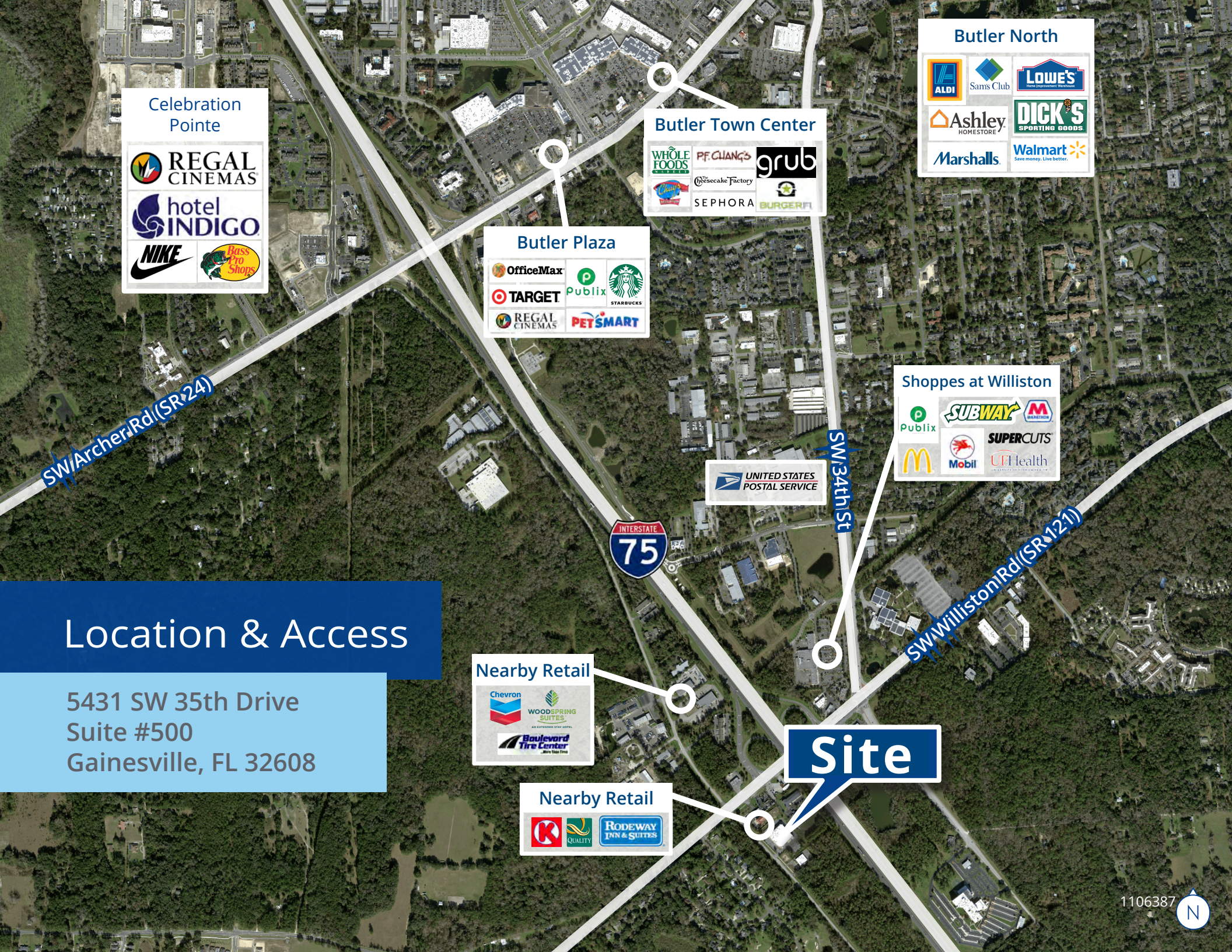
- Zoning: BH (Highway Oriented Business)
- Tax Parcel: #07143-006-000

Front

East Side

West Side





Butler North

Butler Town Center

Butler Plaza

Shoppes at Williston

Celebration Pointe

Nearby Retail

Nearby Retail

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Site

Location & Access

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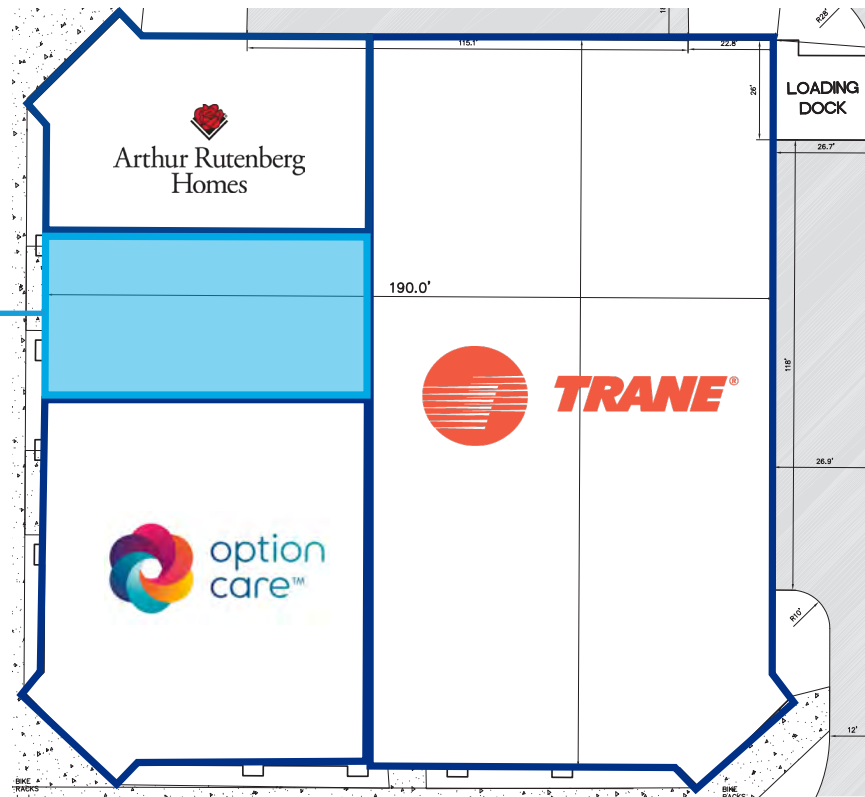


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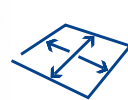
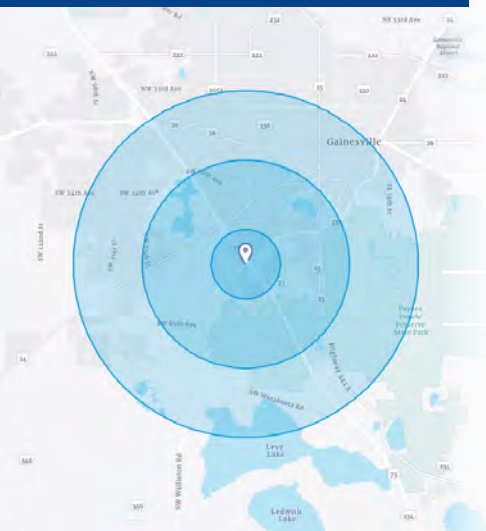
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Available
 2,900± SF

Area Demographics

Source: Esri Business Analyst 2023



Radius

1 Mile
 3 Mile
 5 Mile



Population

3,556
 45,118
 126,130



Daytime Population

4,816
 50,253
 152,885



Households

1,434
 19,995
 50,811



Average HH Income

\$80,778
 \$57,556
 \$78,413

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