

Office Space For Lease



- First floor office space featuring a large lobby and receptionist area; private offices; conference room; kitchen.
- Magnolia Parke is a popular mixed-use community located in NW Gainesville along one of the city's major corridors, NW 39th Avenue.
- Magnolia Parke is home to a UF Health Medical campus of over 50,000 SF.
- Popular restaurants and dining options in Magnolia Parke include Starbucks, Arashi Yama Sushi, Crafty Bastards Pub, One Love Café, Taste and Dominos with many others in close proximity.
- Future development of luxury apartment community with 200 plus units planned.



2,215 SF available



\$20/SF MG



Diverse mix of local, regional, and national tenants



Ample and convenient parking



On major east/west traffic artery feeding large employment hubs of UF, UF Health, downtown and NW 43rd St corridor

For further information

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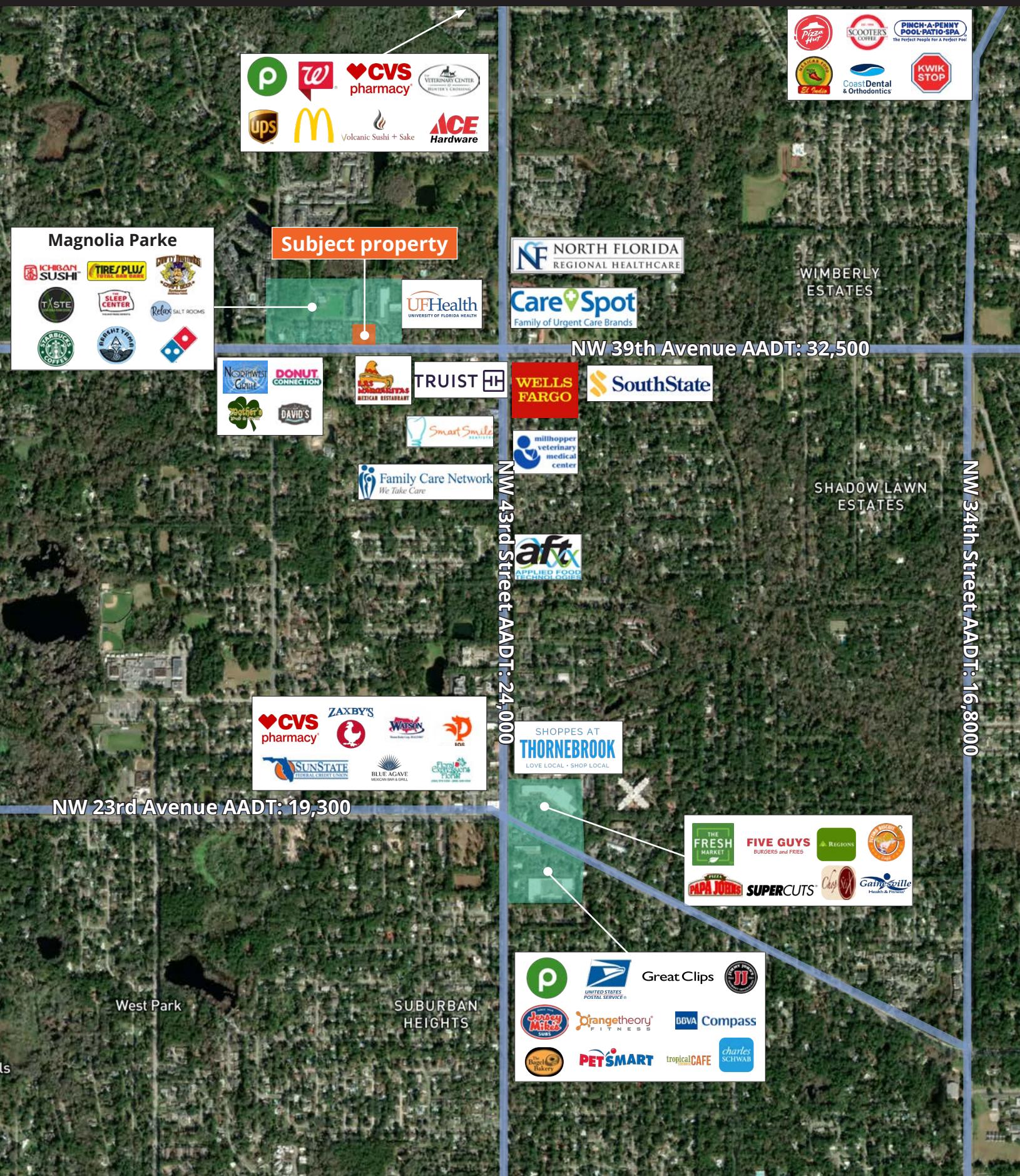
Property overview

Magnolia Parke | Suite 121
Gainesville, Florida



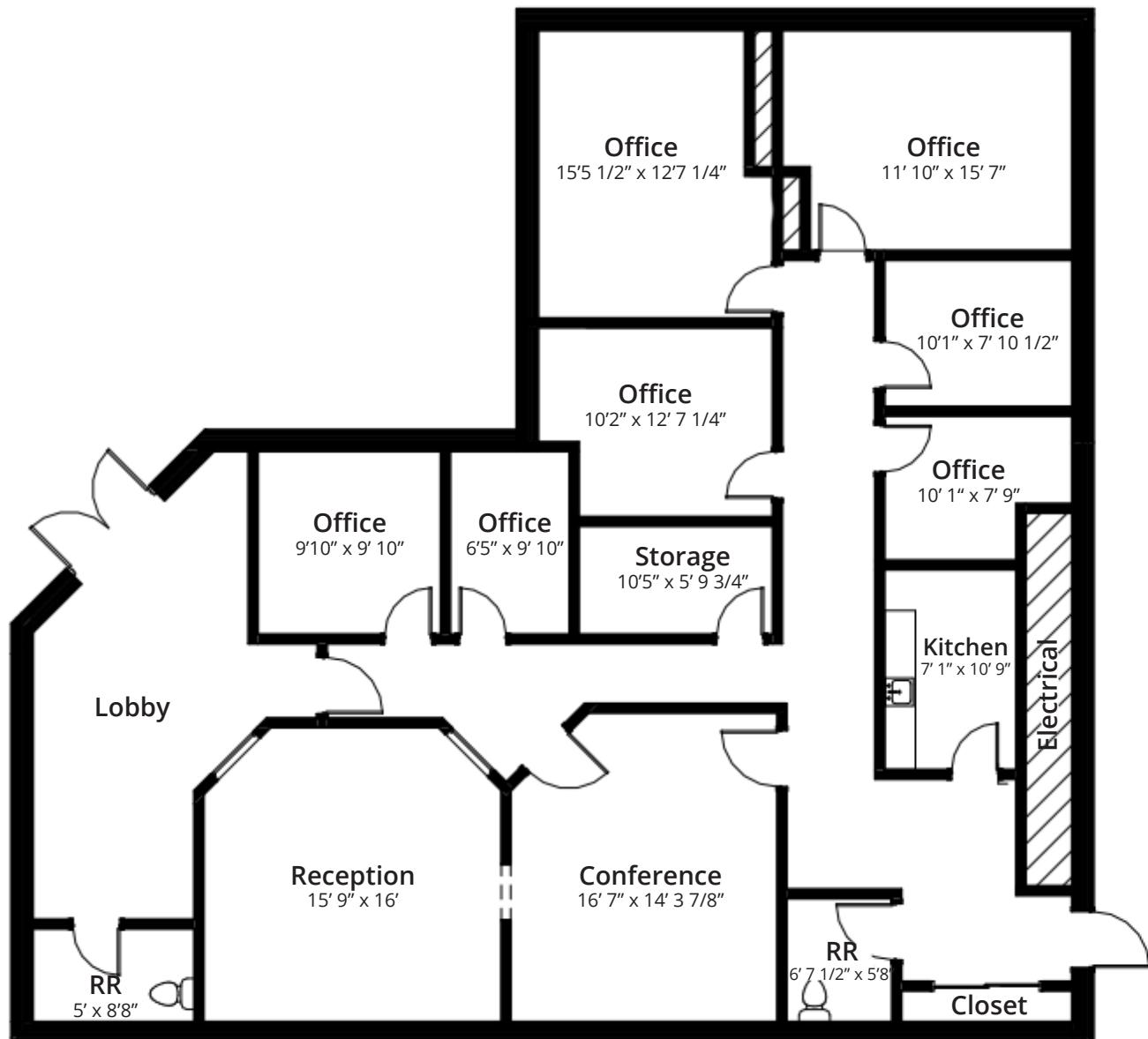
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Floor plan

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Site plan

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Building #	Suite #	Tenant	Size (sf) available
A-2	1	Arashi Yama Sushi & Hibachi	
A-2	3	Lovely Nails	
A-2	5	Roots Plant Studio	
A-2	7	Gainesville Spa	
BW-1	A	Sleep Center Superstore	
BW-1	B	The Spirit Shoppe	
BW-1	C	Charisma for Hair	
BW-1	D	Especially For Women	
BW-2	1	Relax Salt Rooms	
BW-2	2	Karate-Do	
C-1	111	Carbonxt	
C-1	121		2,215 SF (OFFICE)
C-1	211	UF Health Shands Wound Care	
C-1	219	Gentiva Health Services	
C-1	301-310	Apartments	
POD F	1	One Love Cafe	
I-1	A	Starbucks	
I-1	B	Axis Training Studio	
I-1	C	Dominos	
POD G	A	Career Center Temp Force	
POD G	B	UF Health Florida Clinical Practice	
POD G	C,D	UF Shands Rehab	

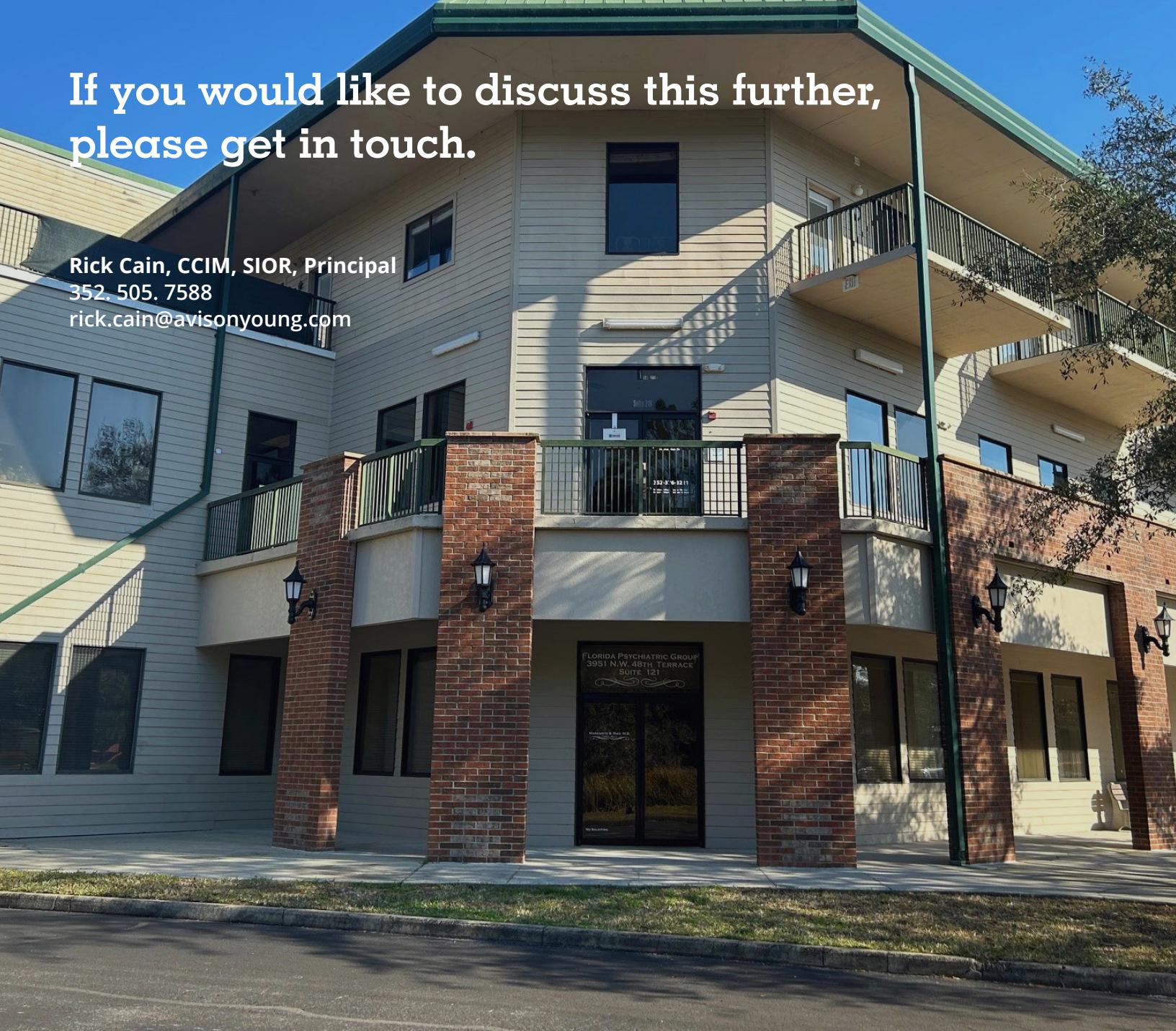
Interior photos

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If you would like to discuss this further,
please get in touch.

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