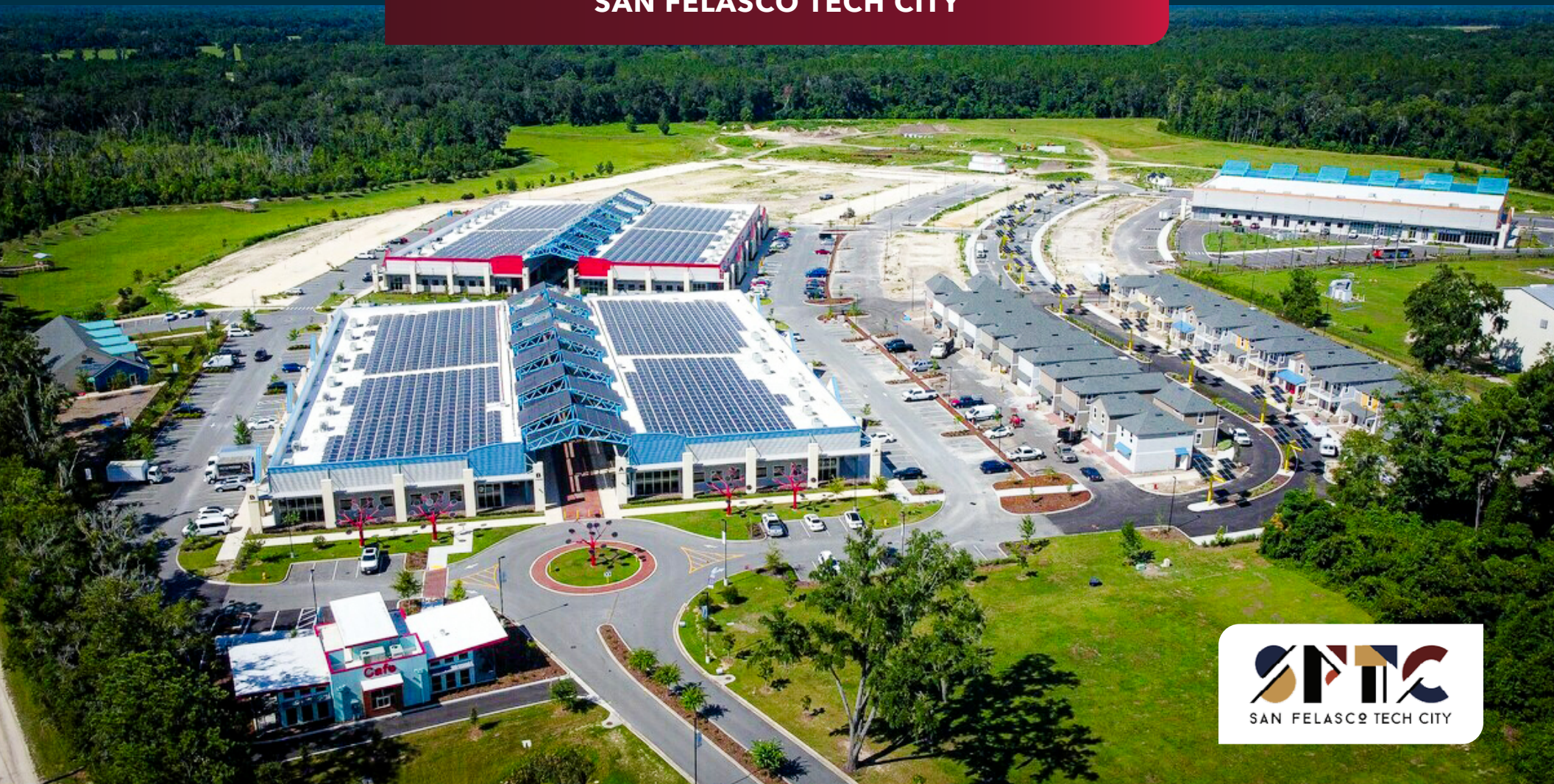


# CLASS A OFFICE/FLEX SPACE FOR LEASE

13000 Tech City Circle Alachua, FL 32615

SAN FELASCO TECH CITY



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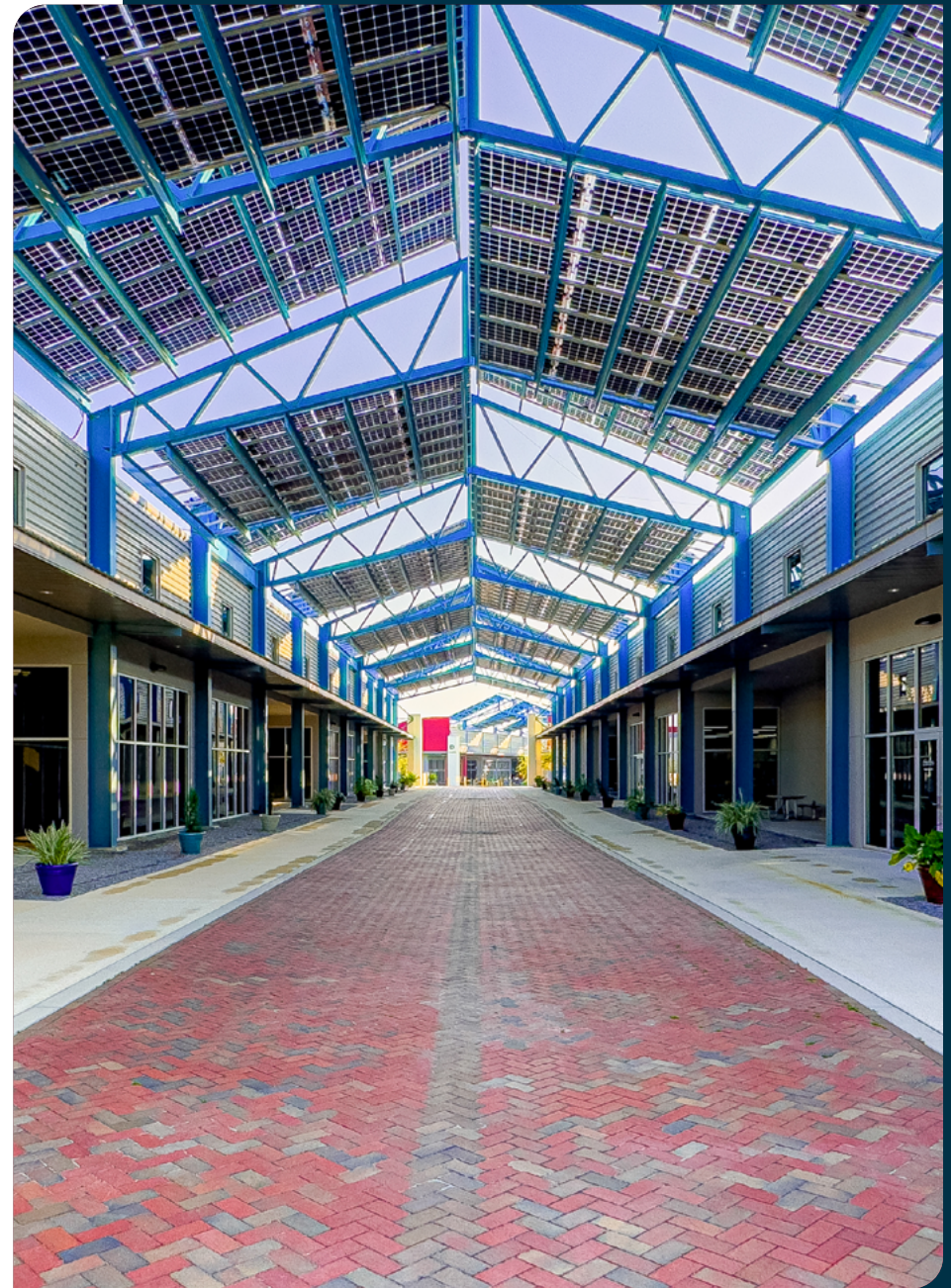
# SAN FELASCO TECH CITY

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Opened in 2019, San Felasco Tech City is an innovative mixed-use development site serving 60+ companies in various sectors, such as start-ups, biomedical, research, labs, offices, retail, industrial and light manufacturing. Based on a “live, work, play” concept, this 82-acre, fully solar-powered community exists in the midst of walking and biking trails, playgrounds, community and meditation center, café, coffee shops, breweries, a preschool and unfettered access to the gorgeous 7,200-acre San Felasco Hammock State Park within walking distance.

## BUILDING SPECS

- BUILDING CLASS **A**
- ZONING **CI, (COMMERCIAL INTENSIVE)**
- ELECTRICITY **SOLAR POWERED**
- MIN. DIVISIBLE **2,500± SF**
- MAX. CONTIGUOUS **270,000± SF**
- YEAR BUILT **2019**



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# SAN FELASCO TECH CITY

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A mixed use development site serving startups and accelerating growth. Located in North Central Florida with direct routes to all parts of the state.

| BUILDING    | LEASE RATE         | AVAILABLE SF                    |
|-------------|--------------------|---------------------------------|
| A           | N/A                | FULLY LEASED                    |
| B           | <b>\$22/SF NNN</b> | <b>3,750-7,500 SF AVAILABLE</b> |
| C           | N/A                | FULLY LEASED                    |
| D           | <b>\$22/SF NNN</b> | <b>1,800 SF AVAILABLE</b>       |
| E           | N/A                | FULLY LEASED                    |
| F (2-STORY) | <b>\$30/SF NNN</b> | <b>15,000 SF</b>                |
| G           | <b>\$25/SF NNN</b> | <b>30,000 SF*</b>               |
| H (2-STORY) | <b>\$30/SF NNN</b> | <b>30,000 SF*</b>               |
| I           | N/A                | FULLY LEASED                    |
| CAFE        | N/A                | FULLY LEASED                    |

*Pass thru expenses \$5.69/SF*

*\* ENTIRE BUILDING*

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The **San Felasco Tech City** inspiration board includes stilt homes, town houses, Native American architecture, repetitive design and shade.

The site merges into the San Felasco Hammock Preserve, essentially opening the project up to 7,200± acres of nature and 30 miles of bike paths.



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The project affords the wonderfully mixed community of tech and like-minded employees to live, work and play in an inclusive and exciting atmosphere.

The new preschool building allows employees in **San Felasco Tech City** the ease of high-quality child care just steps away from work and residents in the Alachua area a brand new childcare option.

*\*Preschool - ages 6 months to 5 years*

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Features include solar panels over pedestrian areas, solar roofs and solar trees to generate more than 1 megawatt of power that should sustainably cover the community's energy consumption.



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## THE DOMAINS

The "Live" aspect of SFTC is here! The first phase of 252 residential homes is nearing completion. The neighborhood named "The Domains" has four different floor plans to choose from ranging from 836 SF to 1,678 SF -- all with direct-entry garages. The Domains is nestled within SFTC embracing a lifestyle that takes advantage of an array of modern conveniences and recreational offerings just moments away.



[CLICK TO LEARN MORE](#)

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# A ROBUST TENANT LIST

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# MASTER PLAN

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# LOCATION MAP

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# AREA OVERVIEW & DEMOGRAPHICS

ALACHUA, FL



Located just minutes north of Gainesville, Alachua, Florida, offers the perfect balance of business opportunity and small-town charm. The city provides a welcoming community atmosphere while benefiting from convenient access to Interstate 75 and U.S. Highway 441, making it an ideal location for businesses and commuters alike. Surrounded by North Florida's renowned natural beauty, including scenic springs, parks, and abundant wildlife, Alachua offers an exceptional quality of life that appeals to residents, visitors, and employers. With a growing economy, business-friendly environment, and proximity to the University of Florida, Alachua continues to attract investment across technology, manufacturing, healthcare, and life sciences.

ESRI Business Analyst, 5 mile radius



2024 Estimated  
Population

17,267



2029 Projected  
Population

18,355



2024 Estimated  
Average Income

\$101,485



2029 Projected  
Average Income

\$122,042

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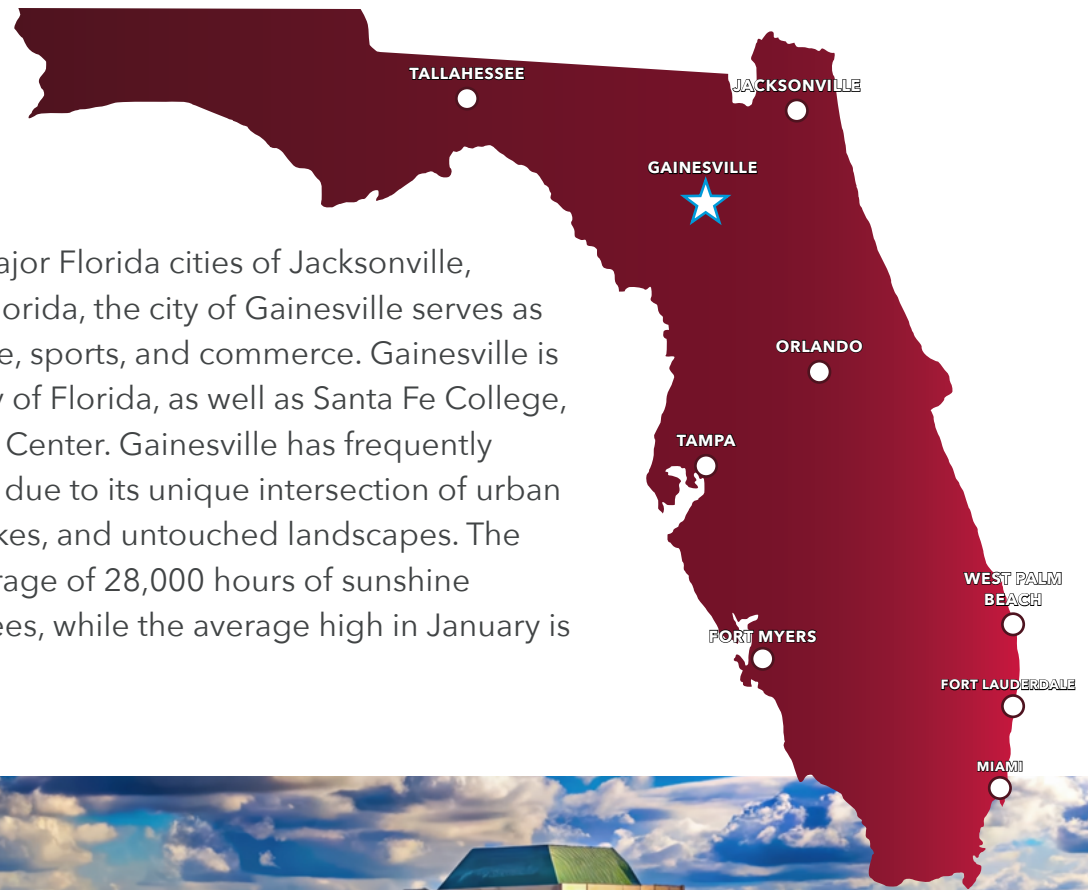
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# AREA OVERVIEW

**GAINESVILLE, FL** *Site is located just 12 miles from Gainesville*

Gainesville is centrally located midway between the three major Florida cities of Jacksonville, Orlando and Tampa. Situated at the heart of North Central Florida, the city of Gainesville serves as one of Florida's major centers of culture, education, medicine, sports, and commerce. Gainesville is home to Florida's largest and oldest university, the University of Florida, as well as Santa Fe College, City College, UF Health, and North Florida Regional Medical Center. Gainesville has frequently been recognized as one of the nation's "best cities to live in" due to its unique intersection of urban life with surrounding abundance of natural parks, springs, lakes, and untouched landscapes. The climate consists of mild winters, warm summers, with an average of 28,000 hours of sunshine annually. The average high temperature in June is 89F degrees, while the average high in January is 65F degrees, and we have a 255-day growing season.



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