



Office Space for Lease

Alachua Commerce Center

**17750 NW 115th Avenue
Suite 220
Alachua, FL 32615**

Office Size:
1,299± SF

Lease Rate:
\$16.00/SF NNN

Dan Drotos, CCIM, SIOR
Executive Vice President
+1 954 551 9846
dan.drotos@colliers.com

Rory Causseaux, P.E.
Vice President
+1 352 317 6341
rory.causseaux@colliers.com

Lauren Edwards
Senior Associate
+1 352 222 4590
lauren.edwards2@colliers.com

Colliers
104 SW 6th Street
Gainesville, FL 32601
colliers.com/gainesville

Aerial View



Property Overview

Don't miss this exceptional opportunity to lease professional office space in Alachua Commerce Center, a 1,169-acre, master-planned business and industrial park ideally located in the growing city of Alachua, Florida. Home to a strong mix of regional and national companies including Dollar General, Walmart, Lane, G&C Foods, Assa Abloy, Ben E. Keith, Cintas, CES and Integrated Regional Laboratories, this dynamic location offers a thriving business environment with unmatched access and visibility.

Positioned at the front of a 197,000 SF building currently occupied by Dollar General, this 1,299± SF office suite provides a professional and efficient layout ideal for a variety of business uses.

Inside, you'll find a bright and functional floor plan designed for comfort and productivity, featuring:

- An inviting lobby and reception area that creates a professional first impression
- Four private offices offering flexibility for team members or executives
- A conference room for meetings and collaboration
- A break area for staff convenience
- An ADA-compliant restroom

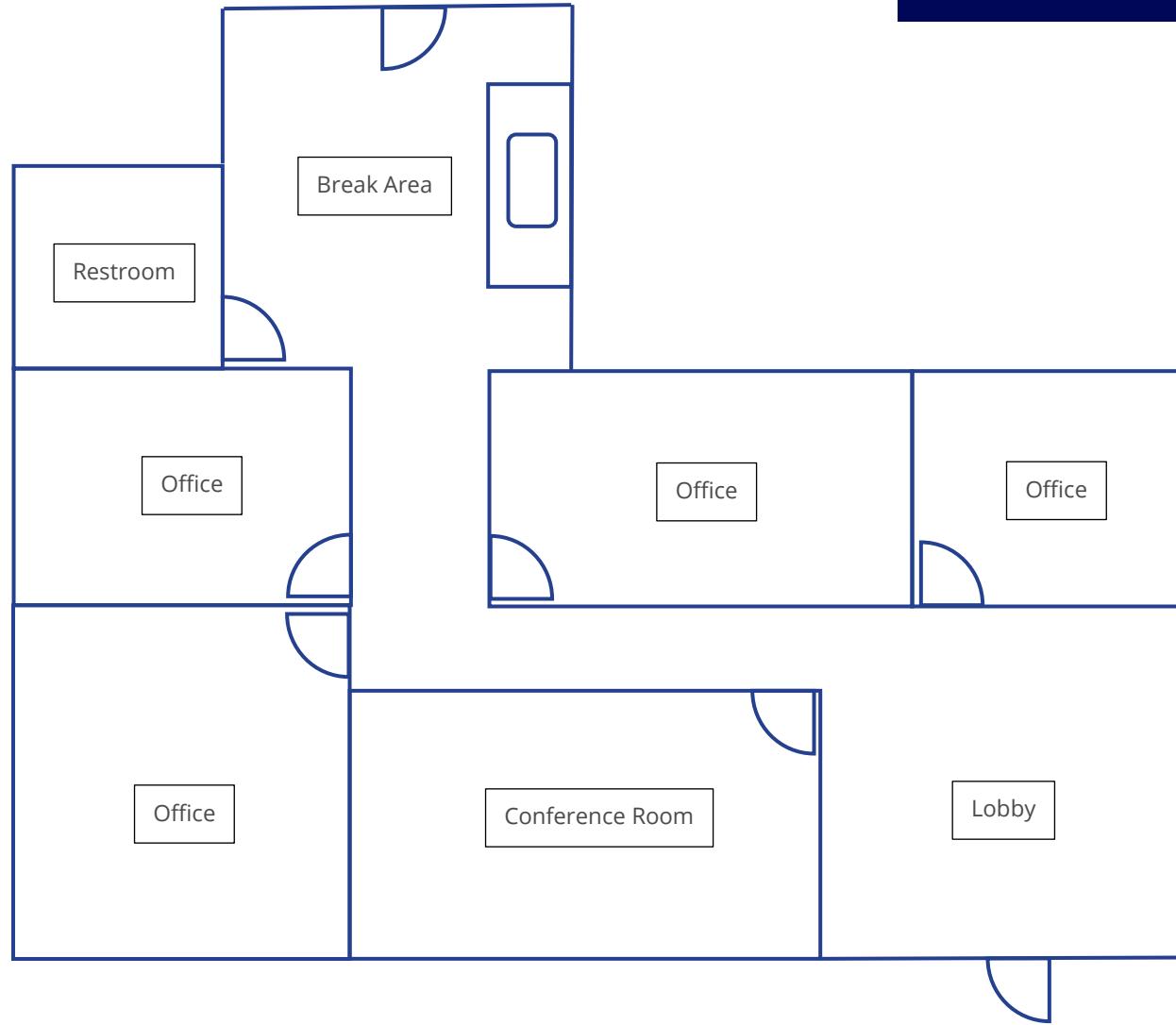
Located in the heart of North Central Florida's innovation corridor, Alachua Commerce Center provides convenient access to I-75 and is minutes from Gainesville, home of the University of Florida.



Floor Plan

Utilities

- **Electric:** Clay
- **Water and Wastewater:** City of Alachua
- **Internet:** Windstream or Cox [Fiber]



*Not to Scale

N

Photo Gallery

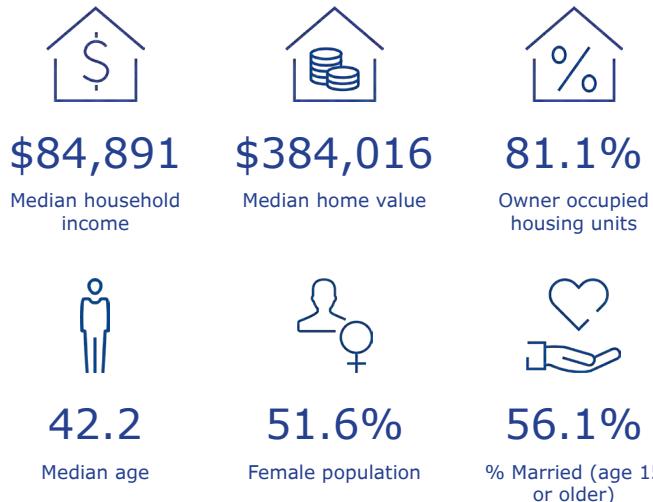




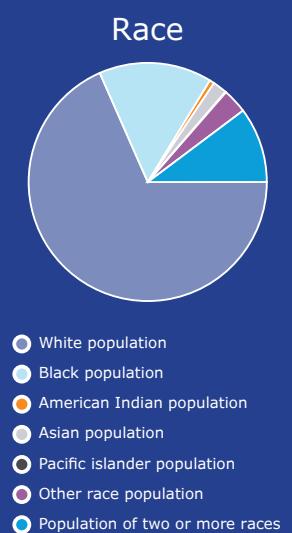
Market Overview

17750 NW 115th Ave, Alachua, Florida, 32615
5 mile radius

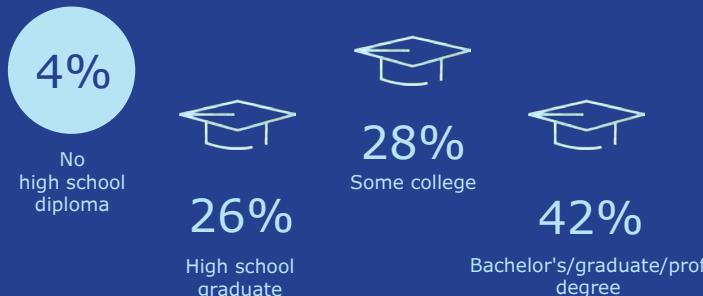
Household & population characteristics



Households & population



Education



Annual lifestyle spending



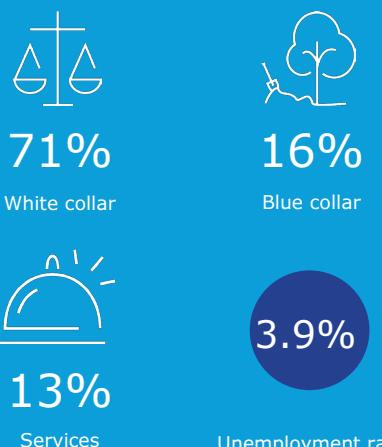
Annual household spending



Business

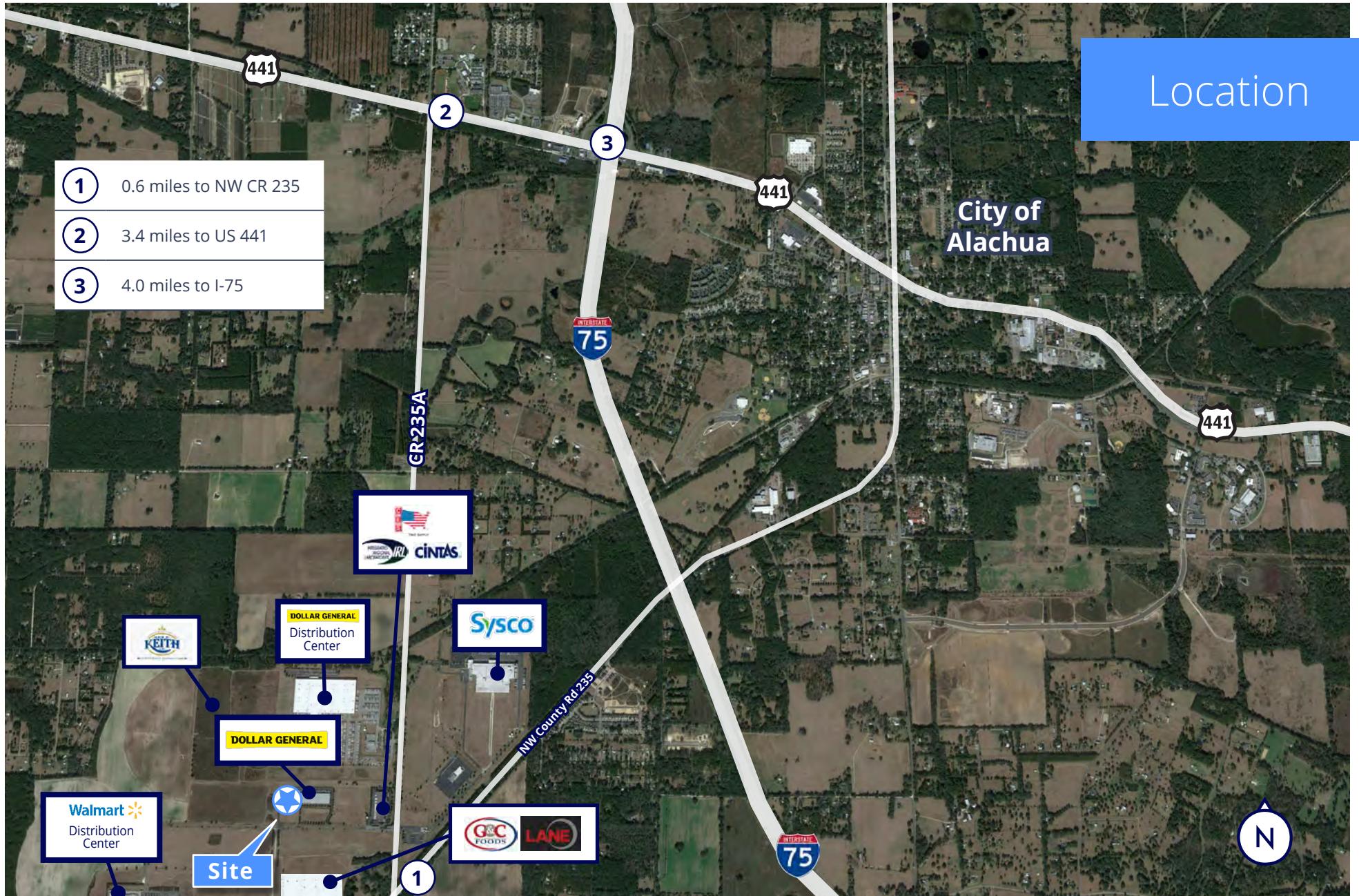


Employment



Location

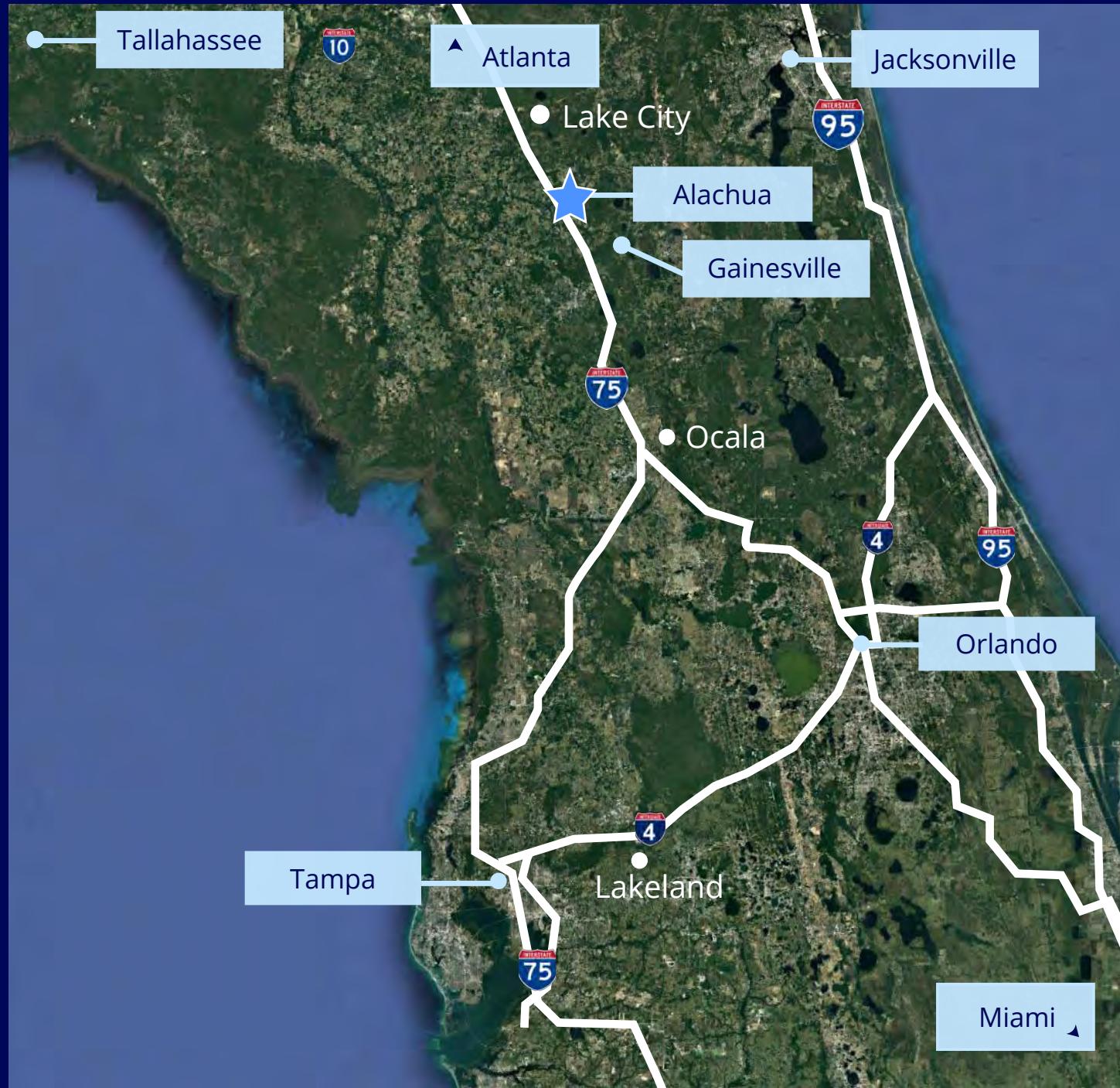






Drive Times in Florida

- Gainesville, FL
19 miles, 31 mins
- Interchange for I-75/I-10
50.3 miles, 47 mins
- Jacksonville, FL
77 miles, 1 hr 28 mins
- Tallahassee, FL
137 miles, 2 hrs 7 mins
- Tampa, FL
147 miles, 2 hrs 9 mins
- Atlanta, GA
318 miles, 4 hrs 44 mins
- Miami, FL
353 miles, 5 hrs 14 mins





Within 8 Hour Drive Time

Florida

- Jacksonville
- Orlando
- Tampa
- Tallahassee
- Pensacola
- Fort Lauderdale
- Miami

Louisiana

- New Orleans

Mississippi

- Hattiesburg
- Biloxi

South Carolina

- Charleston
- Greenville
- Columbia

Georgia

- Savannah
- Atlanta
- Athens
- Columbus

North Carolina

- Charlotte
- Wilmington
- Fayetteville

Alabama

- Birmingham
- Mobile
- Huntsville

Tennessee

- Chattanooga
- Knoxville


Dan Drotos CCIM, SIOR

Executive Vice President
+1 954 551 9846
dan.drotos@colliers.com

Rory Causseaux, P.E.

Vice President
+1 352 317 6341
rory.causseaux@colliers.com

Lauren Edwards

Senior Associate
+1 352 222 4590
lauren.edwards2@colliers.com

Colliers

104 SW 6th Street
Gainesville, FL 32601
colliers.com/gainesville

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC