

PROGRESS TWO, SUITE 100

13631 Progress Boulevard, Suite 100, Alachua, FL 32615

OFFICE BUILDING FOR LEASE



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CONCEPTCOMPANIES.NET

AGILITY
Commercial Real Estate

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PROPERTY DESCRIPTION

Now leasing - 14,033 SF Laboratory Facility in the heart of the Progress District, one of Florida's largest science and technology research parks! This facility, built in 2009 and renovated in 2021, is the perfect fit for growing companies looking for BSL2/PDL Laboratory space with offices, conference space, and amenities in an ecosystem with a strong talent base. This lab building includes a professional reception area, huddle spaces, collaborative and single office spaces, gowning-in room, upstream/downstream labs, 3 labs, cold room, freezer row, autoclave, storage, shipping/receiving, breakroom, and more.

PROPERTY HIGHLIGHTS

- 14,033SF of Lab Space that could be used for PDL, R&D, light manufacturing
- Ample Parking on-site
- Backup Generator
- Great location in the Progress District
- Located in Foreign Trade Zone

OFFERING SUMMARY

Lease Rate:	Upon Request
Number of Units:	1
Available SF:	14,033 SF
Lot Size:	2.86 Acres
Building Size:	31,928 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	9	33	236
Total Population	22	83	609
Average HH Income	\$123,573	\$117,053	\$90,189

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Lease Rate	UPON REQUEST
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UPON REQUEST

LOCATION INFORMATION

Building Name	Progress Two, Suite 100
Street Address	13631 Progress Boulevard, Suite 100
City, State, Zip	Alachua, FL 32615
County	Alachua
Market	Alachua
Sub-market	Progress District
Cross-Streets	Progress Blvd & State HWY 441

BUILDING INFORMATION

Building Size	31,928 SF
Building Class	B
Tenancy	Multiple
Ceiling Height	10 ft
Number of Floors	1
Year Built	2009
Year Last Renovated	2021
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Lab
Zoning	PUD
Lot Size	2.86 Acres
APN #	03956-010-026
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
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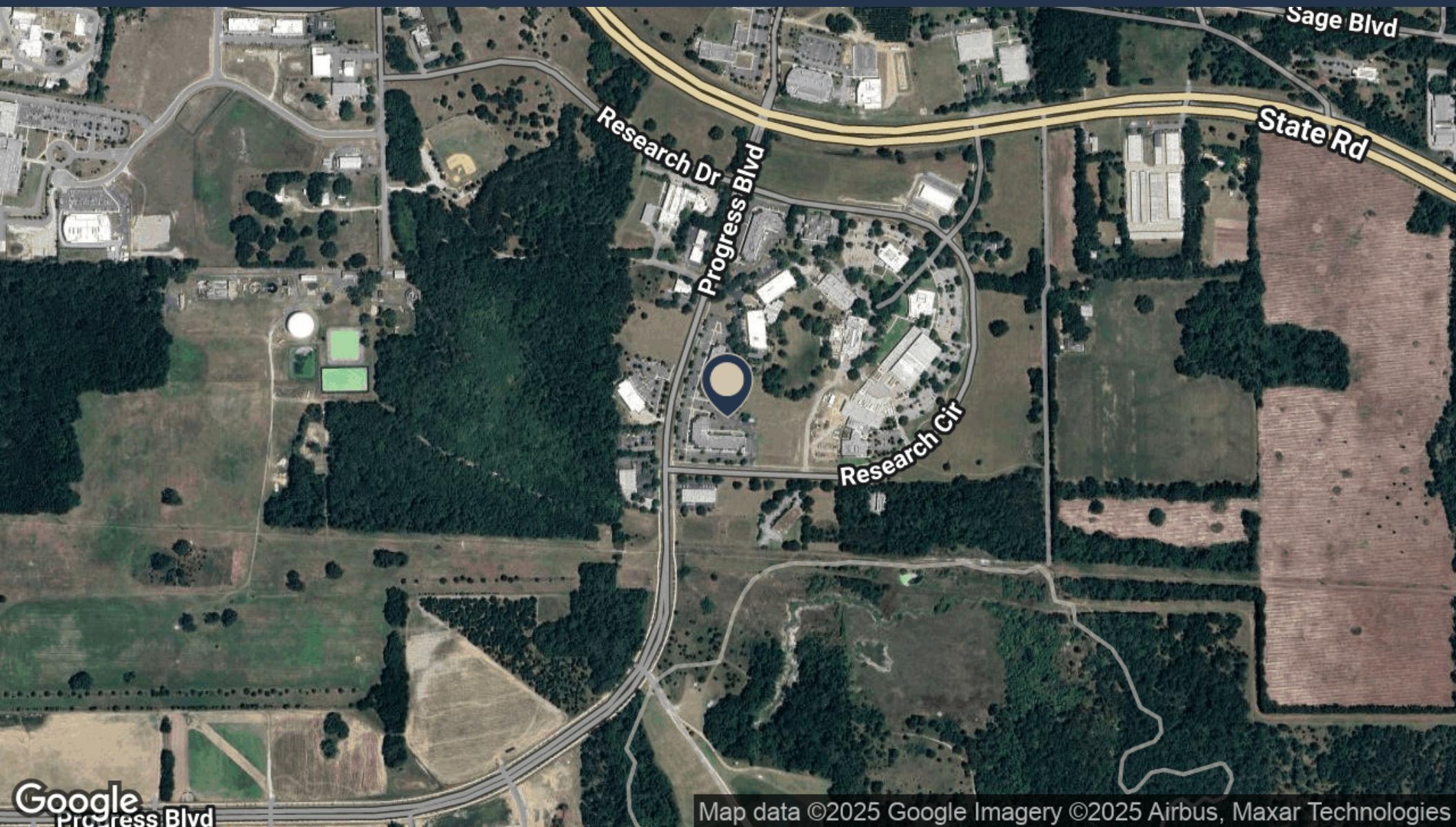
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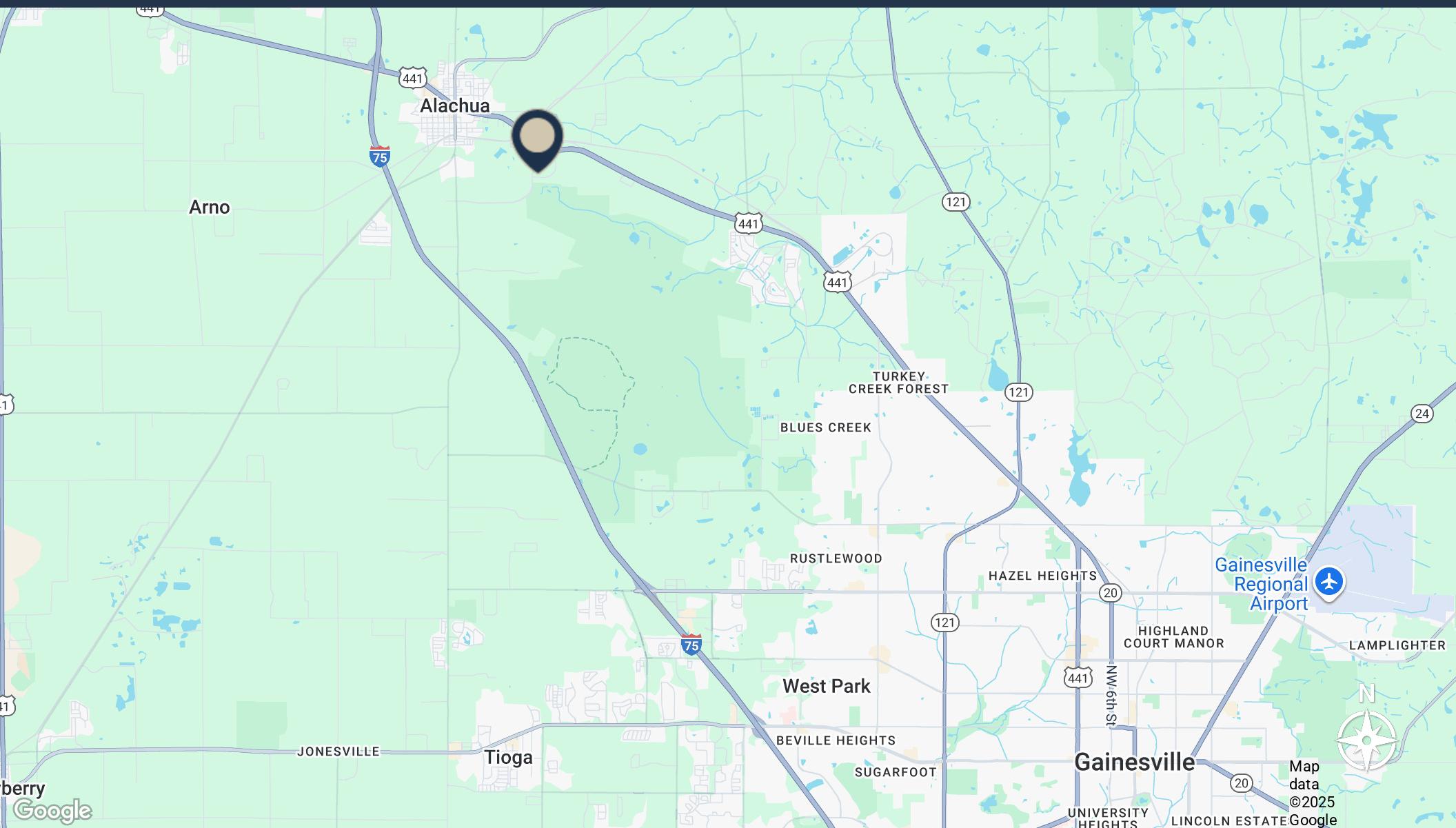


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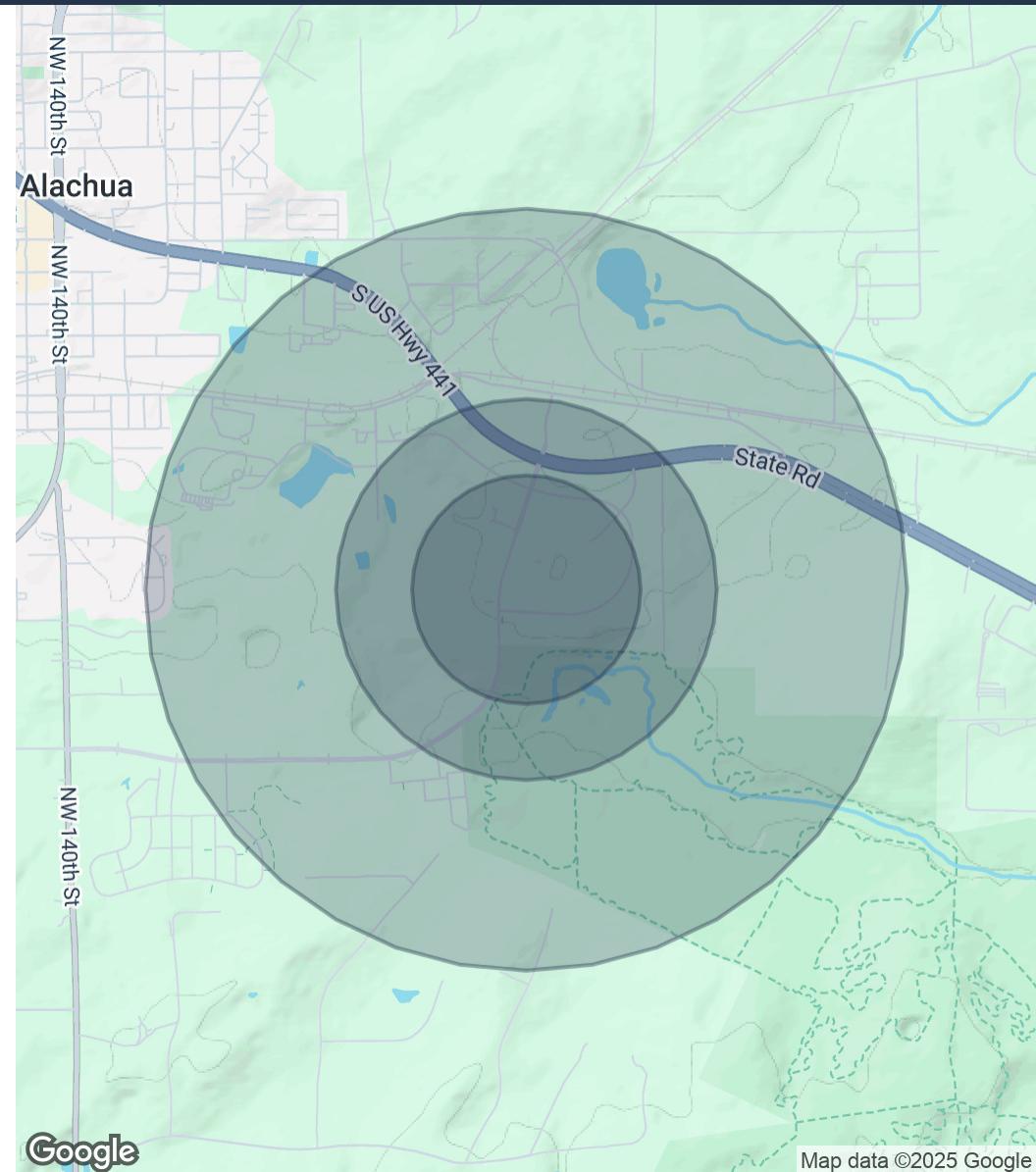
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	22	83	609
Average Age	45	44	42
Average Age (Male)	44	44	41
Average Age (Female)	45	45	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	9	33	236
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$123,573	\$117,053	\$90,189
Average House Value	\$489,149	\$465,001	\$365,500

Demographics data derived from AlphaMap



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