

PROGRESS TWO, SUITE 100

13631 Progress Boulevard, Suite 100, Alachua, FL 32615

OFFICE BUILDING FOR LEASE



DAVID STOCKMAN

Vice President

352.440.9822 • sales@conceptcompanies.net

1449 SOUTHWEST 74TH DRIVE, SUITE 200

GAINESVILLE, FL 32607

352.333.3233

CONCEPTCOMPANIES.NET

AGILITY

Commercial Real Estate

PROGRESS TWO, SUITE 100

13631 Progress Boulevard, Suite 100, Alachua, FL 32615

OFFICE BUILDING FOR LEASE



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

PROGRESS TWO, SUITE 100

13631 Progress Boulevard, Suite 100, Alachua, FL 32615

OFFICE BUILDING FOR LEASE

Lease Rate

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
--------------	---------

PROGRESS TWO, SUITE 100

13631 Progress Boulevard, Suite 100, Alachua, FL 32615

OFFICE BUILDING FOR LEASE



PROGRESS TWO, SUITE 100

13631 Progress Boulevard, Suite 100, Alachua, FL 32615

OFFICE BUILDING FOR LEASE

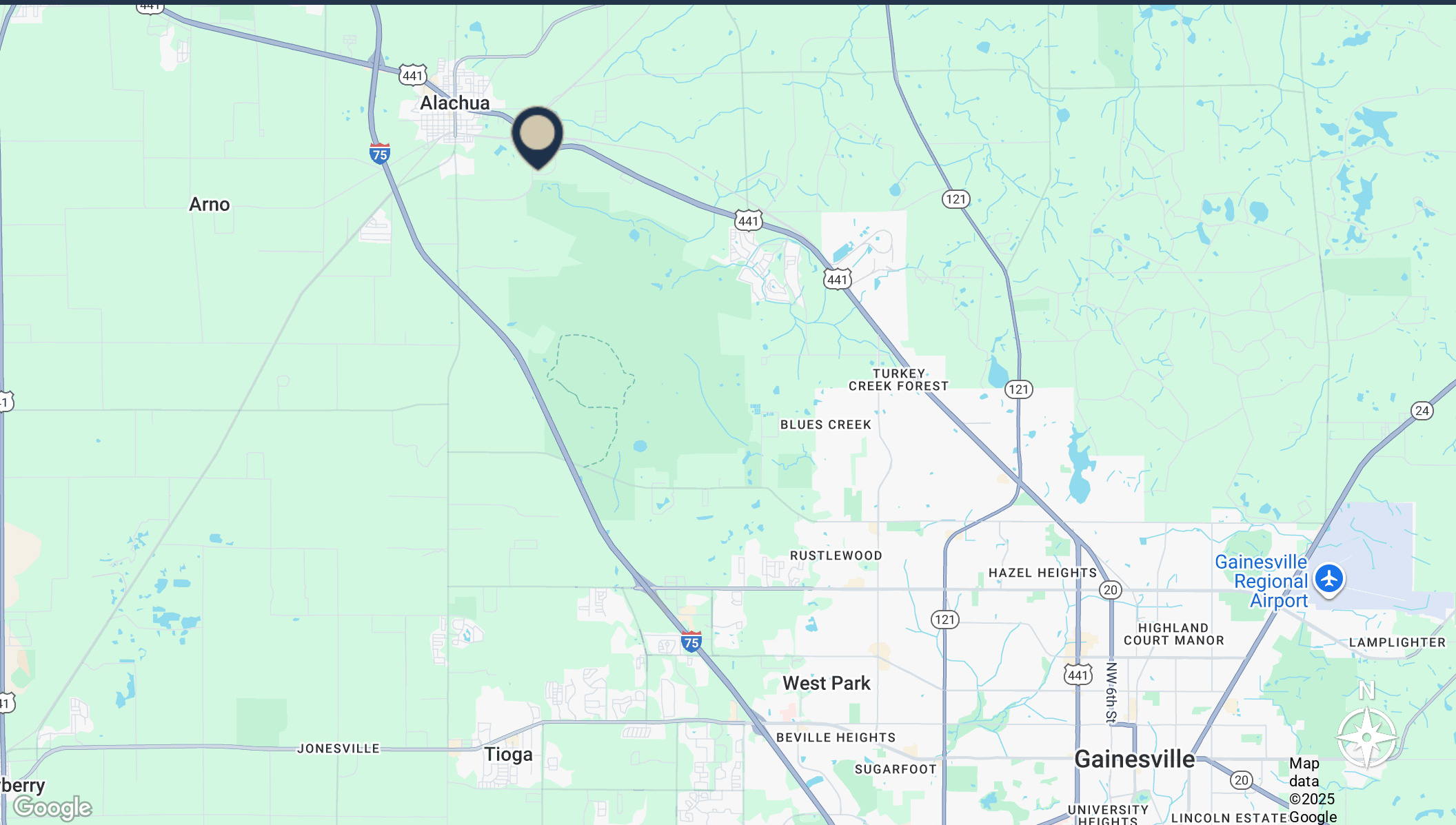


Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

PROGRESS TWO, SUITE 100

13631 Progress Boulevard, Suite 100, Alachua, FL 32615

OFFICE BUILDING FOR LEASE



PROGRESS TWO, SUITE 100

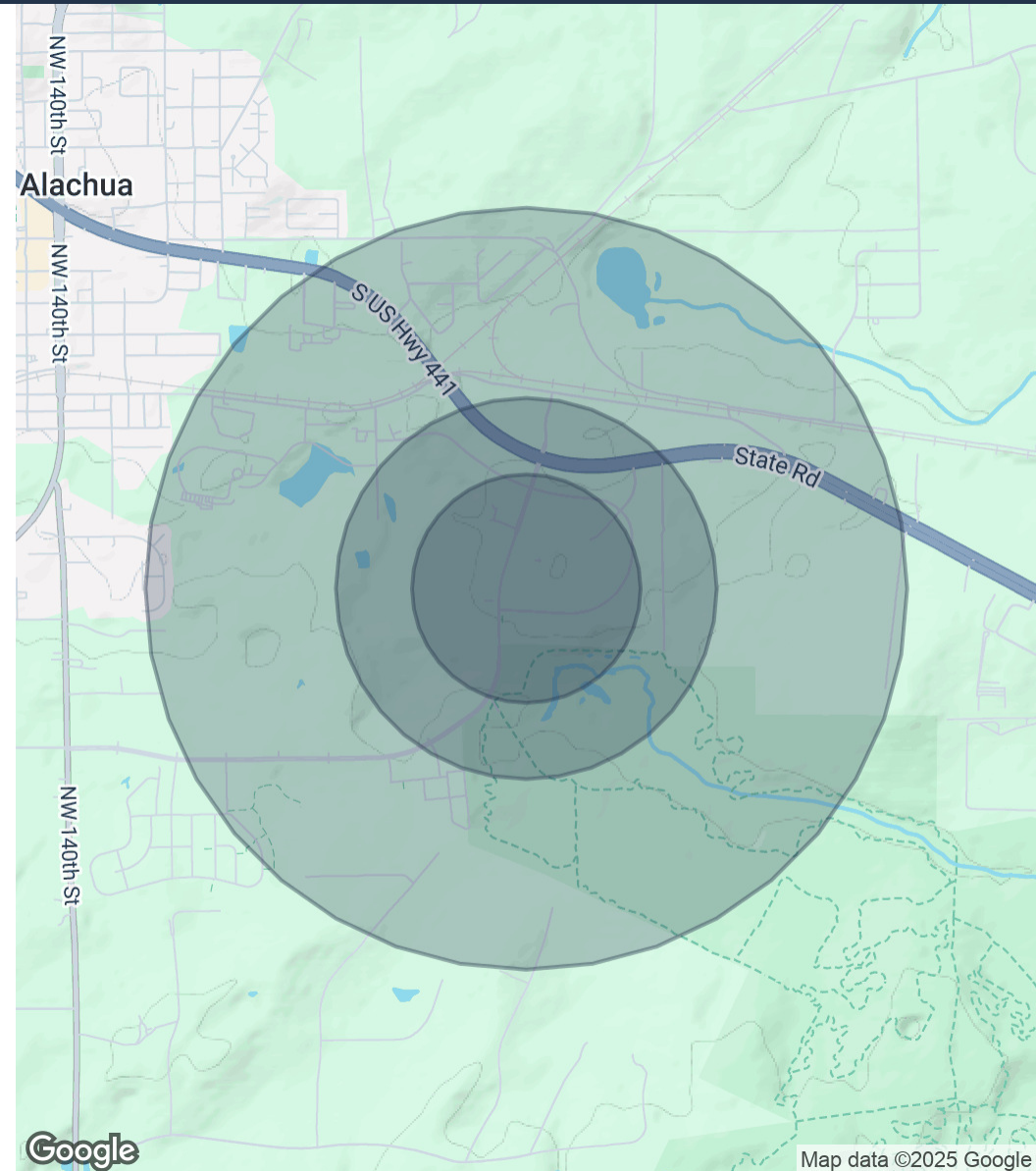
13631 Progress Boulevard, Suite 100, Alachua, FL 32615

OFFICE BUILDING FOR LEASE

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



PROGRESS TWO, SUITE 100

13631 Progress Boulevard, Suite 100, Alachua, FL 32615

OFFICE BUILDING FOR LEASE

Confidentiality & Disclaimer:

This is a confidential offering package and is intended solely for your limited use and benefit in determining whether you desire to express any interest in an investment in this vacant parcel (the "Property"). This offering package has been reviewed by the property owner and/or Concept Companies and/or their representatives and affiliates ("Concept") and contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all the information that a prospective buyer may desire. Additional information and an opportunity to inspect the Property will be made available to interested and qualified buyers. Neither Concept nor any of its respective officers nor employees has made any representation or warranty, expressed or implied, as to the accuracy or completeness of this presentation or any of its contents, and no legal commitments or obligations shall arise by reason of this memorandum or any of its contents.

Concept expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. Concept shall have no legal commitment or obligation to any entity reviewing this package or making an offer to purchase the Property unless and until a written agreement satisfactory to Concept has been fully executed, delivered, and approved by Concept and any conditions to Concept's obligations thereunder have been satisfied or waived. By receipt of this offering package, you agree that this offering package and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this offering package or any of its contents to any other entity without the prior written authorization of Concept, nor will you use this offering package or any of its contents in any fashion or manner detrimental to the interest of Concept.

It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Concept urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs, and their contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present from previous activities at the Property. Various laws and regulations have been enacted at the Federal, State, and Local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending upon past, current, and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Project, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

No representation or warranty is being made by Concept with respect to the Property's compliance with any applicable statutes, laws, ordinances, rules, regulations, requirements, and/or codes (collectively, the "Laws"). It is expressly understood that it is the responsibility of any prospective lender to investigate whether or not the Property is in compliance with the Laws and such prospective investor will be relying strictly and solely upon its own inspections and examinations and the advice and counsel of its own consultants, agents, legal counsel, and officers with respect to the condition of the Property and to its compliance with the Laws.