



THE 239 BUILDING

AT INNOVATION SQUARE

239 SW 7th Terrace
Gainesville, FL 32601

Between **UF** and **Downtown**

925-3,899 Sqft; Approx. 12-32
Employees

Large Attached **Parking Lot**

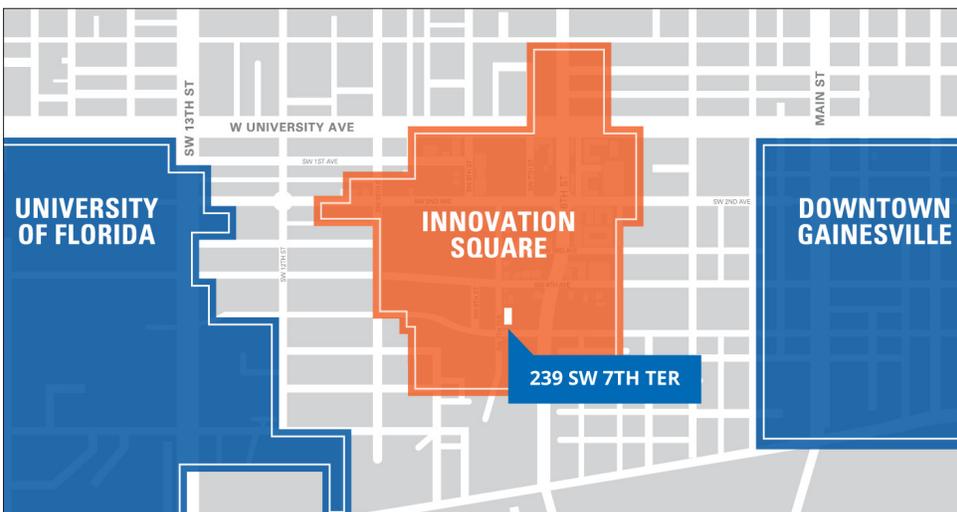
\$23/SQFT/YR Modified Gross

Suites A & B Available **Now**

Zoned UMU2 - **Office / Light
Assembly**

THE PERFECT LOCATION

Get noticed from the street and welcome your clients to your new commercial office space near UF Innovate | The Hub. Strategically located between the University of Florida and downtown Gainesville, your company will be positioned next to top-rated restaurants and other cutting-edge businesses. The 239 Building at Innovation Square has available space ranging from 925 to 3,899 square feet. Luxury kitchens and bathrooms are included in each unit and your own private courtyard will make a great space for lunch breaks.

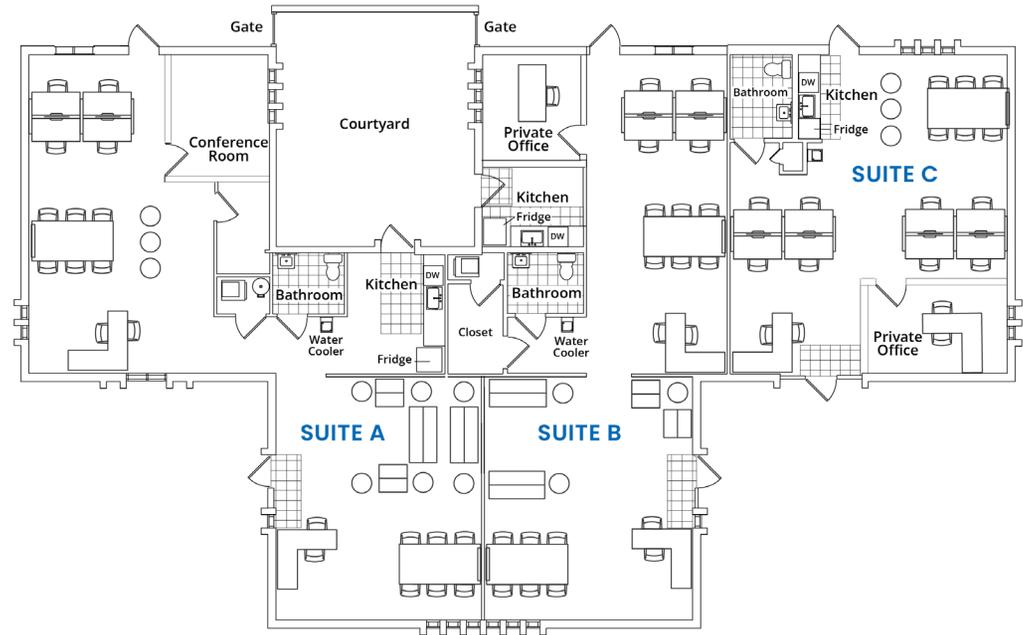


PROPERTY HIGHLIGHTS

- Recently-renovated interior and exterior
- Current layout includes the perfect space for an office or a startup company
- Lease the entire building, one suite or two contiguous suites
- Walking distance to UF campus and close to downtown; abundant restaurants and coffee shops for staff nearby
- Large, attached parking lot & private patio
- Features a mix of open work areas and private offices
- Gourmet kitchenette for employees
- Plenty of windows for lots of natural light
- Location near other cutting-edge businesses allows for wonderful networking opportunities
- Pre-wired for Hi-Speed Ethernet

LEASING OPTIONS

SUITE A	SUITE B	SUITE C	239 BLDG
8-15 Employees	8-14 Employees	6-8 Employees	12-32 Employees
1,538/sqft	1,463/sqft	925/sqft	3,899/sqft



FOR MORE INFORMATION, CONTACT:

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