

FIRST FLOOR OFFICE SPACE FOR SUBLEASE

802 NW 5th Ave, Suite 100, Gainesville, FL 32601

2,400± SF | \$15/SF GROSS



CARSON BEERY

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ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

802 NW 5th Ave, Suite 100, Gainesville, FL 32601

Located at the corner of NW 5th Avenue and NW 8th Street, this office unit offers a rare mix of design and location in the heart of Gainesville. Suite 100 is a first-floor unit with a flexible, open layout, abundant natural light, and 9-foot ceilings, and is easily configured for private offices, conference space, or cubicles thanks to existing network bundles and ceiling drops already in place.

Situated less than one mile from the University of Florida and Gainesville's Innovation District, and just minutes from downtown, the building sits on NW 5th Avenue near its intersection with W. University Avenue, putting tenants close to the Midtown District, Depot Park, and the Power District redevelopment.



PROPERTY HIGHLIGHTS

- Cox copper internet in service; GRU fiber also available
- Separately metered utilities
- 24/7 exterior camera coverage and 24/7 towing enforcement for on-site parking
- 20 on-site parking spaces
- Prime building signage available to tenant with strong NW 5th Ave visibility

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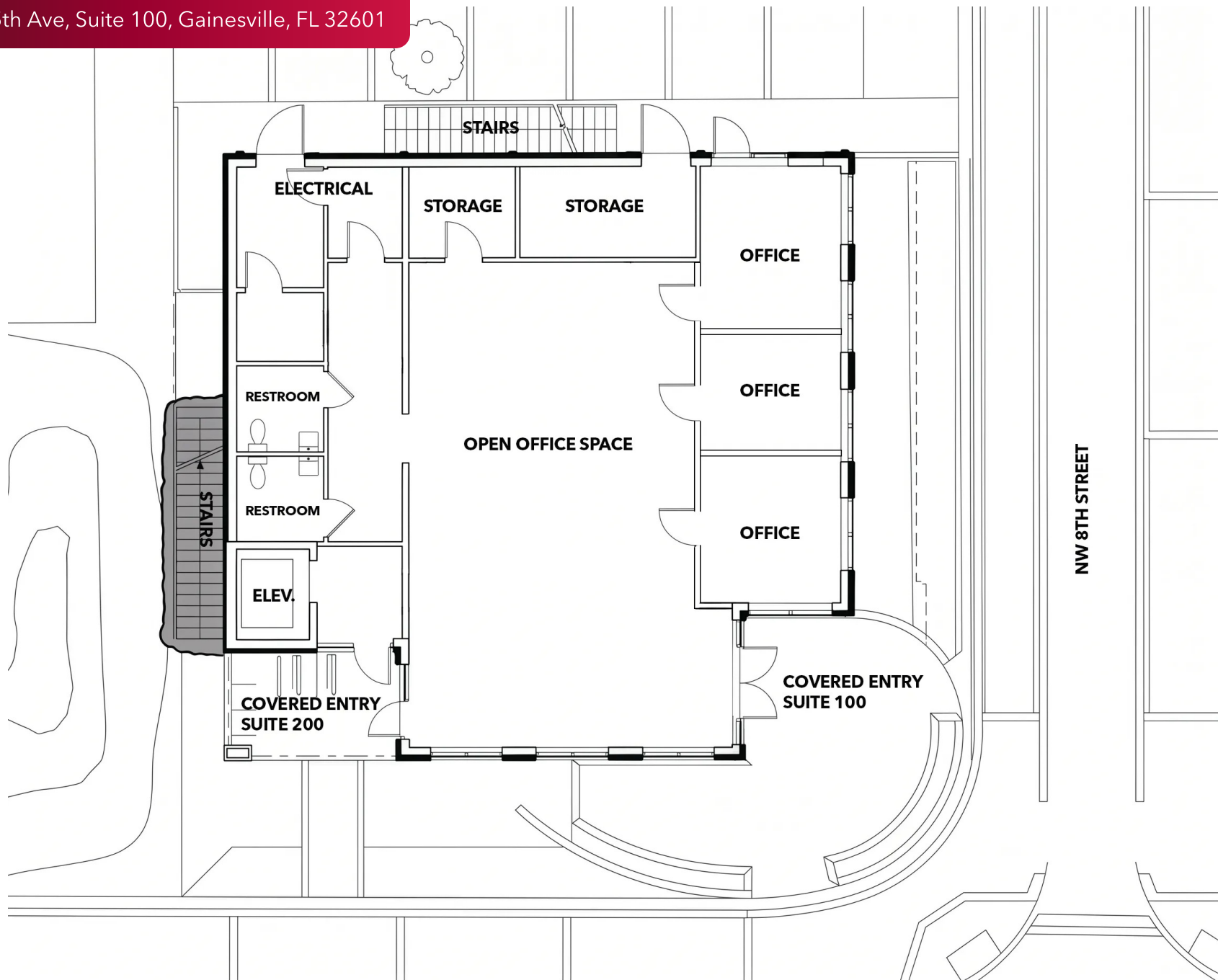
PHOTO GALLERY

802 NW 5th Ave, Suite 100, Gainesville, FL 32601



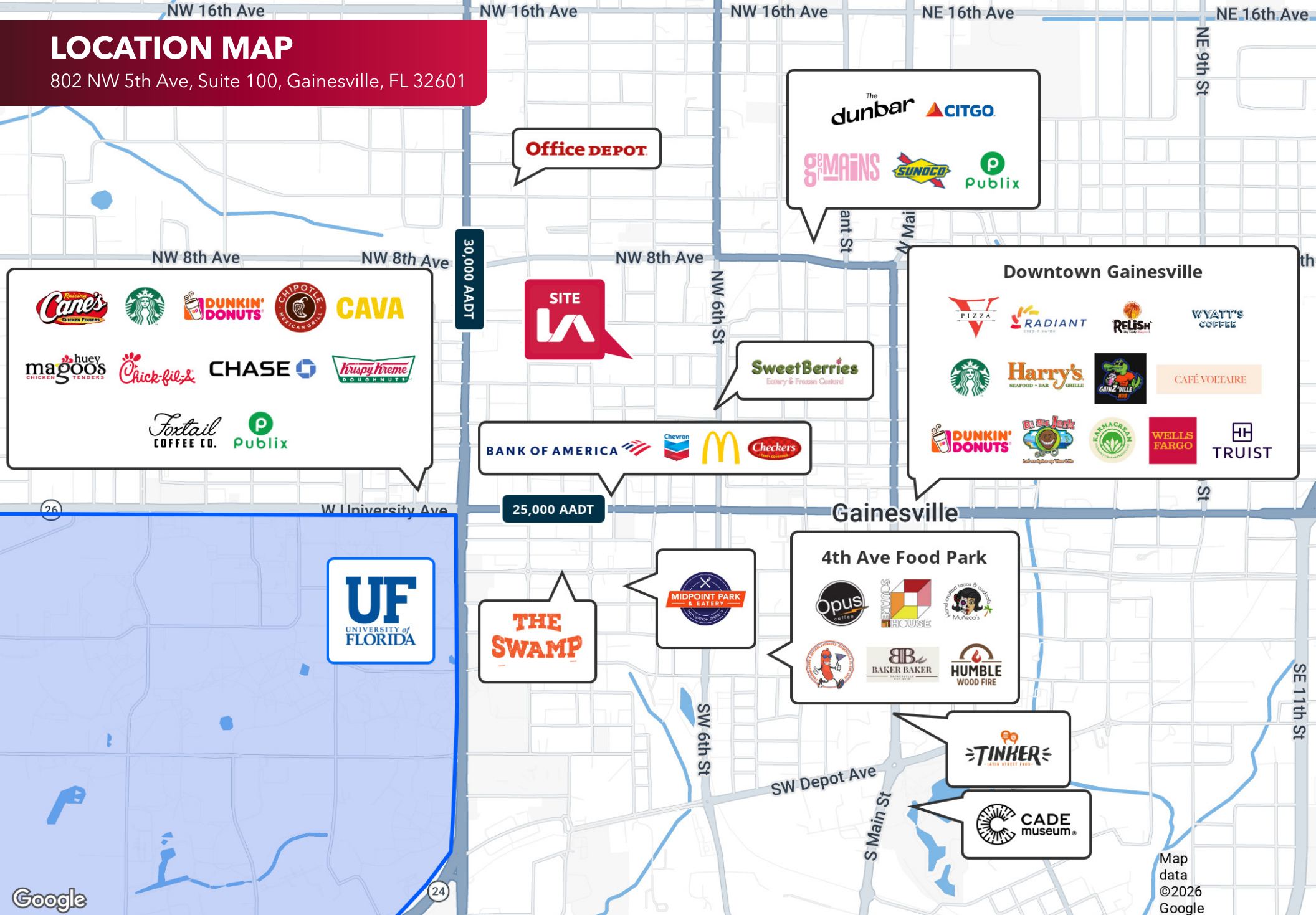
FLOOR PLAN

802 NW 5th Ave, Suite 100, Gainesville, FL 32601



LOCATION MAP

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DOWNTOWN GAINESVILLE OVERVIEW

A CONNECTED HUB FOR BUSINESS, INNOVATION & CULTURE

Downtown Gainesville sits at the center of the region's key economic and cultural drivers, offering strong access to talent, customers, and daily activity.

UNIVERSITY OF FLORIDA

With 50,000+ students and 27,000+ faculty and staff, UF is the city's largest economic engine and provides a steady base of activity and workforce talent.

INNOVATION, POWER & HISTORIC DISTRICTS

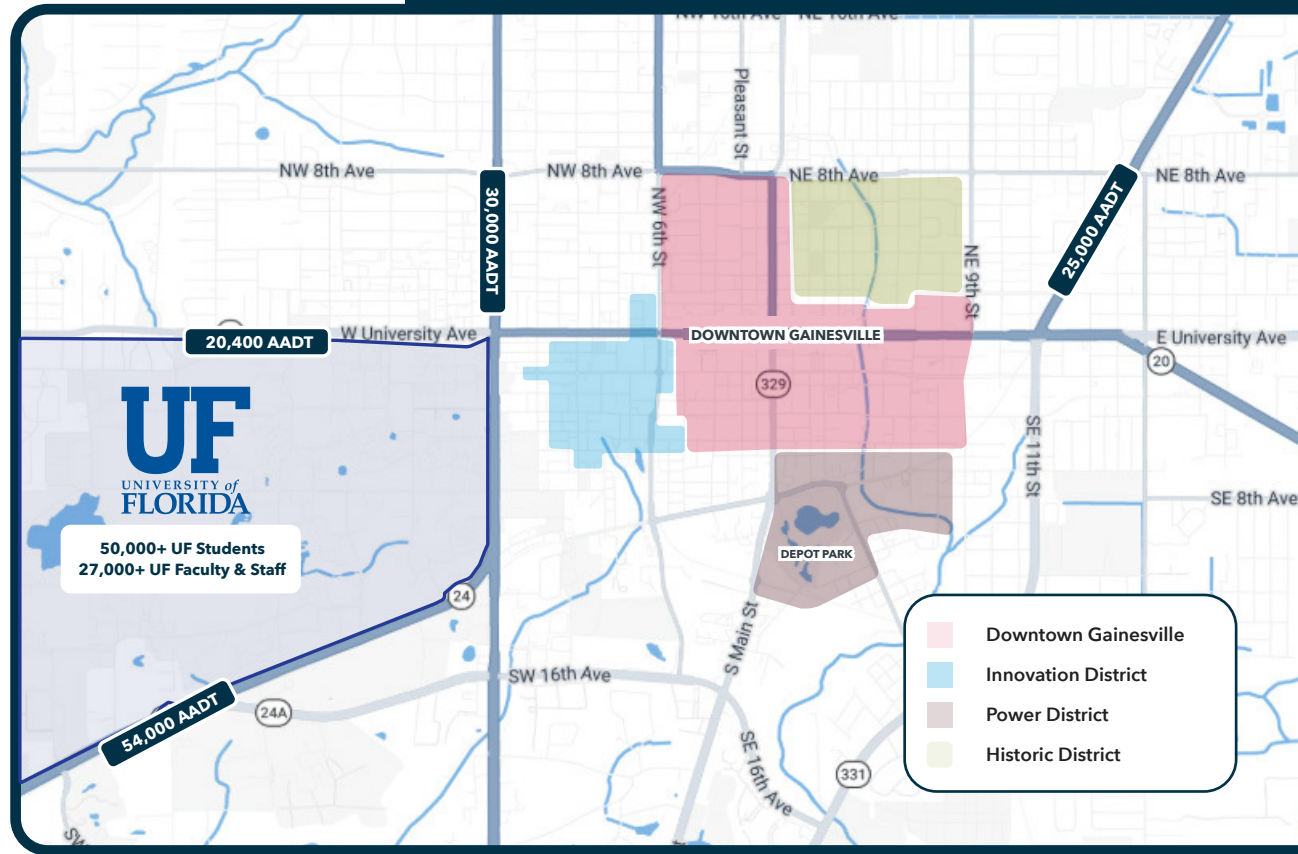
The area between Downtown and UF includes the Innovation District, Power District, and nearby historic neighborhoods. Together, they combine technology, research, healthcare, and established community character—supporting startups, established firms, and continued redevelopment.

UF HEALTH

UF Health brings thousands of employees, patients, and visitors into the area daily, supporting strong demand for retail, dining, and professional services.

DOWNTOWN LIFESTYLE

Downtown offers a walkable mix of restaurants, entertainment, events, and destinations like Depot Park, creating activity throughout the day and evening.



HIGHLIGHTS

- Central Location
- Continued Investment
- Access to Talent
- Innovation & Entrepreneurship
- Walkable Environment
- Diverse Customer Base

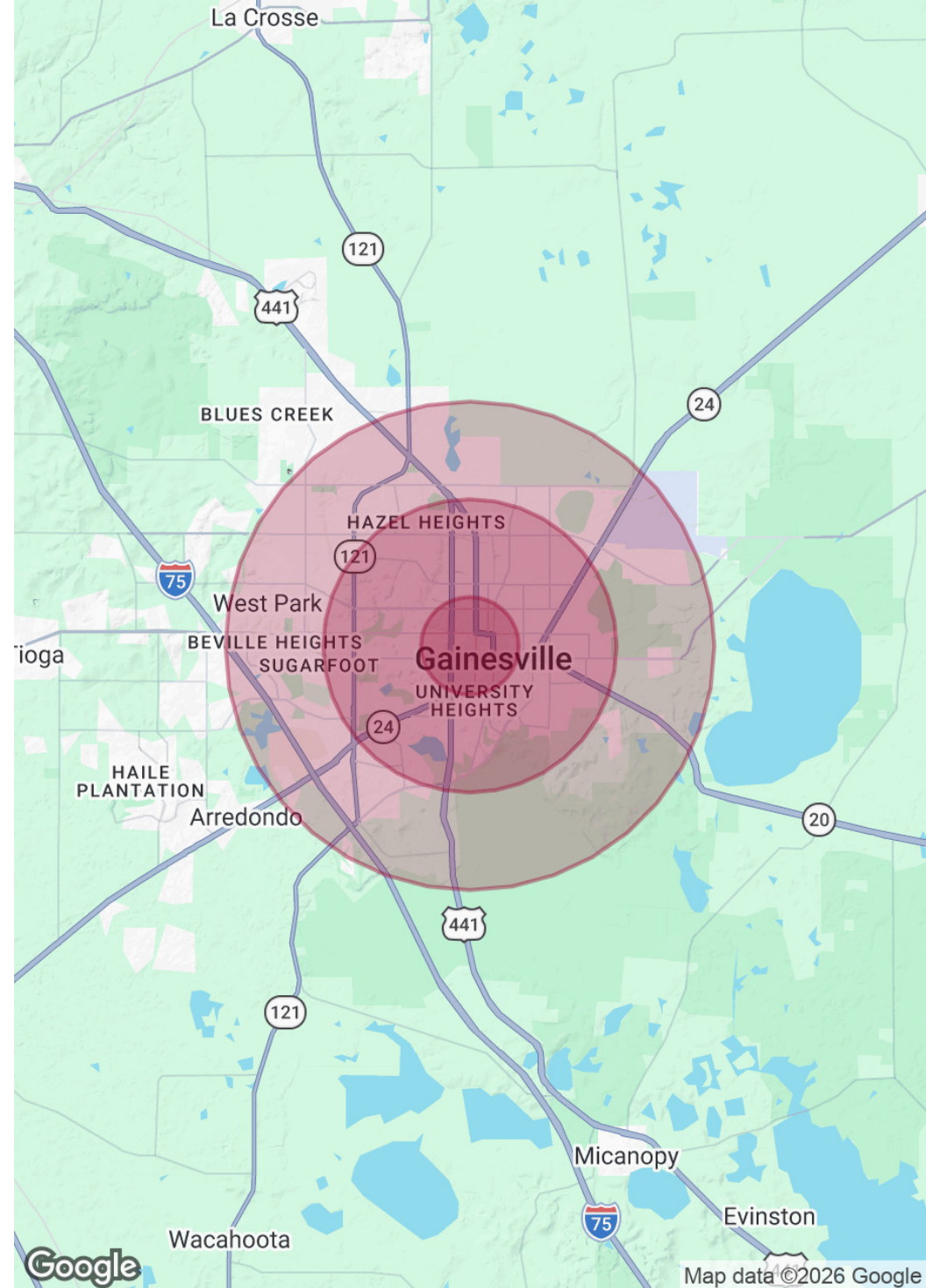
DEMOGRAPHICS MAP & REPORT

802 NW 5th Ave, Suite 100, Gainesville, FL 32601

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,810	86,729	153,141
Average Age	25.0	30.0	32.3
Average Age (Male)	25.8	29.6	31.7
Average Age (Female)	25.1	31.0	33.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,834	33,081	61,654
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$47,962	\$67,690	\$71,823
Average House Value	\$275,820	\$245,016	\$242,042

2023 American Community Survey (ACS)



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