

University Office Park

Office for Lease

7328 West University Avenue, Suite B
Gainesville, FL 32607

\$1,700/Mo Gross | 900± SF

Includes water, sewer and trash

Colliers



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104 SW 6th Street
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Property Details

Don't miss this opportunity to lease **900± SF of office space** in an all-brick office building located just one parcel off the Tower Road corridor. **Suite B** in University Office Park has lovely landscaping and a welcoming exterior. The floor plan is the model of efficiency utilizing a central hallway configuration. There is a welcoming lobby area, four private offices, a kitchenette area with sink and undercounter refrigerator, four large storage closets mechanical closet and two ADA compliant restrooms. Many rooms have vaulted ceilings except for the middle office and central hallway. This feature gives this office a nice, airy and spacious feel.

The two offices in the rear of the space have windows with a view of the green foliage at the rear of the building and doors that open onto a patio area. The office is in impeccable shape and has emergency lighting and a security system with motion sensors. There is ample parking, on-building signage at the suite entrance, as well as monument signage on W. University Avenue.

Highlights:

- Water, sewer and trash included with rent
- Great location with easy access off Tower Road
- 0.64 miles to I-75
- Security system
- Abundant parking
- Monument signage
- Available February 1, 2026
- Zoning: BR (Business, Retail Sales and Services)

Lease Rate: \$1,700/Month Gross

(Includes water, sewer and trash)



Photo Gallery

Exterior

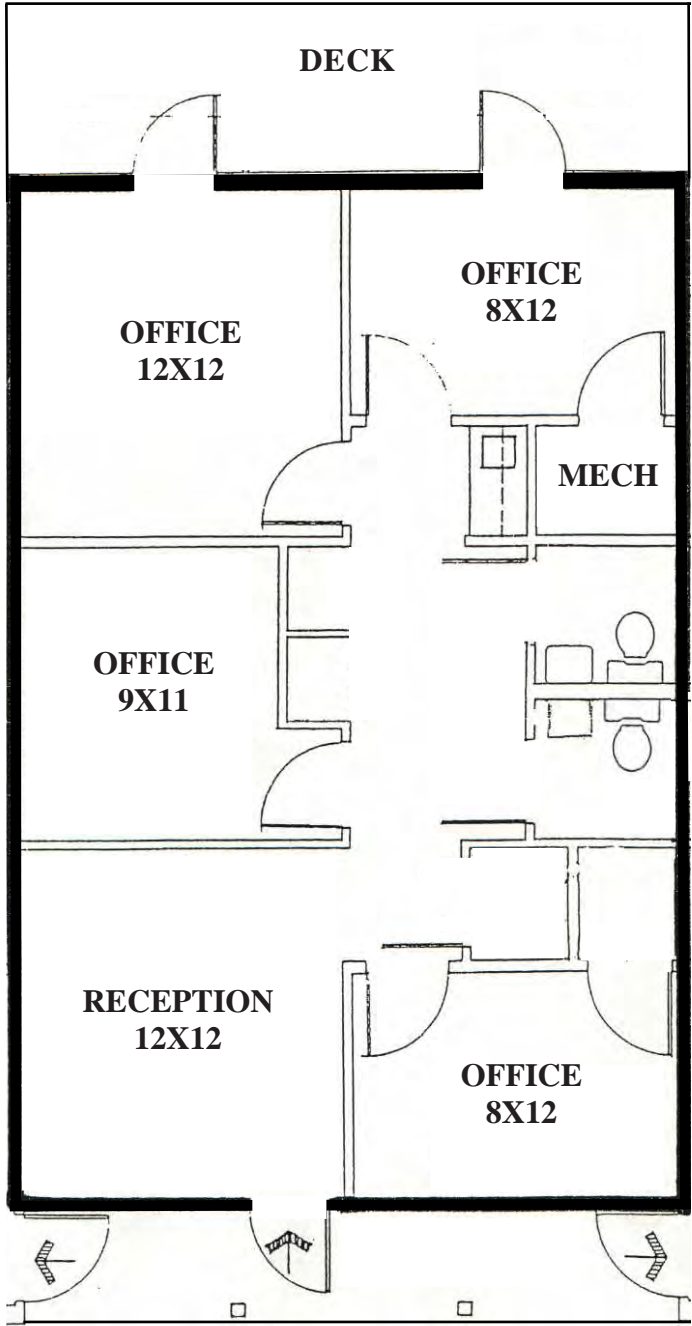


Photo Gallery

Interior



Floor Plan



Aerial Map

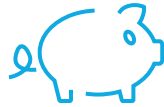


Area Demographics

Source: ESRI Business Analyst



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	Population (2025)	Population Projection (2030)	Average Household Income (2025)	Projected Average Household Income (2030)
1 Mile	10,886	11,598	\$75,768	\$84,879
3 Mile	65,818	67,845	\$103,376	\$114,535
5 Mile	164,019	168,755	\$106,177	\$118,825

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