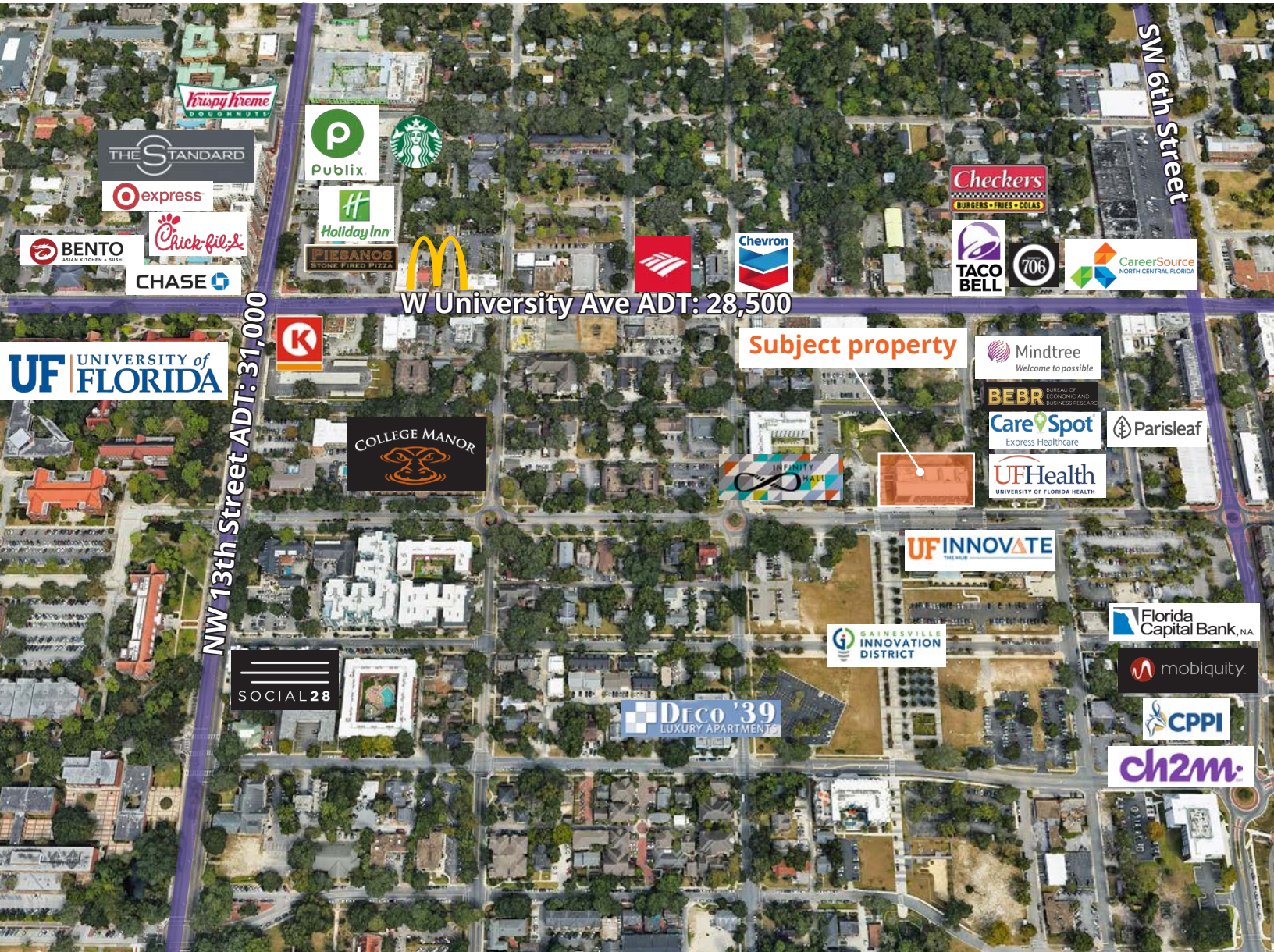# Office Space For Lease

- 800 Second is a state-of-the-art class A office building strategically located in the heart of the Innovation District.

- The property is within walking distance to the University of Florida campus and downtown Gainesville.

- Fourth floor suites available from 1,300 SF up to 8,600 SF with shared amenities including conference rooms, kitchen and lounge area.

- Efficient, rectangular floorplates and full-height glass provide efficient spaces and extraordinary viewsand light to create a productive and creative work environment.

- First floor coffee house/bistro with connecting conference center.

- Ample and convenient parking.

For further information

Rick Cain, CCIM, SIOR, Principal
352. 505. 7588
rick.cain@avisonyoung.com

avisonyoung.com

Aerial map

Krispy Kreme DOUGHNUTS

THE STANDARD

Target express

BENTO ASIAN KITCHEN + SUSHI

Chick-fil-A

CHASE

Publix

Starbucks

Holiday Inn

PIESANOS STONE FIRED PIZZA

McDonald's

Bank of America

Chevron

Checkers BURGERS · FRIES · COLAS

TACO BELL

706

CareerSource NORTH CENTRAL FLORIDA

SW 6th Street

W University Ave ADT: 28,500

NW 13th Street ADT: 31,000

UF UNIVERSITY of FLORIDA

Circle K

COLLEGE MANOR

Subject property

INFINITY HALL

Mindtree Welcome to possible

BEBR BUREAU OF ECONOMIC AND BUSINESS RESEARCH

Care Spot Express Healthcare

Parisleaf

UFHealth UNIVERSITY OF FLORIDA HEALTH

UF INNOVATE THE HUB

GAINESVILLE INNOVATION DISTRICT

Florida Capital Bank, N.A.

mobiquity

CPPI

ch2m

SOCIAL 28

Deco '39 LUXURY APARTMENTS

Location
In the heart of Innovation Square

Features
Class A office space, full height glass, and ample parking

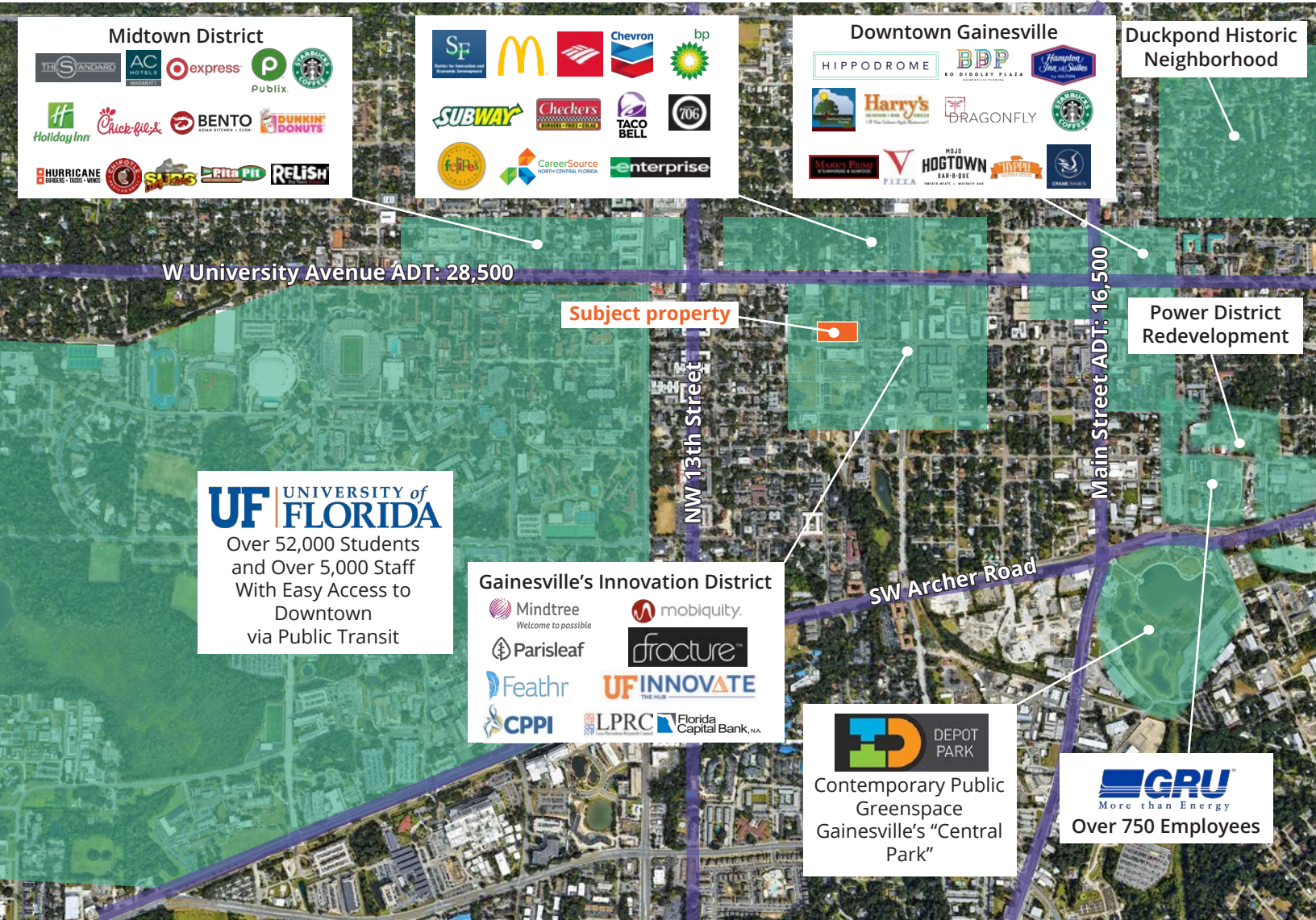**Proximity**
Within walking distance to the University of Florida
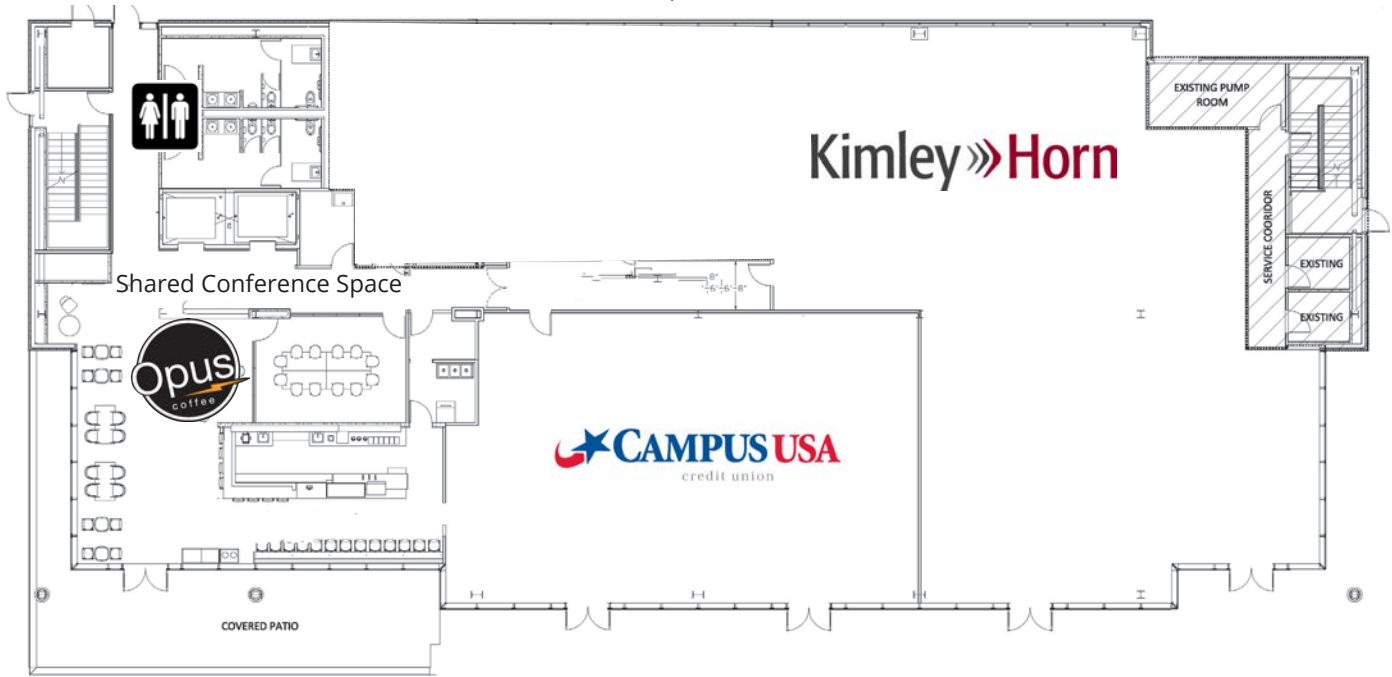
Nearby Incubator
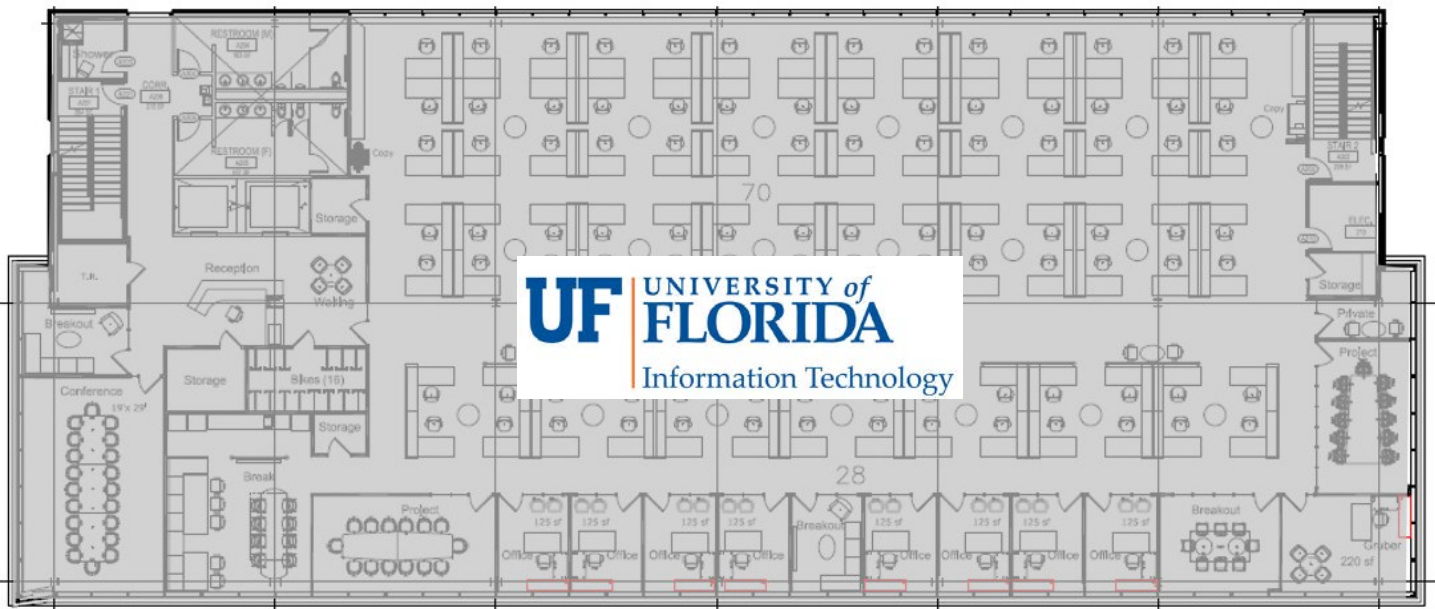Located adjacent to UF's Innovation Hub

Aerial map

Midtown District

Downtown Gainesville

Duckpond Historic Neighborhood

W University Avenue ADT: 28,500

Subject property

NW 13th Street

Main Street ADT: 16,500

Power District Redevelopment

UF | UNIVERSITY of FLORIDA
Over 52,000 Students and Over 5,000 Staff With Easy Access to Downtown via Public Transit

Gainesville's Innovation District
Mindtree — Welcome to possible
Parisleaf
Feathr
CPPI
mobiquity.
fracture
UF INNOVATE — THE HUB
LPRC
Florida Capital Bank, N.A.

DEPOT PARK
Contemporary Public Greenspace Gainesville's "Central Park"

SW Archer Road

GRU — More than Energy
Over 750 Employees

Floor plan

1st Floor
15,000 sf

EXISTING PUMP ROOM

SERVICE CORRIDOR

EXISTING

EXISTING

Kimley»Horn

Shared Conference Space

Opus coffee

CAMPUS USA credit union

COVERED PATIO

2nd Floor
15,000 sf

UF | UNIVERSITY of FLORIDA
Information Technology

AVISON YOUNG

Floor plan

3rd Floor
15,000 sf

4th Floor
15,000 sf

15,000 sf Available

AVISON YOUNG
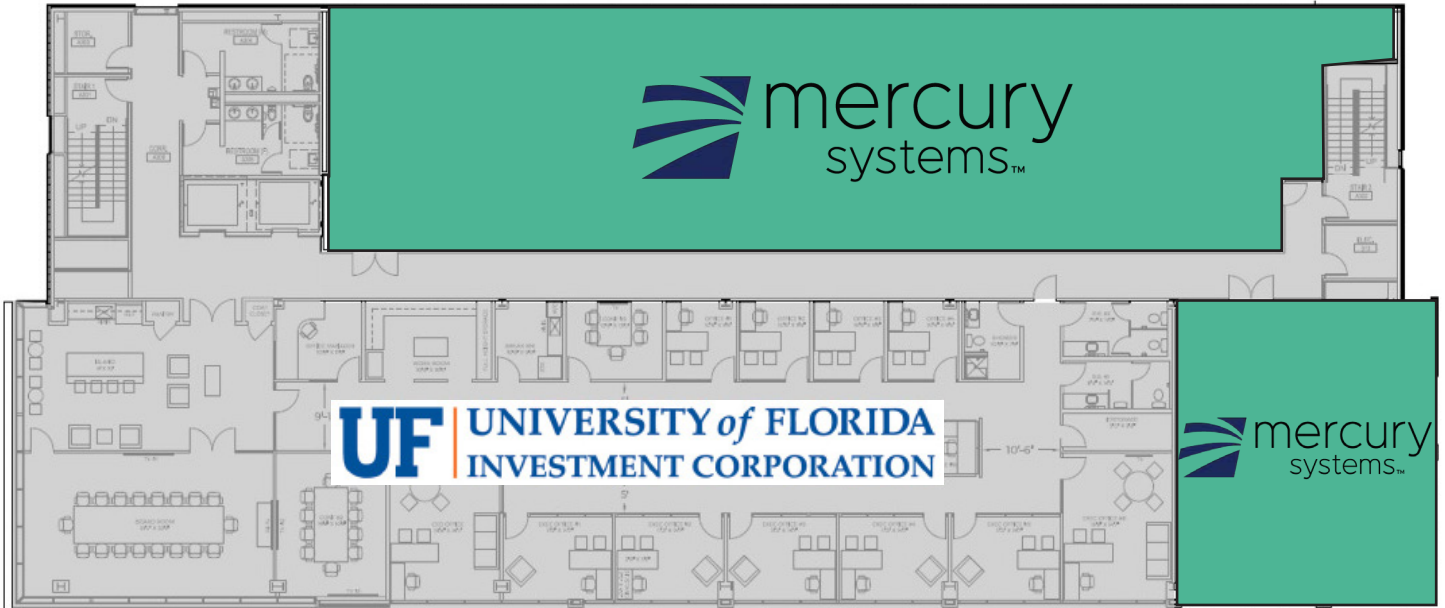
Floor plan - 4th floor demised

RR

Kitchen

Suite 1

Suite 2

Suite 3

Lounge area

Suite 4

Suite 5

Suite 6

Conference rooms

Common area amenities include multiple conference rooms, kitchen & lounge area and restrooms

Suite 1	2,272 rsf
Suite 2	1,300 rsf
Suite 3	2,335 rsf
Suite 4	3,412 rsf
Suite 5	1,972 rsf
Suite 6	3,210 rsf

Suites can easily be combined if needed

Office photos

About Innovation Square

Innovation Square is a walkable urban tech and business community located steps from vibrant downtown and the Nation's 8th-Ranked Public University, Gainesville's Innovation District offers premium office, restaurant, lab and retail space.

Nestled between culturally-rich downtown and the University of Florida campus, Gainesville's Innovation District is the city's only region that provides a place for leading-edge enterprises and research institutions to connect with fast-growing startups, industry behemoths, and business incubators. Creating a collaborative community where the entrepreneurial spirit can thrive, the Innovation District offers a life-work-play environment for Gainesville's top employers. This cutting-edge urban tech and research hub features state-of-the-art offices, luxury housing, and the best dining and entertainment options Gainesville has to offer, forming an environment that stimulates creativity and encourages work-life balance. Enjoy the best of both worlds, from nine-to-five and everything beyond – all in one place.

About Innovation Square

26 Companies
2,000 Employees and Growing

Located at the corner of SW 2nd Avenue and SW 9th Street, 800 Second is strategically positioned at the center of Innovation Square. 800 Second is situated across 2nd Avenue from the expanded Innovation Hub and its multitude of new discoveries, emerging and existing businesses. A short walk from campus and its 52,000 students, 800 Second will become the nexus of Gainesville's new and exciting business frontier.

GAINESVILLE
INNOVATION
DISTRICT

AVISON
YOUNG

If you would like to discuss this further, please get in touch.

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Visit us online

avisonyoung.com

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