

502 NW 16th Ave, Gainesville, FL 32601

PROPERTY FOR LEASE



**\$827/mo**  
**320 SF**  
**2 PRIVATE**  
**OFFICES**



#### PROPERTY HIGHLIGHTS

This 320 SF office space can perfectly accommodate a myriad of small business uses with its updated finishes, plenty of natural lighting, and central location to Downtown and the University of Florida.

The space features two updated private offices, private access, street signage, plenty of parking, and includes utilities and frequently cleaned common area restroom accommodations.

Reach out to our Listing Agents today for more info!

**LISTING  
AGENT**



**TERESA CALLEN**

TERESA@PORTALGAINESVILLE.COM  
352.871.5865

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## AERIAL HIGHLIGHTS

Located on 16th Ave near  
Downtown and the University  
of Florida



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## PROPERTY SUMMARY

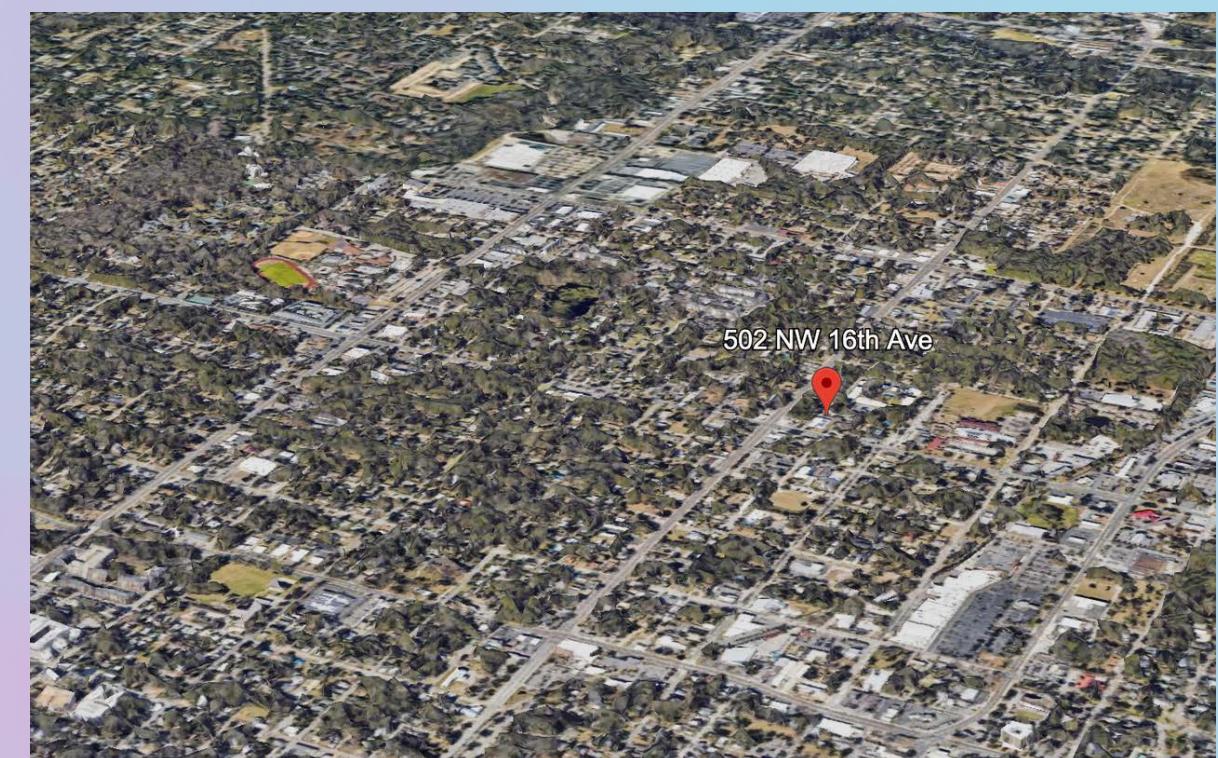
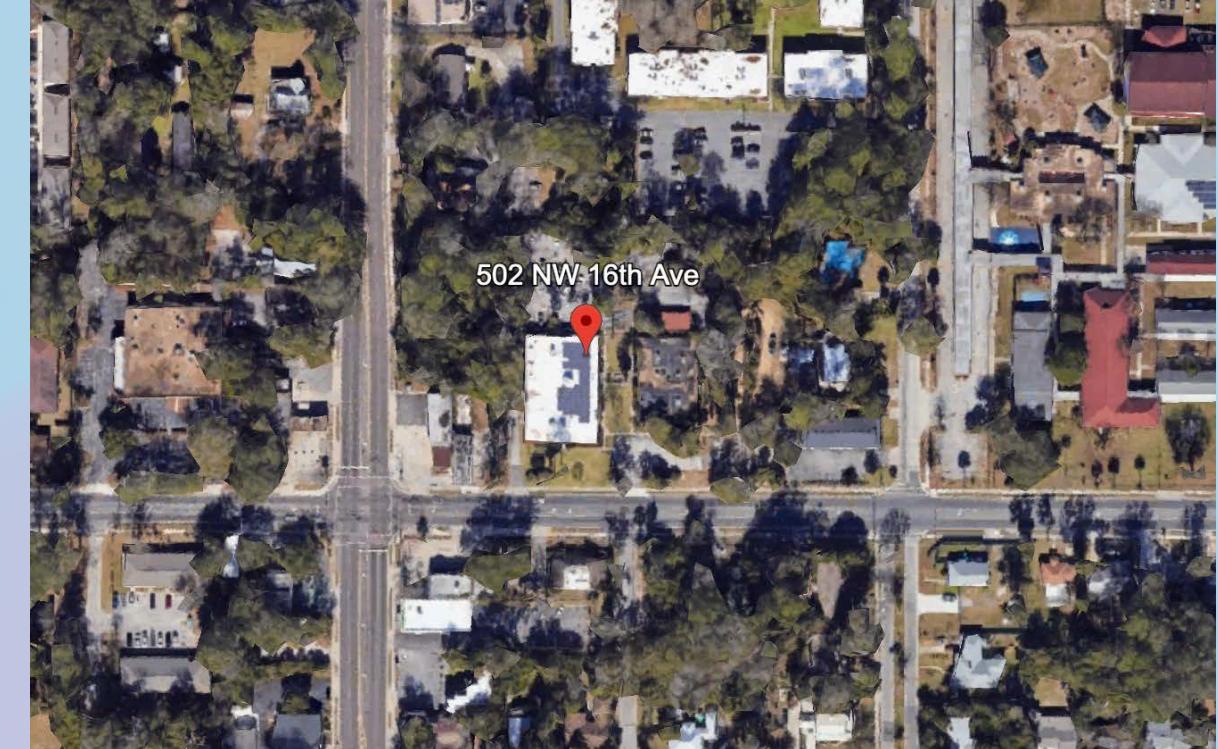
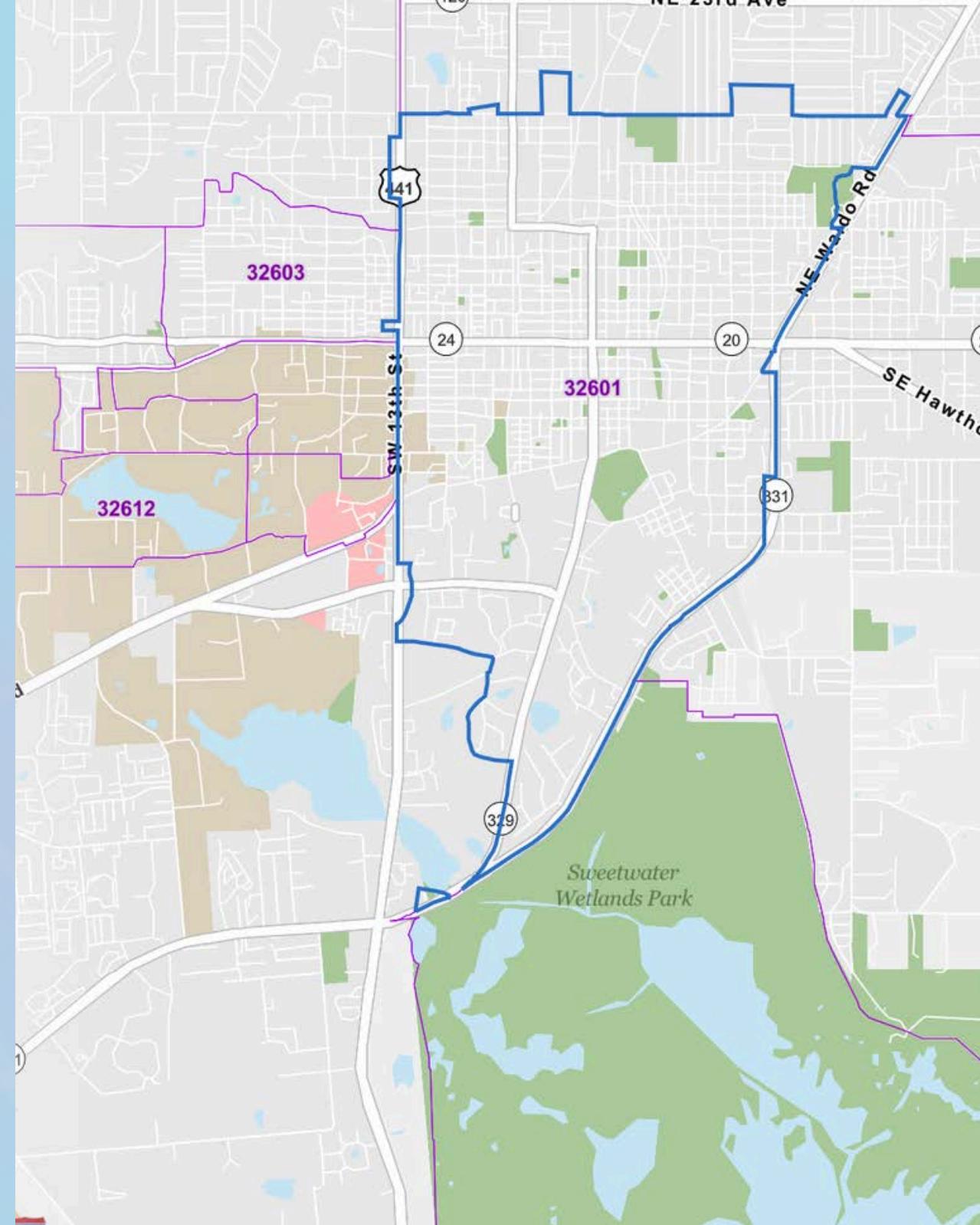
	<b>Income</b> Median Household Income <b>\$29,059</b>
	<b>Housing</b> Total Housing Units <b>10,882</b>
	<b>Families &amp; Living Arrangements</b> Total Households <b>9,015</b>

	<b>Populations and People</b> Total Population <b>22,039</b>
	<b>Median Age</b> Populations & People <b>22.8</b>
	<b>Business and Economy</b> Total Employer Establishments <b>786</b>

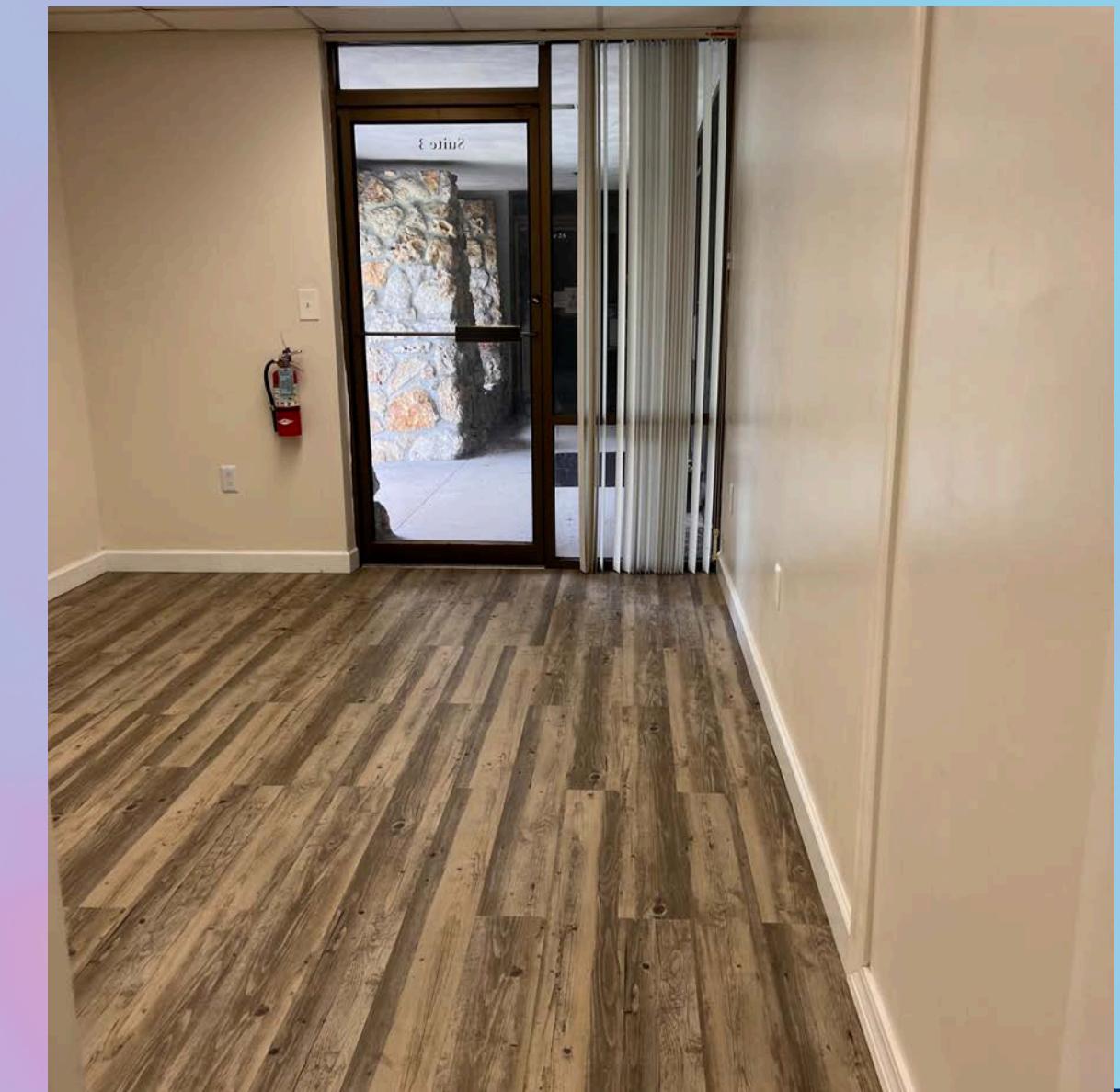


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**PROPERTY PHOTOS: INTERIOR**



## PROPERTY PHOTOS: INTERIOR



## GAINESVILLE OVERVIEW



### DOWNTOWN GAINESVILLE

Gainesville's Downtown is the symbolic heart of the city. A quintessentially quaint tight-knit gathering of shops, restaurants, theatres and parks it somehow pulls off always feeling lively, yet open and personal at the same time. By day, walk down tree-lined streets. Take in the sounds of live music as it bounces off the buildings surrounding the Bo Diddley Plaza.

Fulfill your quest for knowledge at the Alachua County Library District\_Headquarters and browse books, music, movies and attend educational events and programs. By night, take in a play or movie at the Hippodrome Theatre or wander by the one-of-a-kind shops and fun boutiques around Union Street Station before sitting down to dinner at a mouth-watering restaurant and enjoy a pint of local craft beer. Just like downtown itself, there's something for everyone.



### INNOVATION DISTRICT

Nestled between downtown and the University of Florida, the Gainesville Innovation District is home to more than 80 thriving businesses. Join the vibrant and active community for a concert on the lawn at Midpoint Park and Eatery or attend professional networking events at The Hub. There's always something to do in district.



### UNIVERSITY OF FLORIDA

The University of Florida (UF), located in Gainesville, is a top-tier public research university renowned for its academic excellence and vibrant campus life. Established in 1853, UF is one of the largest universities in the United States, serving over 56,000 students across diverse undergraduate, graduate, and professional programs. As a member of the prestigious Association of American Universities, UF is committed to advancing research, with robust programs in fields such as agriculture, engineering, business, and health sciences. The university boasts a dynamic community, rich in traditions and opportunities, where students engage in a multitude of extracurricular activities, sports, and leadership roles. With a strong emphasis on innovation and a global perspective, the University of Florida is dedicated to preparing students for success in a rapidly evolving world.

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