

800 SECOND

IN THE INNOVATION DISTRICT



800 SW 2ND AVENUE | GAINESVILLE, FL 32601

Office Suites For Lease

- 800 Second is a state-of-the-art Class A office building strategically located in the heart of the Innovation District, within walking distance to the University of Florida campus and downtown Gainesville.
- Availabilities include first floor suites ranging from 2,232 RSF to 7,339 RSF fully built out with high-end, modern finishes and a 4,040 RSF fourth floor suites that can be built out to suit specific tenant needs.
- Features include a mix of glass-enclosed private offices and open workspace; conference room with smart technology; IT/server room; luxury kitchen; wellness room; in-suite and common area restrooms.
- Large glass windows provide extraordinary views and natural light to create a productive and creative work environment.
- Common area amenities include Opus Coffee, conference room and restrooms.

Get in touch:

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**AVISON
YOUNG**

Aerial map

800 Second
Gainesville, FL



Midtown District

W University Avenue AADT: 28,500



Gainesville
Innovation
District

Subject
Property

Downtown
Gainesville

UF UNIVERSITY of
FLORIDA

Over 60,000 Students
and Over 6,700 Staff
With Easy Access to
Downtown
via Public Transit

SW 13th Street AADT: 20,100



Main Street AADT: 15,500

Floor plan | 1st floor

800 Second
Gainesville, FL

Total space available: 7,339 RSF
*Spaces can be divided into a 2,232 RSF
suite & and a 5,107 RSF suite

Suite 125
2,232 RSF

Suite 100
5,107 RSF



Floor plan | 4th floor

800 Second
Gainesville, FL

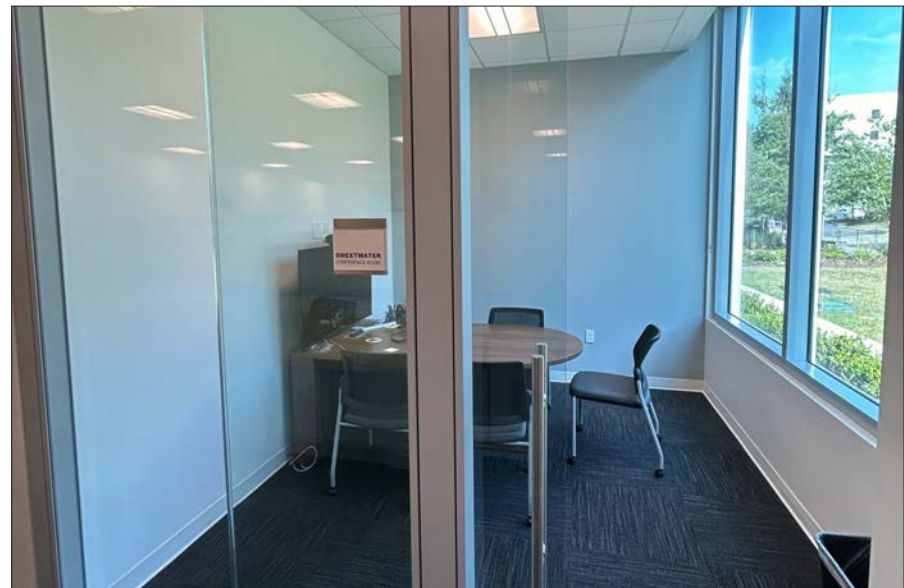
±4,040 RSF



* space is available for build-out

Photos | 1st floor

800 Second
Gainesville, FL

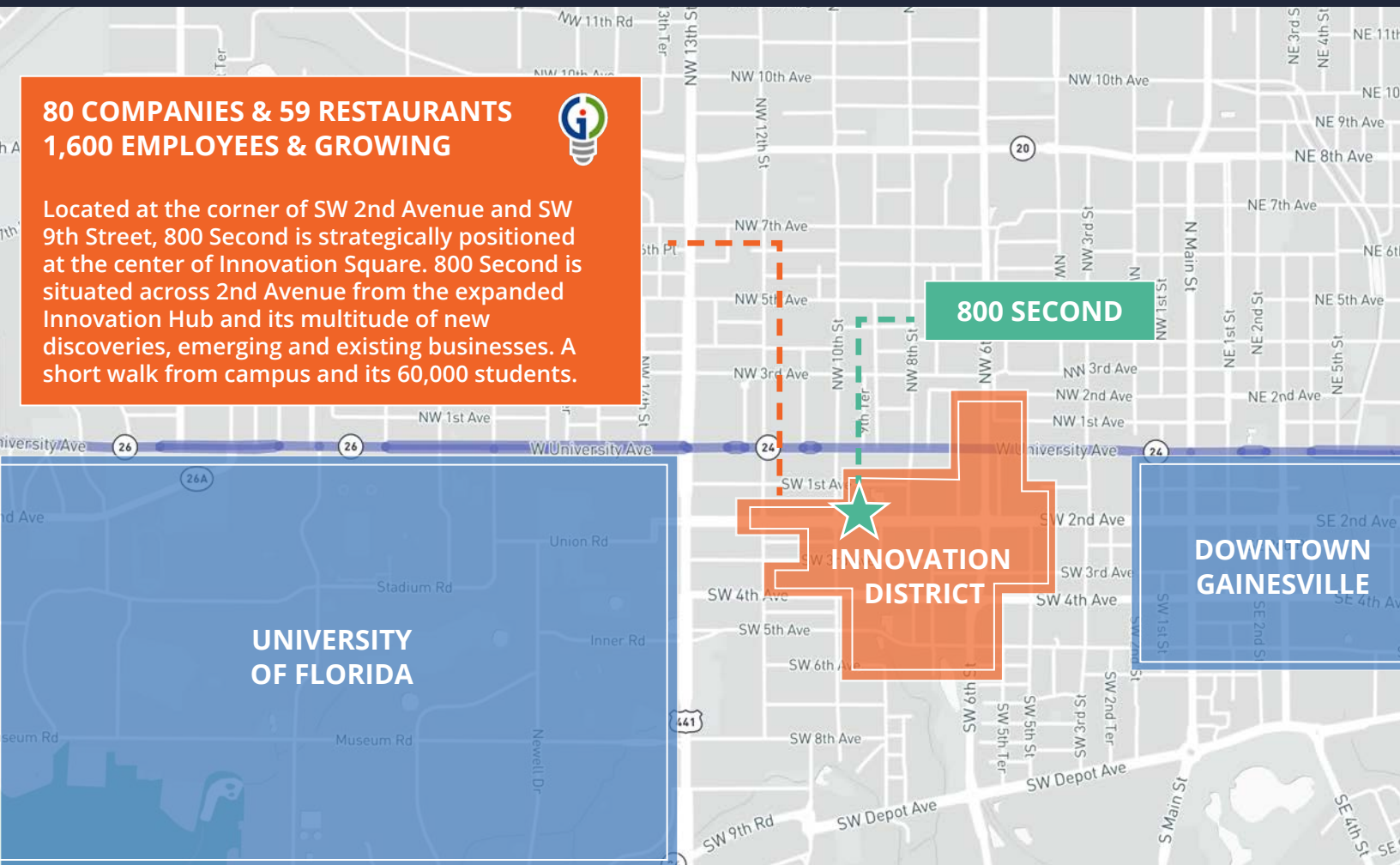


800 Second
Gainesville, FL

80 COMPANIES & 59 RESTAURANTS
1,600 EMPLOYEES & 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 60,000 students.



Innovation Square is a walkable, urban tech and business community located just steps from vibrant downtown Gainesville and one of the nation's top public universities, the University of Florida. At the heart of Gainesville's Innovation District, it offers premium office, restaurant, lab, and retail spaces in a dynamic setting.

Strategically positioned between the culturally rich downtown and the University of Florida campus, Innovation Square is the only area in the city where leading-edge enterprises, research institutions, startups, and global industry leaders converge. It fosters a collaborative ecosystem where entrepreneurship thrives, creating a unique live-work-play environment for Gainesville's top employers.

This forward-thinking district features state-of-the-art office spaces, luxury housing, and access to Gainesville's best dining and entertainment—all designed to spark creativity and support a healthy work-life balance. At Innovation Square, you truly can have the best of both worlds, from nine-to-five and beyond—all in one vibrant location.



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

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