

Prime Office Space for Lease in NW Gainesville

4961 NW 8th Ave, Suite B | Gainesville, FL 32605

Size: 2,066± SF | **Lease Rate:** ~~\$18.50/SF Gross~~
\$18.00/SF Gross



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104 SW 6th Street
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Property Details

Position your business for success with this **move-in ready** office space in one of Gainesville's most desirable commercial corridors. Located just 1.3 miles from I-75, this **highly visible** office offers a **strategic location** with easy access to major roadways, business hubs and top amenities.

Key Highlights:

- **Premier Location** – Minutes from Gainesville Health & Fitness, Oaks Mall and Cofrin Nature Park
- **High Traffic Exposure** – Over 21,000 vehicles per day (AADT)
- **Flexible Layout** – Includes reception area, conference room, 3 private offices, large open work area/training room, kitchenette and breakroom
- **Ample Parking** – Convenient on-site parking for employees and visitors
- **Monument Signage** – Excellent visibility on NW 8th Avenue

This office offers the perfect balance of privacy, collaboration and accessibility in a professional setting. Whether you're expanding your business or looking for a fresh start, this space is designed to support growth and productivity.

Schedule a tour today and see why this office is the ideal fit for your business!

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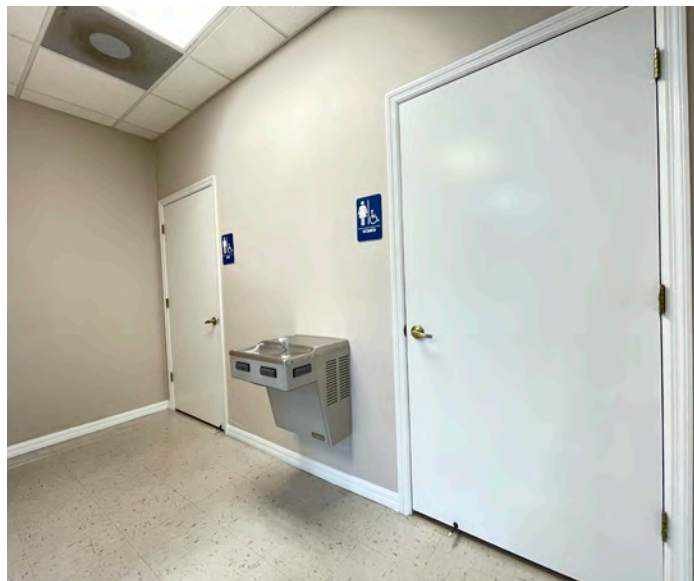
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Zoning: CP (Corporate Park)

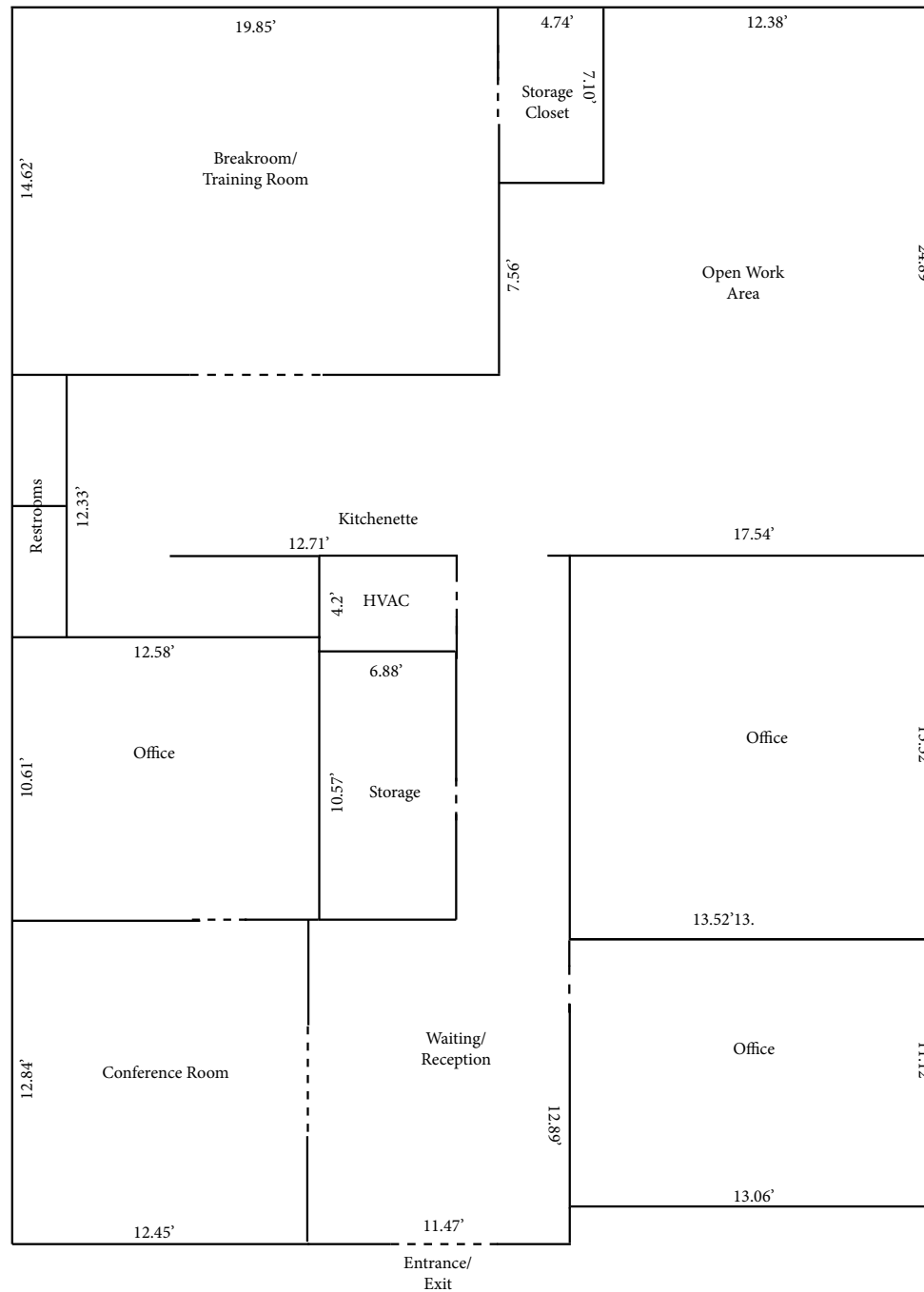
Photo Gallery



Photo Gallery



Floor Plan



Not to scale



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Contact Us

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Area Demographics

Source: ESRI Business Analyst | 5 mile radius



**Population
(2024)**



**Population
Projection (2029)**



**Average Household
Income (2024)**



**Projected Average
Household Income (2029)**

	Population (2024)	Population Projection (2029)	Average Household Income (2024)	Projected Average Household Income (2029)
1 Mile	6,091	6,059	\$110,784	\$127,865
3 Mile	82,977	83,522	\$87,752	\$102,398
5 Mile	188,543	190,168	\$88,202	\$103,822

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