

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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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!

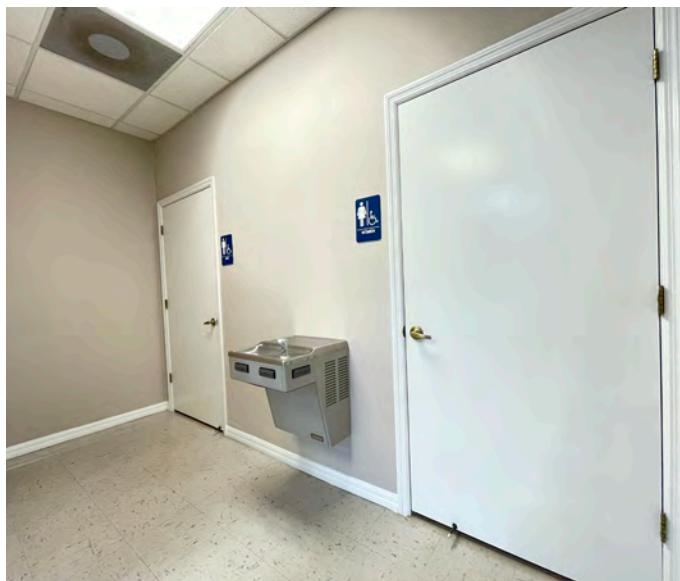


Address: 4961 NW 8th Ave, Ste B
Gainesville, FL 32605
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Zoning: \$18.00/SF Gross
CP (Corporate Park)

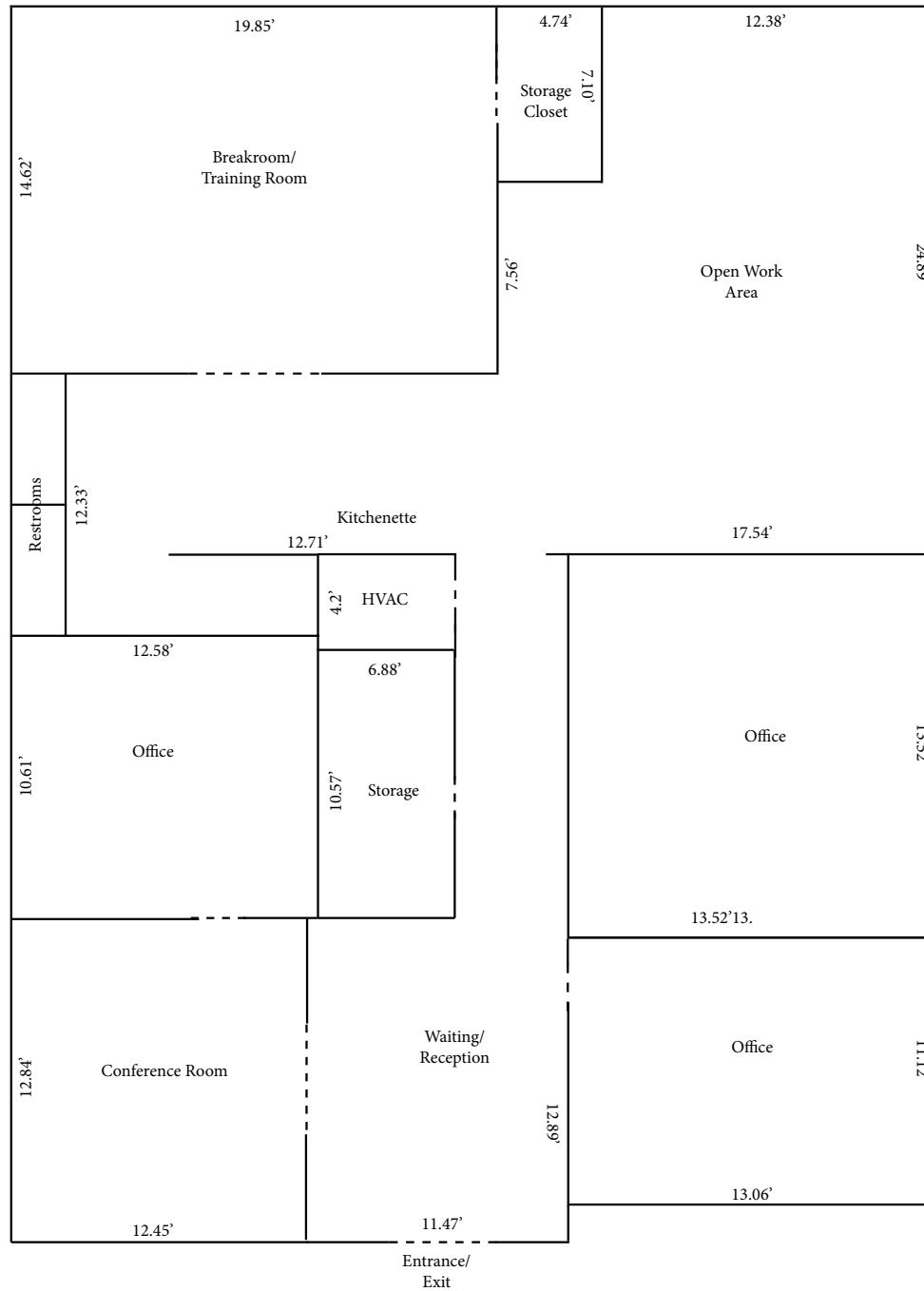
Photo Gallery



Photo Gallery



Floor Plan



Not to scale



Area Demographics

Source: ESRI Business Analyst | 5 mile radius



Population (2024)

1 Mile	6,091
3 Mile	82,977
5 Mile	188,543

Population Projection (2029)

6,059
83,522
190,168

Average Household Income (2024)

\$110,784
\$87,752
\$88,202

Projected Average Household Income (2029)

\$127,865
\$102,398
\$103,822

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