

# San Felasco Tech City

## Class A Flex Space for Lease

13000 Tech City Circle | Alachua, FL 32615



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# San Felasco Tech City

Opened in 2019, **San Felasco Tech City** is an innovative mixed-use development site serving 60+ companies in various sectors, such as start-ups, biomedical, research, labs, offices, retail, industrial and light manufacturing. Based on a “live, work, play” concept, this 82-acre, fully solar-powered community exists in the midst of walking and biking trails, playgrounds, community and meditation center, café, coffee shops, breweries, a preschool and unfettered access to the gorgeous 7,200-acre San Felasco Hammock State Park within walking distance.

30,000± SF in Building E is currently under construction, with an anticipated delivery date of Q2 2025.



## Building Specs



Building Class

**A**



Zoning

**CI**



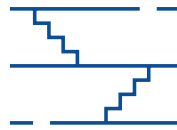
Electricity

**Solar Powered**



Min. Divisible

**2,500± SF**



Max. Contiguous

**270,000± SF**



Year Built

**2019**

# San Felasco Tech City



A mixed use development site serving startups and accelerating growth. Located in North Central Florida with direct routes to all parts of the state.

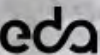
Building	Lease Rate	Available SF
A	-	Fully Leased
B	-	Fully Leased
C	-	Fully Leased
D	-	Fully Leased
E	\$26.00/SF NNN	23,500± SF
F (2-story)	\$26.00/SF NNN	15,000± SF
G	\$26.00/SF NNN	Entire Building*
H (2-story)	\$26.00/SF NNN	Entire Building*
I	-	Fully Leased
Cafe	-	Fully Leased

Pass thru expenses: \$3.85/SF

\*Entire building is 30,000± SF



441



# San Felasco Tech City



The **San Felasco Tech City** inspiration board includes stilt homes, town houses, Native American architecture, repetitive design and shade.

The site merges into the San Felasco Hammock Preserve, essentially opening the project up to 7,200± acres of nature and 30 miles of bike paths.



# San Felasco Tech City



The project affords the wonderfully mixed community of tech and like-minded employees to live, work and play in an inclusive and exciting atmosphere.

The new preschool building allows employees in **San Felasco Tech City** the ease of high quality child care just steps away from work and residents in the Alachua area a brand new childcare option.

- Preschool - ages 6 months to 5 years



# San Felasco Tech City



## Solar Pathways



Features include solar panels over pedestrian areas, solar roofs and solar trees.

To generate more than 1 megawatt of power that should sustainably cover the community's energy consumption.

## Solar Trees



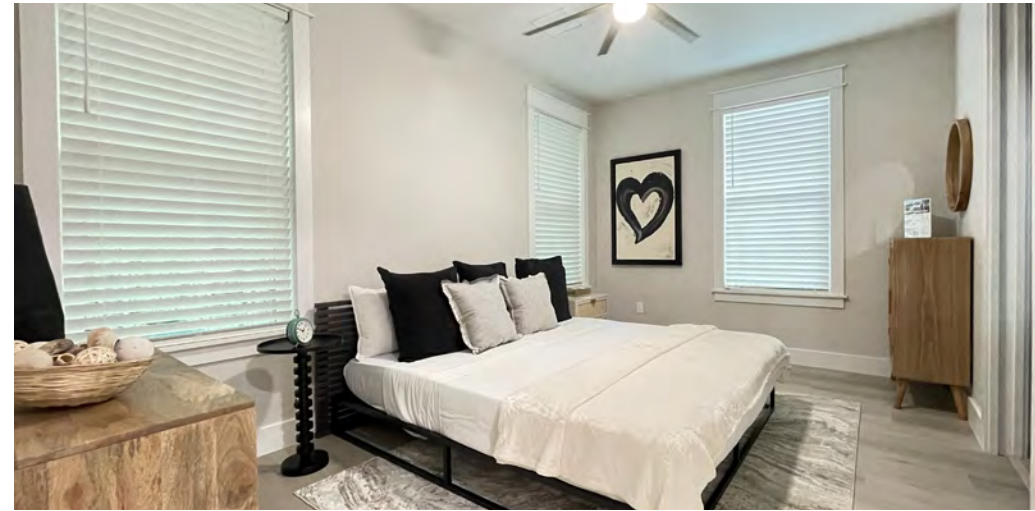
## Solar Roof



# San Felasco Tech City



## The Domains



The “Live” aspect of SFTC is here! The first phase of 252 residential homes is nearing completion. The neighborhood named “The Domains” has four different floor plans to choose from ranging from 836 SF to 1,678 SF -- all with direct-entry garages. The Domains is nestled within SFTC embracing a lifestyle that takes advantage of an array of modern conveniences and recreational offerings just moments away.



[CLICK TO LEARN MORE](#)

# San Felasco Tech City



## Additional Photos

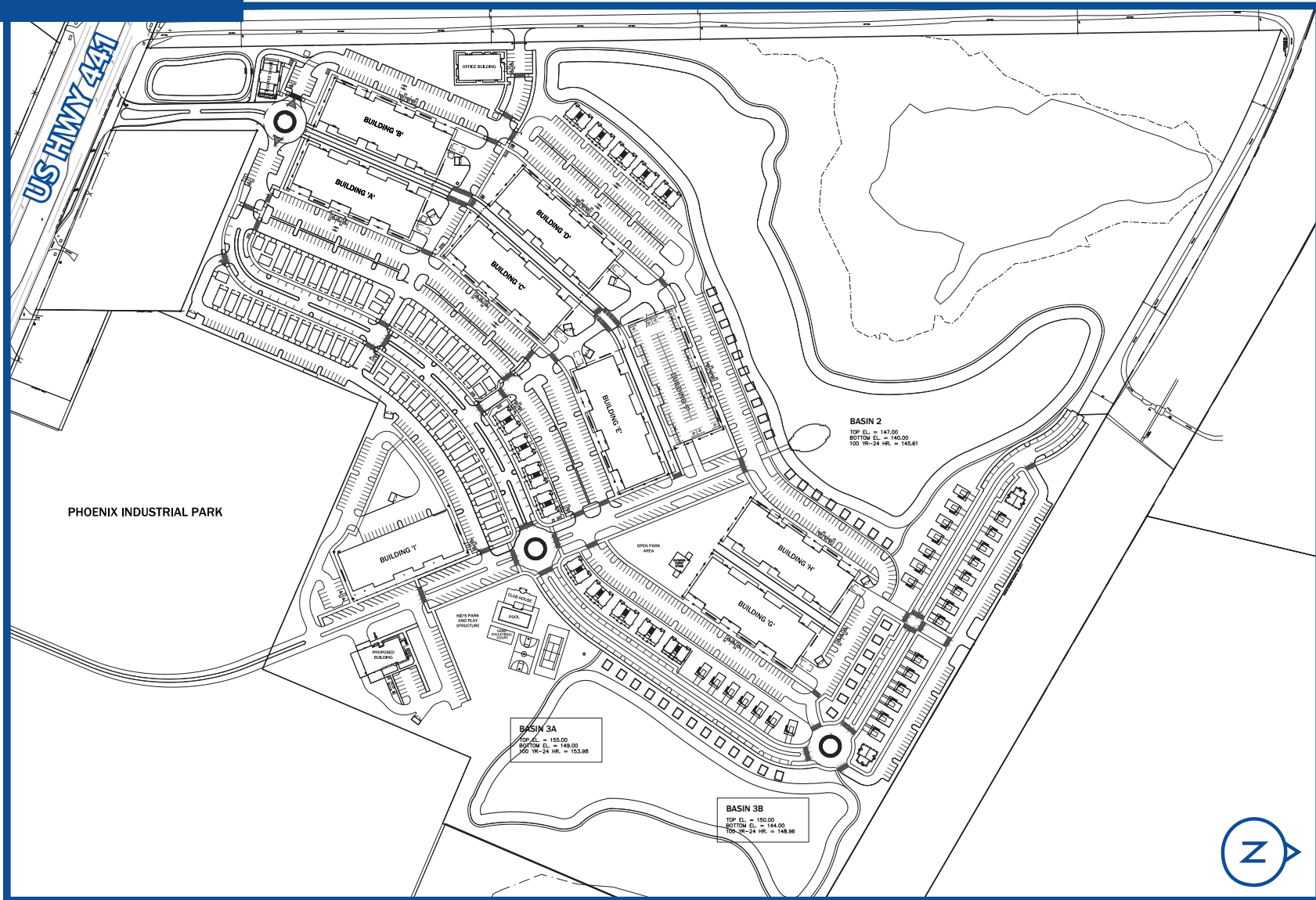




# San Felasco Tech City



## Master Plan



# San Felasco Tech City



## Robust Tenant List

**KEITH WATSON**  
EVENTS • DESIGN • FLORALS • WEDDINGS



**LAUNCH PAD**  
@SFTC



**ANAMAR** ENVIRONMENTAL CONSULTING



**NEXTGEN**  
BIOLOGICS



**KWEHEALTH**

**borealis**



**SANDBERG**  
PHOENIX



**Dignity & Trust Law**

Protecting your roots so your legacy will flourish

**Edward Jones**  
Serving Individual Investors Since 1871



**dfracture**



**SIEMENS**





## Area Overview

### Alachua

North of Gainesville, among fields of wildflowers and piney woods is the town of Alachua, Florida. It's a place rarely found this day and age right down to a Main Street that looks like exactly how small-town America should with small family-owned shops and restaurants. It's a healthy dose of nostalgia and Old South charm for sure, but that's not all. While a far cry from Silicon Valley, there are a number of high-tech and manufacturing companies that call Alachua home. Not bad for a town whose name is taken from an Timucua word meaning sinkhole.



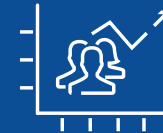
## Demographics

ESRI Business Analyst, 5 mile radius



2024 Estimated  
Population

17,267



2029 Projected  
Population

18,355



2024 Estimated  
Average Income

\$101,485



2029 Projected  
Average Income

\$122,042

# San Felasco Tech City



## Area Overview Gainesville



Site is located just **12 miles** from

Gainesville is centrally located (midway between the Gulf of Mexico and the Atlantic Ocean) between the three major Florida cities of Jacksonville, Orlando and Tampa. Situated at the heart of North Central Florida, the city of Gainesville serves as one of Florida's major centers of culture, education, medicine, sports and commerce. Gainesville is home to Florida's largest and oldest university, the University of Florida, as well as Santa Fe College, City College, UF Health and North Florida Regional Medical Center. Gainesville has frequently been recognized as one of the nation's "best cities to live in" due to its unique intersection of urban life with surrounding abundance of natural parks, springs, lakes and untouched landscapes. The climate consists of mild winters and warm summers, with an average of 28,000 hours of sunshine annually. The average high temperature in June is 89°F, while the average high in January is 65°F, and we have a 255-day growing season.





**SAN FELASCO TECH CITY**

## Contact Us

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