

FOR LEASE

6420

W NEWBERRY ROAD
GAINESVILLE, FL 32605

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



**Class "A", 47,240 SF
Medical Office Building**

Anchored by Florida Cancer
Specialists & Research Institute



**From 836 - 4,336± RSF
Available**

Ample Tenant Improvement
Allowance Available



**Prime Location on HCA Florida
North Florida Hospital
Campus (523 Beds)**

Immediate proximity to I-75
(within 0.5 miles), the University
of Florida



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**GAINESVILLE
MEDICAL CENTER**

Convenient to I-75 (within 0.5 miles) and close to a multitude of restaurants.



The Gainesville Medical Center provides a covered patient pickup/drop off.



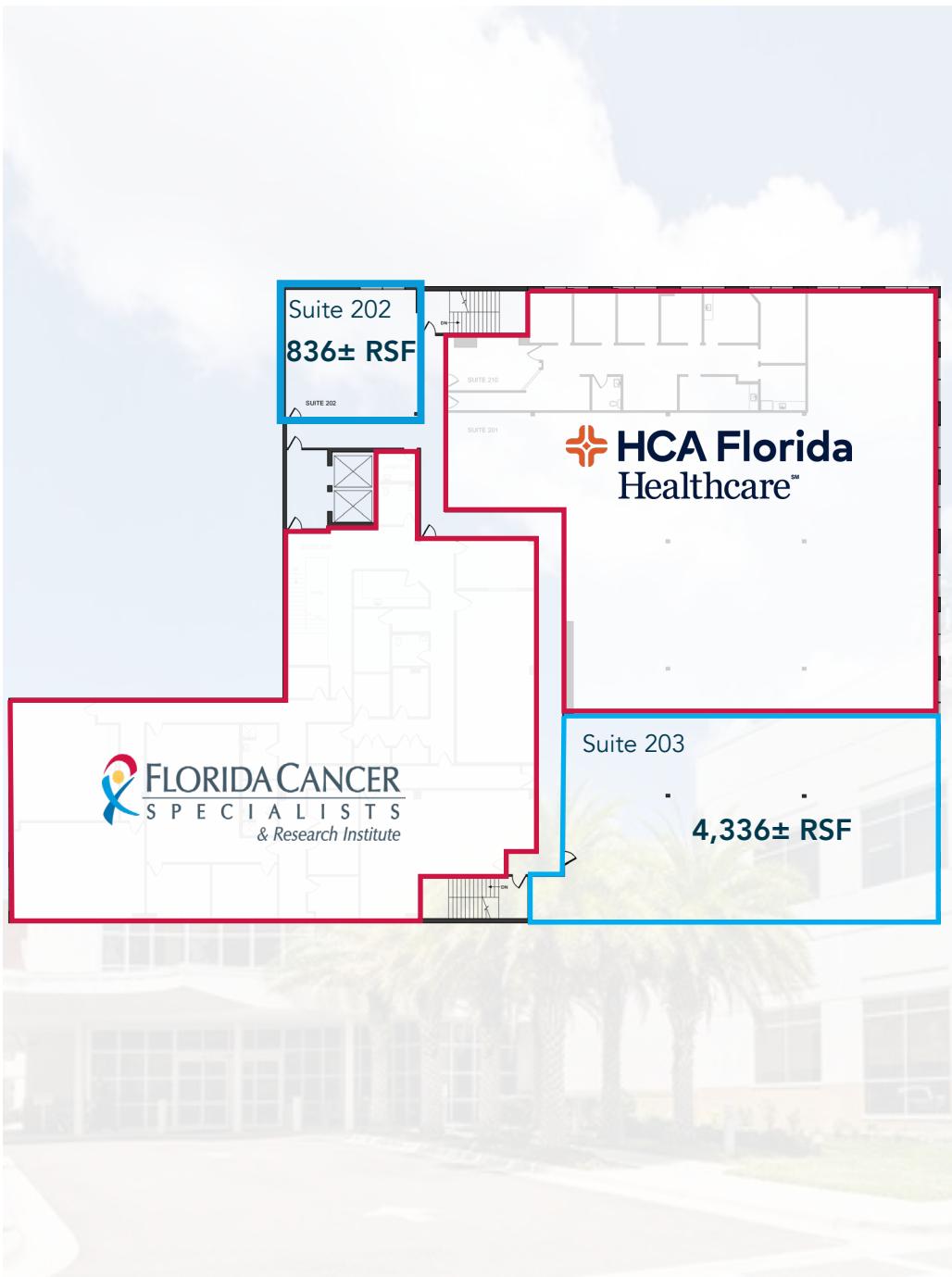
NFRMC/HCA North Florida Hospital also has three full-service, 24/7 Freestanding Emergency Room on Campus: Millhopper ER, West End ER and Starke ER.



Exclusive Parking Garage adjacent to the building providing a ratio of 5.0/1,000 SF.



HCA Florida Hospital is just a few miles from the University of Florida main campus & UF Health Shands Hospital.



**Population**

1 Mile: 5,396
3 Mile: 61,958
5 Mile: 167,146

**Daytime Population**

1 Mile: 9,798
3 Mile: 33,453
5 Mile: 101,467

**Households**

1 Mile: 2,276
3 Mile: 26,890
5 Mile: 71,338

**Avg Household Income**

1 Mile: \$74,795
3 Mile: \$77,926
5 Mile: \$75,281



AREA OVERVIEW



NEARBY HEALTHCARE, AMENITIES, RESTAURANTS & VENUES



SURGERY
PARTNERS



Chick-fil-A Fresh Kitchen





For more information, please contact one of the following individuals:

CONTACT

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