

Office Space for Lease

4040 Newberry Rd
Gainesville, FL 32607

Suite 925 & 950 | 1,600± SF | \$18/SF Gross



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Colliers

104 SW 6th Street
Gainesville, FL 32601

Property Overview

This location has it all! This multi-tenant office building is located on the north side of Newberry Road between NW 39th Road and NW 43rd Street.

Suite 925 & 950 has exceptional visibility with direct frontage on Newberry Road, as well as a new lighted monument sign, on-building signage and 32,500± AADT.

There is ample parking at the front of the building just steps away from the front door, making it convenient for customers, clients, patients and employees.

Highlights

- Great location – easy access to all points in Gainesville
- 2 miles to University of Florida
- 2 miles to I-75
- 32,500± AADT Newberry Road
- On-building and monument signage



Lease Rate
\$18/SF
Gross



Availability
1,600± SF



Zoning
OF General Office

Suite 925 & 950

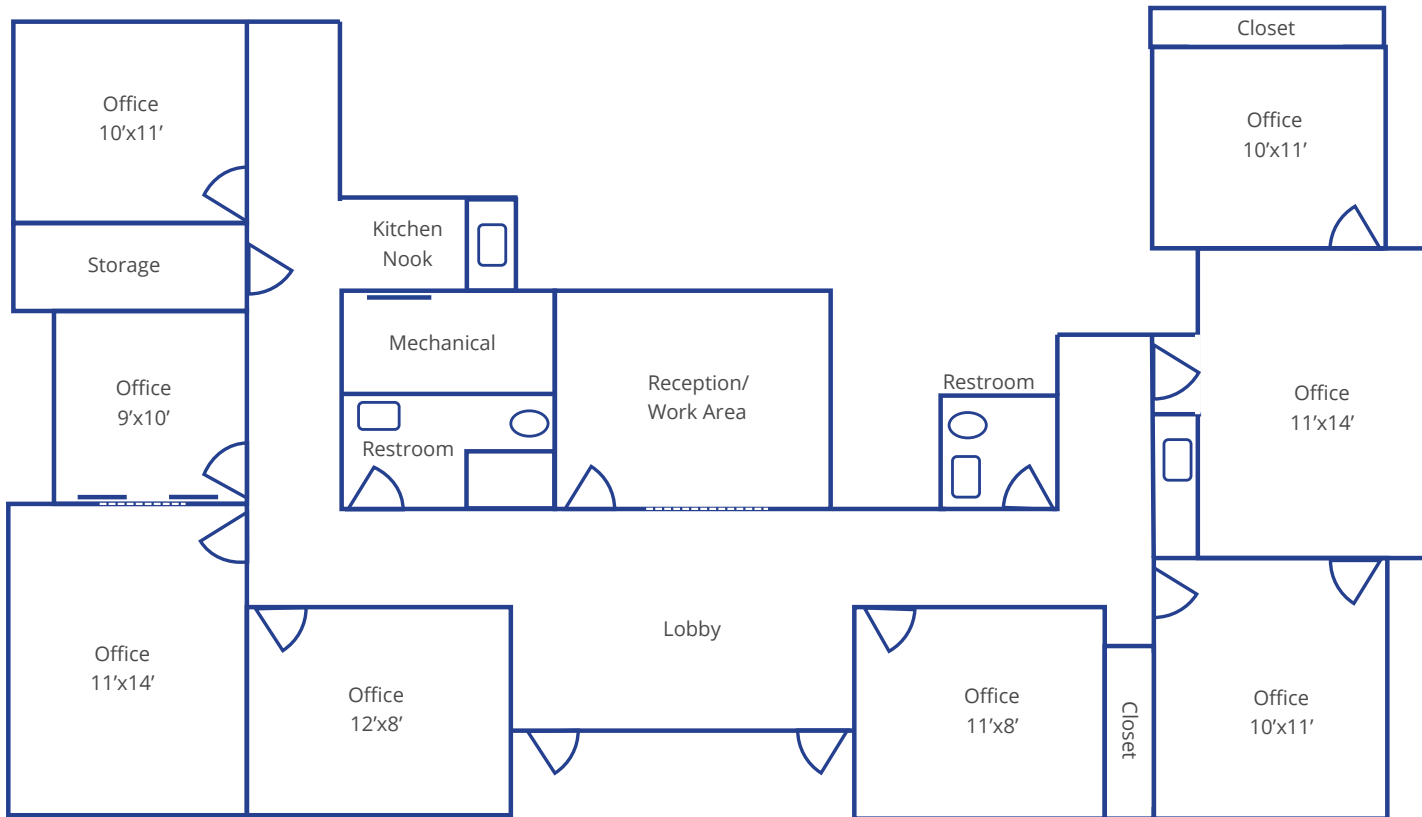
4040 Newberry Road
Gainesville, FL 32607

Tax Parcel: #06503-005-000

Site Plan

Suite 925 & 950

Parking ►



Suite 925 & 950, located in the 4040 building, is entered through porch-covered cherry red doors at the front of the building, adjacent to Newberry Road.

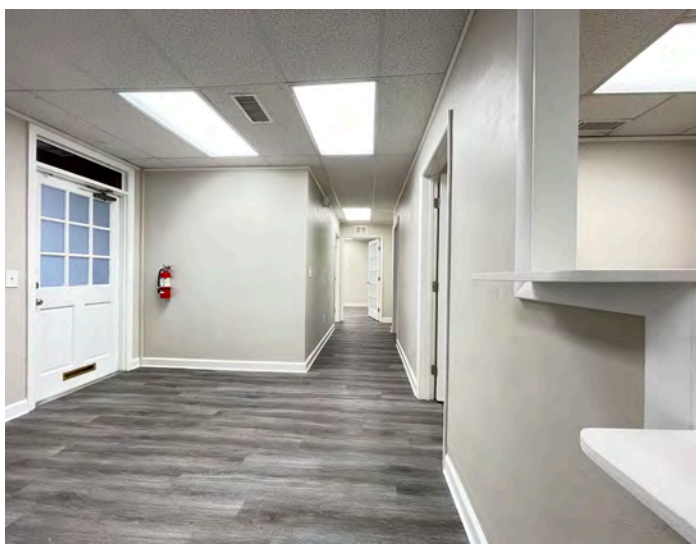
The efficient floor plan encompasses 1,600± SF divided into a lobby with an adjoining reception area and eight offices. There is a kitchenette area, storage area and two restrooms (one that is ADA compliant with a walk-in shower).

The flooring is new vinyl plank flooring for exceptional durability, and the entire suite is painted a neutral, agreeable gray with white trim.

Newberry Rd
32,500± AADT

Photo Gallery

Interior



Trade Map



Area Overview



Plaza Royale | Retail



4020 Newberry Road

4040 Newberry Road
 Suite 925 & 950 Available
 1,600± SF

Lifesouth Community BloodCenters Headquarters

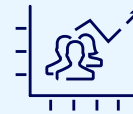
Area Demographics

Source: ESRI Business Analyst, 2024



2024
 Population

189,844



2029 Projected
 Population

190,974



2024 Average
 HH Income

\$86,496



2029 Projected
 Average HH Income

\$101,805

Contact Us

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Newberry Road | 32,500± AADT

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