

**FOR LEASE**  
**Iconic Downtown Gainesville Office/Retail Space**  
308 W. University Avenue, Gainesville, FL 32601



**LEASE RATE \$17/SF NNN**  
**1ST FLOOR 2,470± SF**  
**2ND FLOOR 2,641± SF**  
**TOTAL 5,044± SF**

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# PROPERTY OVERVIEW

308 W. University Avenue, Gainesville, FL 32601

## A LANDMARK WORKSPACE IN THE HEART OF DOWNTOWN GAINESVILLE

Step into a space where historic character meets modern functionality. Located in the renowned Firestone Building, a fully renovated architectural landmark originally built in 1926, **308 West** offers an inspiring and distinctive environment for your business.

With **exposed brick, original hardwood floors** and thoughtfully preserved design elements, this unique property creates an atmosphere unlike any other in Gainesville.

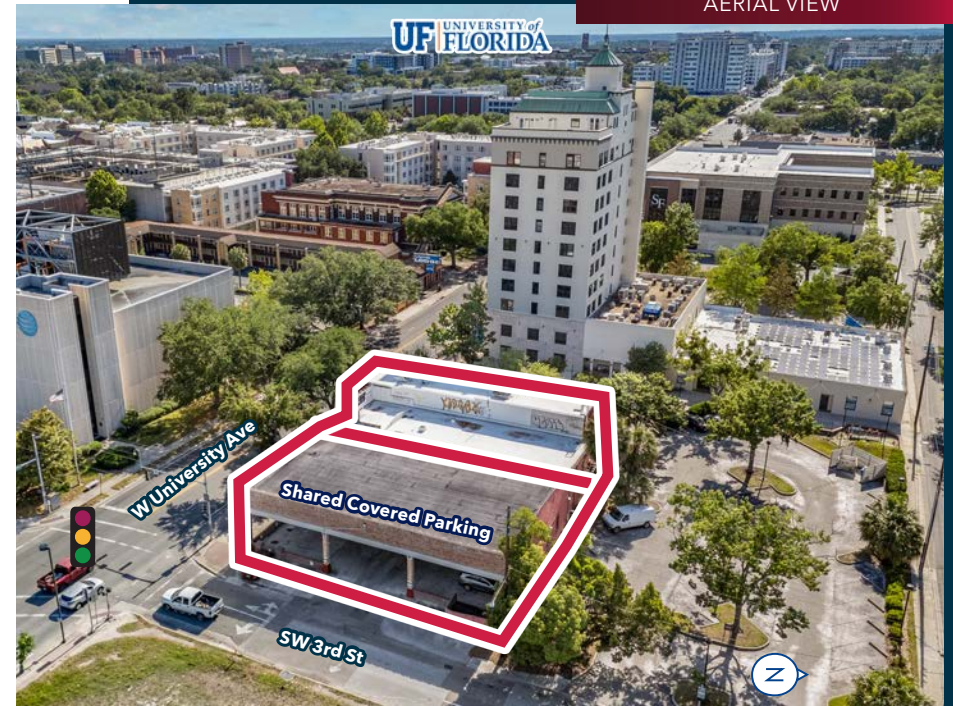
### HIGHLIGHTS

- **5,044± SF total** | two stories of flexible workspace
- **Shared covered parking** | approx. 2,500 SF of onsite covered parking
- **Premier downtown location**
- Walkable to shopping, cafés, restaurants and local amenities
- Minutes from the **University of Florida** and **UF Innovation Hub**
- **19,500 AADT on West University Avenue**
- Located in an **iconic Gainesville landmark**

### IDEAL USES

- Professional office headquarters
- Creative studios or agencies
- Boutique retail or service-based business W University Ave
- Tech startups or innovation-oriented enterprises

AERIAL VIEW



SHARED PARKING



# 1<sup>ST</sup> FLOOR | PHOTO GALLERY

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**2,470± SF**



# 2<sup>ND</sup> FLOOR | PHOTO GALLERY

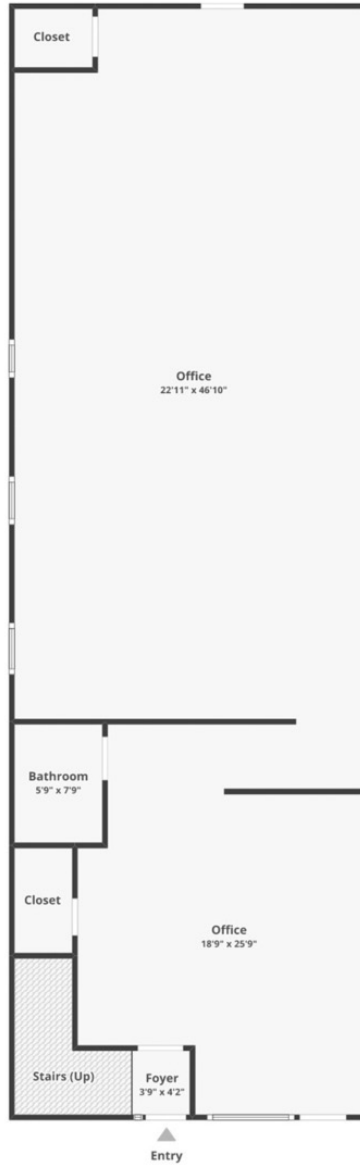
308 W. University Avenue, Gainesville, FL 32601

**2,574± SF**



# FLOOR PLAN

308 W. University Avenue, Gainesville, FL 32601



**1<sup>ST</sup> FLOOR**



**2<sup>ND</sup> FLOOR**

# LOCATION DETAILS

308 W. University Avenue, Gainesville, FL 32601

## Why West University?

Position your business in one of Gainesville's most visible and sought-after downtown locations. With ample covered parking, unmatched walkability and close proximity to innovation and commerce, 308 West offers a truly rare opportunity for businesses looking to thrive in a space that makes a statement.



## LOCAL DEMOGRAPHICS

Source: ESRI Business Analyst



**Population (2025)**



**Population Projection (2030)**



**Average Household Income (2025)**



**Projected Average Household Income (2030)**

**1 MILE**

21,018

21,139

\$52,050

\$58,531

**3 MILES**

77,952

77,821

\$69,494

\$77,617

**5 MILES**

149,421

150,163

\$75,379

\$83,772

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