

# OFFICE/LAB/FLEX SPACE FOR LEASE

13900 Tech City Circle, Bldg B Suite 600 | Alachua, FL 32615

3,750± SF | \$22/SF NNN



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# PROPERTY OVERVIEW

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Take advantage of a rare opportunity to lease premier Class A office and laboratory space at San Felasco Tech City (SFTC), North Central Florida's leading destination for innovation, research, technology, and business growth. Located in Alachua, Florida, this highly desirable campus environment offers thoughtfully designed office and laboratory suites ideal for technology, life sciences, engineering and research-oriented users.

Located in Building B, Suite 600 features 3,750± SF of Class A office/lab/flex space. Upon entering the suite, visitors are welcomed by a spacious open workstation area that fosters collaboration and serves as a central connection point to the laboratory component of the space. The functional floor plan provides a blend of office, laboratory and support areas designed to accommodate a variety of operational needs. A unique feature of the suite is a roll-up door, offering convenient access for equipment, materials and specialized operations. This move-in-ready space is well suited for companies seeking a professional and flexible work environment within Alachua's premier technology campus.



## PROPERTY HIGHLIGHTS

- 3,750± SF Class A office space | \$22.00/SF NNN | \$4.85/SF pass-thrus
- Two open work/lab areas + breakroom
- Two ADA-compliant restrooms
- Commercial roll up door for easy access deliveries
- Located in San Felasco Tech City
- Abundant on-site parking
- Direct access to parking lot & covered breezeway entry
- Professionally maintained campus environment
- Ideal for growing companies seeking office and lab functionality in one location

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# PHOTO GALLERY

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# LOCATION MAP

San Felasco Tech City



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# AREA OVERVIEW

San Felasco Tech City

## LIVE. WORK. PLAY.

A place where minds are open, creativity is unleashed, and startups and entrepreneurs thrive all within a sustainable community.

With plans of building one of the most sustainable communities designed with entrepreneurs in mind, the San Felasco Tech City has begun to flourish as one of the top spots for companies to grow. You hear a lot about the live-work-play concept, but never before have there been so many connecting characteristics that combine a robust community of entrepreneur's with so many of the enjoyable aspects of being close to nature. San Felasco Tech City will combine 270,000 square feet of tech space, drivethru cafe, preschool for 75 children, a fire station, 252 homes, a community clubhouse, walking and jogging trails, over 500 on-campus bicycles, a community center, public art, basketball and tennis courts, and so much more. All of these amenities are adjacent to the 7,200-acre natural preserve, known throughout the world to cycling enthusiasts; as the San Felasco Hammock. The Hammock boasts over 30 miles of bike trails and many more miles for horseback riding. The Hammock is scheduled to get a new public access point next to the San Felasco Tech City once a pedestrian flyover is completed.



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# TENANT LIST

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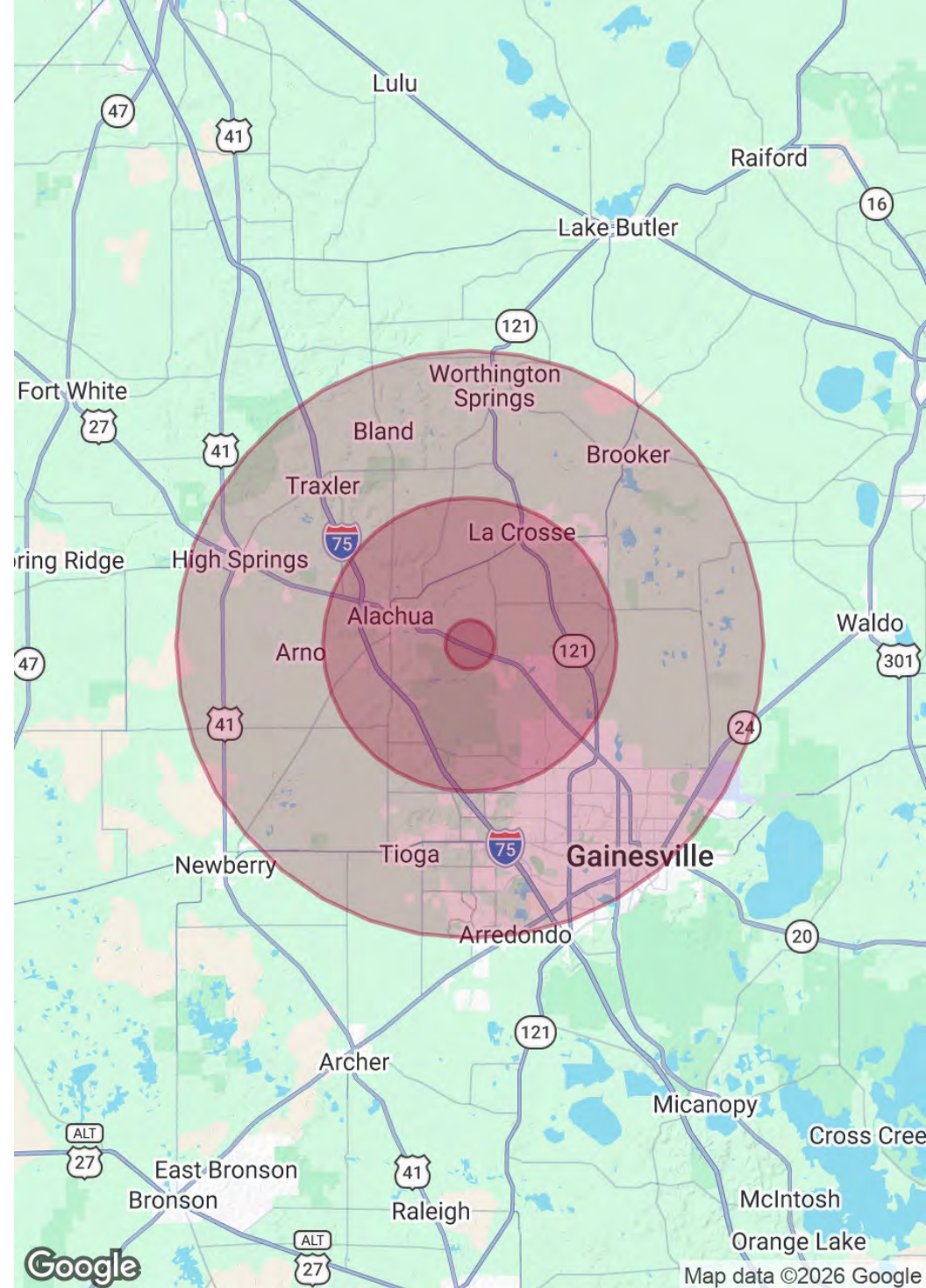
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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	6 MILES	12 MILES
Total Population	939	25,039	218,611
Average Age	39.8	42.5	35.4
Average Age (Male)	40.6	42.4	34.8
Average Age (Female)	39.8	43.3	36.5

HOUSEHOLDS & INCOME	1 MILE	6 MILES	12 MILES
Total Households	358	10,428	88,436
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$103,517	\$106,852	\$90,873
Average House Value	\$270,710	\$324,264	\$307,802



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