

# Office Condo for Sale

1204 NW 69th Terrace, Ste F | Gainesville, FL 32605

Size: 1,750± SF | Price: \$265,900



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# Property Details

Turnkey, upscale office condo available for immediate occupancy

An exceptional opportunity awaits to secure a fully remodeled, upscale office condo suite in one of Gainesville's most sought-after areas – Gainesville's Medical Business Corridor. Spanning approximately 1,750 square feet, this centrally located office space is ideal for businesses seeking a modern and efficient environment in a central location.

Designed with both functionality and aesthetics in mind, the space features a welcoming reception and waiting area, six private office/exam rooms, a kitchenette/break area, and three entrances/exits, which includes a dedicated employee entrance with direct access to the parking lot.

This versatile space is perfectly suited for smaller medical offices, therapeutic practices, or individual therapists, with a prime location just off Newberry Road and I-75. Situated adjacent to North Florida Medical Center and minutes away from nearby retail and dining options, it offers convenience and accessibility for both staff and clients.

Don't miss the chance to establish your business in this turnkey office space, ready for immediate use.



## Highlights

The suite has undergone extensive cosmetic and mechanical upgrades, providing new ownership with peace of mind for years to come. Recent improvements include:

- Fresh paint and new flooring (2022-2023)
- Upgraded LED lighting throughout (2023)
- Replacement of both HVAC systems (2023)
- New roof installation (2024)

# Photo Gallery



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## Contact Us

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