

PROGRESS ONE-SUITE 700

OFFICE & LABORATORY SPACE FOR LEASE

13859 PROGRESS BLVD., ALACHUA, FL 32615



DAVID STOCKMAN

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CONCEPTCOMPANIES.NET

AGILITY

Commercial Real Estate

OFFICE + LAB SPACE | PROGRESS ONE SUITE 700

13859 Progress Blvd, Alachua, FL 32615

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PROPERTY DESCRIPTION

Progress One is a 32,476 square foot building with laboratory, office, and light manufacturing suites available for lease.

Additional suites in Progress One are also available, ask for details.

PROPERTY HIGHLIGHTS SUITE 700

- Move-in ready: A private entrance leads to a thoughtfully designed layout featuring three executive offices (5 are available) and open work desks for up to 14 additional people.
- Class A Lab: This BSL2 lab space is fully equipped with a fume hood and built-in casework.
- Shared Amenities: Take advantage of shared resources including an autoclave, glass washer, and loading dock, all designed to enhance your operational efficiency.
- Unbeatable Location: Place your company at the center of a powerful network, with Fortune 500 companies and a highly skilled local workforce at your doorstep. The nearby Santa Fe College Perry Center also provides access to specialized biotech

OFFERING SUMMARY

Lease Rate:	\$35.00 SF/month (NNN)
Available SF:	3,965 SF
Building Size:	32,476 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,893	5,715	44,592
Total Population	7,310	14,232	108,305
Average HH Income	\$91,109	\$101,065	\$108,944

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PROGRESS PARK

AT PROGRESS DISTRICT

- PROGRESS PARK IS LOCATED AT PROGRESS DISTRICT:
 - HOME TO COPELAND PARK, FOUNDATION PARK, THE CONVERGENCE
- PROGRESS DISTRICT IS THE LARGEST BIOTECH CLUSTER IN FLORIDA
- MINUTES FROM DOWNTOWN ALACHUA & I-75
- PROXIMITY TO I-75 ALLOWS ALACHUA BUSINESSES TO REACH MAJOR MARKETS AND TRANSPORTATION CENTERS ACROSS FLORIDA
- SUITE 700 IS A MOVE-IN READY OPPORTUNITY TAILORED FOR BIOSCIENCE COMPANIES
 - A private entrance and a thoughtfully designed layout
 - Three executive offices (expandable to five)
 - Open workspace for up to 14 team members
 - Class A BSL-2 lab space, fully equipped with a fume hood and built-in casework
- TENANTS ALSO BENEFIT FROM SHARED RESOURCES INCLUDING AN AUTOCLAVE, GLASS WASHER, AND LOADING DOCK—AMENITIES DESIGNED TO STREAMLINE OPERATIONS AND SUPPORT EFFICIENT RESEARCH WORKFLOWS.

SUITE 700 AT PROGRESS ONE IS MORE THAN JUST SPACE-IT'S A LAUNCHPAD FOR INNOVATION AT THE HEART OF FLORIDA'S LARGEST BIOTECH CLUSTER.



Progress Park: Prime Location for Life Science users in Thriving Progress District

The site is located in the heart of Florida's largest biotech cluster. The Progress District has become a premier destination for bioscience companies looking to grow and thrive. Located within The Progress District, Progress Park is home to a well-established community of research organizations, life science companies, and advanced technology firms. Its strategic location between Gainesville and Alachua provides both connectivity and access to world-class resources and talent.

Within Progress Park sits Progress One, a 32,476-square-foot building designed to meet the unique needs of science-driven companies. Offering a blend of office, warehouse, laboratory, and flexible space, Progress One fosters collaboration and growth across industries.

Suite 700 (3,965 square feet) is now available for lease, offering a move-in ready space with a private entrance and a layout thoughtfully designed for productivity. The suite features three executive offices (5 are available), plus open workstations for up to 14 people. For scientific operations, the suite includes a Class A BSL2 laboratory fully equipped with built-in casework and a fume hood. Tenant also benefit from shared resources including an autoclave, glass washer, and loading dock, maximizing operational efficiency while minimizing overhead.

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The Convergence is a major development underway in Alachua, Florida. It's a 420-acre project designed to be a hub for science and technology research companies, offering a mixed-use sustainable community with residential housing, commercial space, and recreational amenities.

Progress One Suite 700 is located less than a mile away from The Convergence



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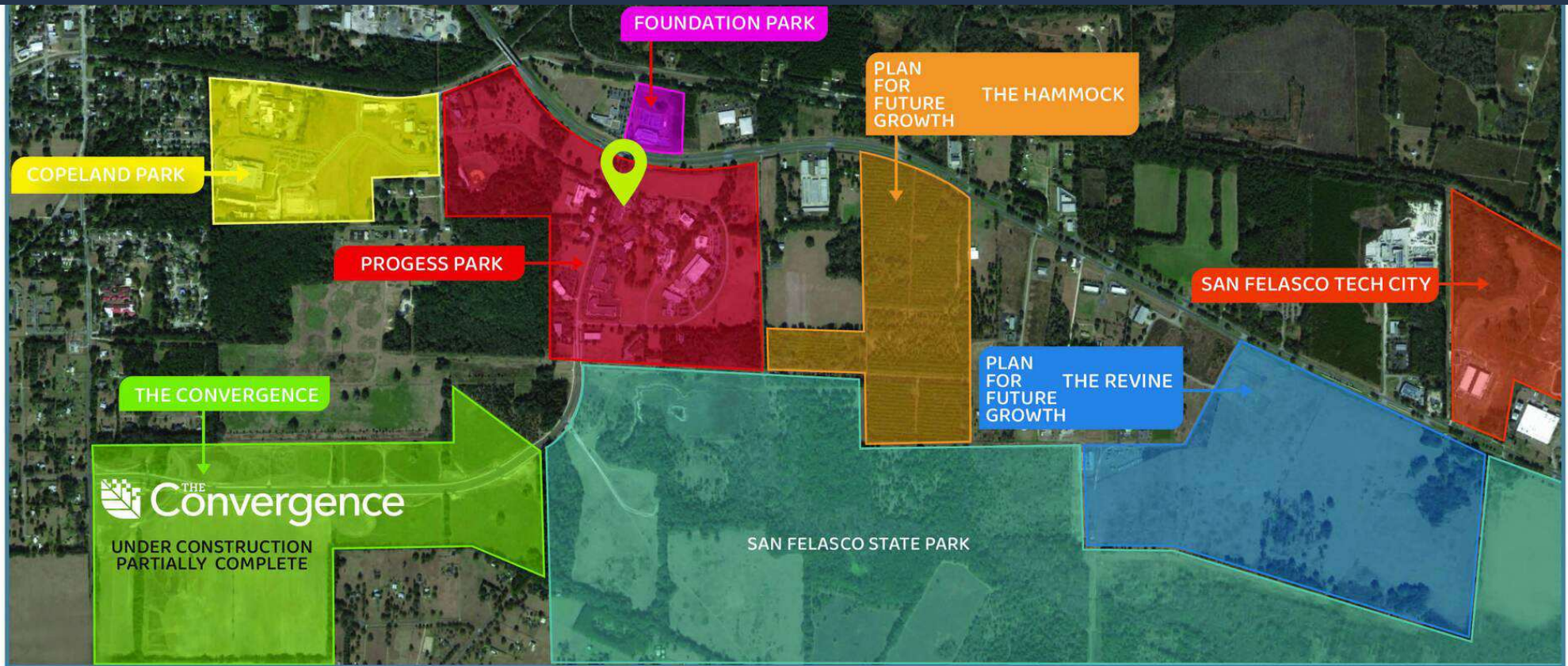
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PROGRESS DISTRICT

- An 800-acre development in Alachua, Florida, just north of Gainesville. It's a mixed-use project designed to be a hub for life sciences and biotech companies, with a focus on research, development, and advanced manufacturing.
- Progress District is a thriving community with over 35 companies and 1,100 employees, making it the biggest biotech cluster in Florida.
- Progress District is a prime location just 11 miles from the University of Florida (UF) in Gainesville, giving companies access to a talented workforce and research resources. It's also close to state parks and nature trails.
- The Convergence at Progress District is a 420-acre mixed-use development. Still under construction, The Convergence envisions creating a live-work-play environment centered around science and technology. Its commercial and research focus aims to attract biotech and high-tech companies; Momentum Labs is an existing anchor, and The Jackson Laboratory has expanded its preclinical services to Momentum Labs. TrailHead Landing by Lennar is also part of The Convergence development, offering new single-family homes.

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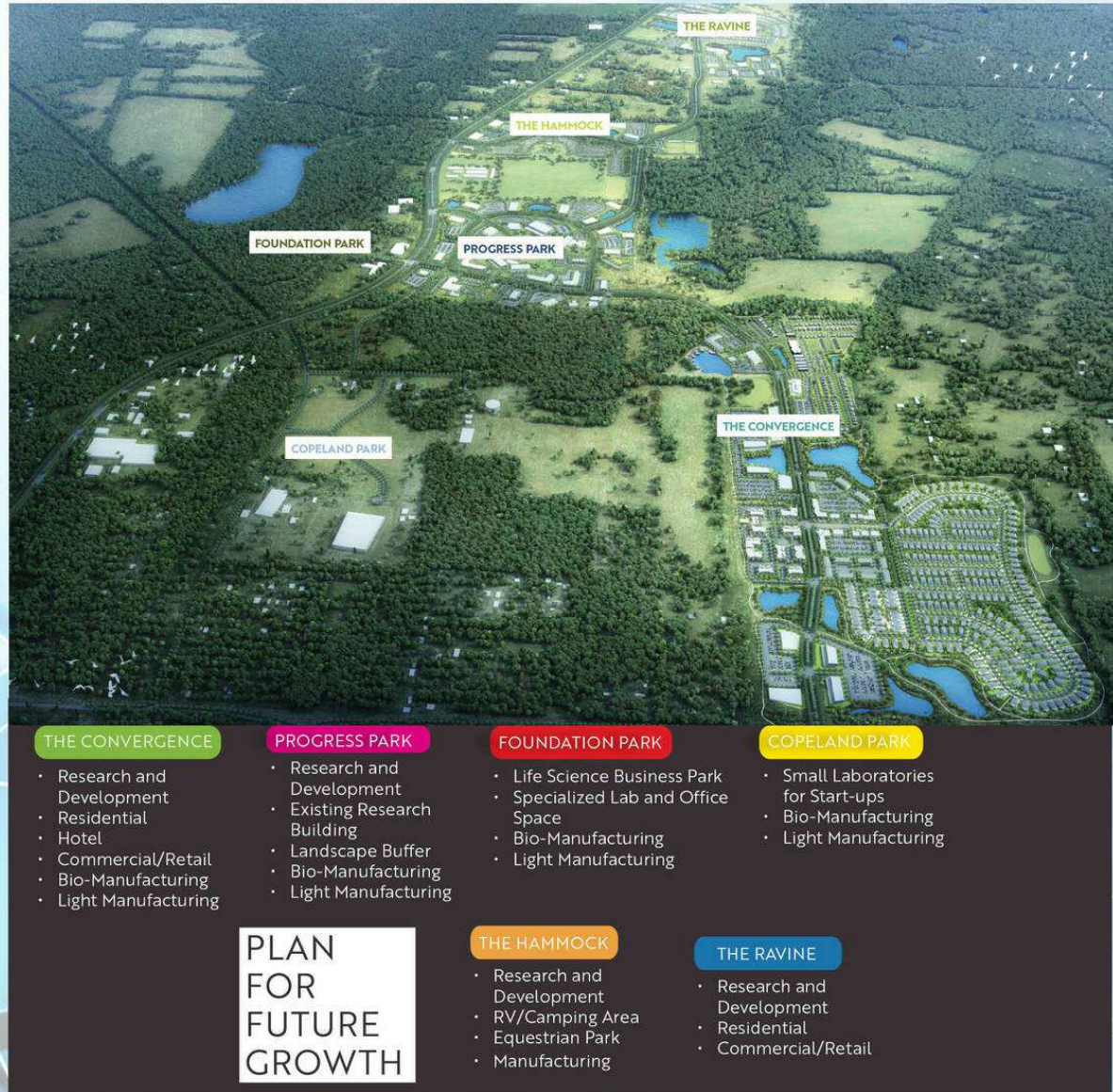
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FLORIDA'S BACKYARD FOR BIOTECHNOLOGY

The Progress District is an impressive setting for many bioscience and other related companies attracted to the vitality of the area. With 35 companies and over 1,100 employees, the district is one of the largest clusters of biotech companies in the State of Florida. Home to established Fortune 500 companies, The Progress District is a destination spot for emerging biotech companies looking for ample opportunities for collaboration and resources.

The Progress District, envisioned by the City of Alachua, aims to be a vibrant sustainable hub for innovation, research and economic growth, offering diverse housing and amenities. The development is expected to take 5 to 10 years to fully realize infrastructure development.



THE CONVERGENCE

- Research and Development
- Residential
- Hotel
- Commercial/Retail
- Bio-Manufacturing
- Light Manufacturing

PROGRESS PARK

- Research and Development
- Existing Research Building
- Landscape Buffer
- Bio-Manufacturing
- Light Manufacturing

FOUNDATION PARK

- Life Science Business Park
- Specialized Lab and Office Space
- Bio-Manufacturing
- Light Manufacturing

COPELAND PARK

- Small Laboratories for Start-ups
- Bio-Manufacturing
- Light Manufacturing

PLAN FOR FUTURE GROWTH

THE HAMMOCK

- Research and Development
- RV/Camping Area
- Equestrian Park
- Manufacturing

THE RAVINE

- Research and Development
- Residential
- Commercial/Retail

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ANCHORED BY TWO ESTABLISHED INSTITUTIONS

The Progress District is home to one of the first bio-business incubators in the United States, and a college focused on emerging technology degrees.

UF INNOVATE | ACCELERATE AT SID MARTIN BIOTECH

UF Innovate | Accelerate at Sid Martin Biotech Incubator ("SMBI") was created, engineered, equipped, and opened in 1995 as one of the first bio-business incubators in the United States. The facility is located just outside of Gainesville, Florida in the Progress Corporate Park in the City of Alachua. The Incubator helps bioscience entrepreneurs in all product areas relating to the life sciences, biomedical research, medicine, and chemical sciences by providing specialized laboratory space, equipment, education, mentoring, networking, and investment. To date, over 60 biotechnology startups have graduated from the Incubator and become self-sufficient companies or were acquired. UF Innovate | Sid Martin Biotech Incubator provides a "one-stop-shop" for everything you need to grow a biotech/bio-med/bio-ag startup company, including sourcing talent, finding capital, and a quality work environment. The facility is a three-time recipient of the Global Business Incubator of the Year award by the International Business Innovation Association (InBIA).

SANTA FE COLLEGE PERRY CENTER

The Charles R. and Nancy V. Perry Center for Emerging Technologies is located in Alachua, the heart of Florida's high-tech corridor, about 13 miles from SF's Northwest Campus. The Perry Center provides citizens of northern Alachua County an opportunity for a college education close to home.

The Perry Center focuses specifically on emerging technology degrees. The 30,000 square foot building opened in 2009 and has functioning laboratories and state-of-the-art technology classrooms. The Perry Center is intentionally located near Santa Fe High School, which offers a biotechnology program that articulates to the SF Biotechnology A.S. Degree, and across the street from Progress Corporate Park. Progress Park, a growing industrial park with approximately 1,000 employees, is anchored by the University of Florida's Sid Martin Biotechnology Incubator, RTI Surgical, Intermed, and graduates of the UF Sid Martin Incubator — Nanotherapeutics, Banyan Biomarkers and Axogen.



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COMPANIES WITHIN PROGRESS DISTRICT



MOMENTUM LABS

Momentum Labs is a biotech hub located in The Convergence at Progress District. The 55,000 square foot facility offers room for companies to grow and includes lab space, private offices, co-working spaces, cutting-edge shared equipment, and specialized amenities. Resident science entrepreneurs also get access to tailored programming, concierge-level services, an expansive resource network, and connections to capital.



THE JACKSON LABORATORY

The Jackson Laboratory (JAX), founded in 1929 in Bar Harbor, Maine, is a nonprofit leader in genetics research. Known for expertise in mouse genetics, JAX houses one of the largest repositories of lab mice for studying diseases like cancer, diabetes, and Alzheimer's. It advances biomedical research, offers educational programs, and provides genetic testing worldwide, with facilities in Connecticut and California.



NCCER-NATIONAL CENTER FOR CONSTRUCTION, EDUCATION, AND RESEARCH

Not-for-profit, 501 education foundation for professional craft certification, formed in 1996. Recognized by the construction industry as the training, assessment, certification and career development standard for construction.



ASCEND

Ascend Advanced Therapies (Ascend) is a specialist adeno-associated virus (AAV) development partner working to bring next-generation gene therapy products to market. Using an acqui-building approach, Ascend hit the ground running in 2023 with operational facilities globally, and a team of experts that offer unparalleled insight and collaboration when delivering products from the bench through to commercialization.



EVERGEN

Evergen, formerly known as RTI Surgical. Our new name reflects our renewed commitment to accelerating the development of cutting-edge, patient-centric regenerative medicine solutions.



ETECRX

eTectRx is a digital health company that uses the eBurst™ wireless sensor technology to create solutions for remote health monitoring. Their ID-Cap® System and eBrief™ System aim to improve patient engagement and health outcomes for patients, providers, and payers by promoting accountability and awareness. The company's website also provides information about their team, news, and contact details.



CANAERY

Canaery is a neurotech company that is developing a "nose-computer interface" to digitize the sense of smell. The company's goal is to use this technology to enhance the capabilities of working animals, such as dogs and rats, to detect scents for various applications. These applications include detecting illicit contraband like explosives and narcotics, identifying pests, and diagnosing diseases like cancer and Parkinson's.



AXOGEN

Axogen is a leader in surgical solutions for peripheral nerve repair. Their solutions are used primarily by hand surgeons, reconstructive plastic surgeons, and oral and maxillofacial surgeons in a wide variety of nerve repair surgeries.

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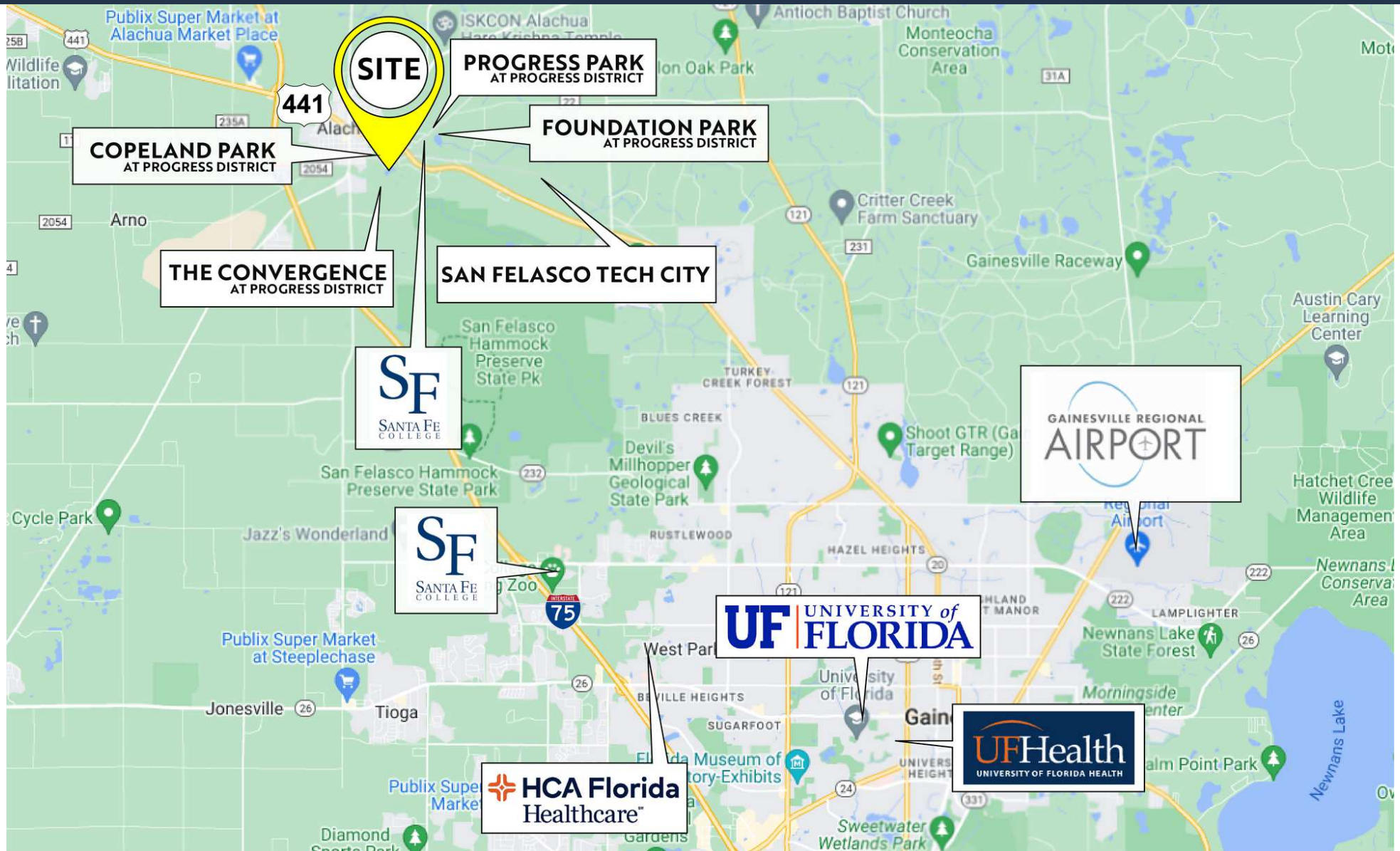
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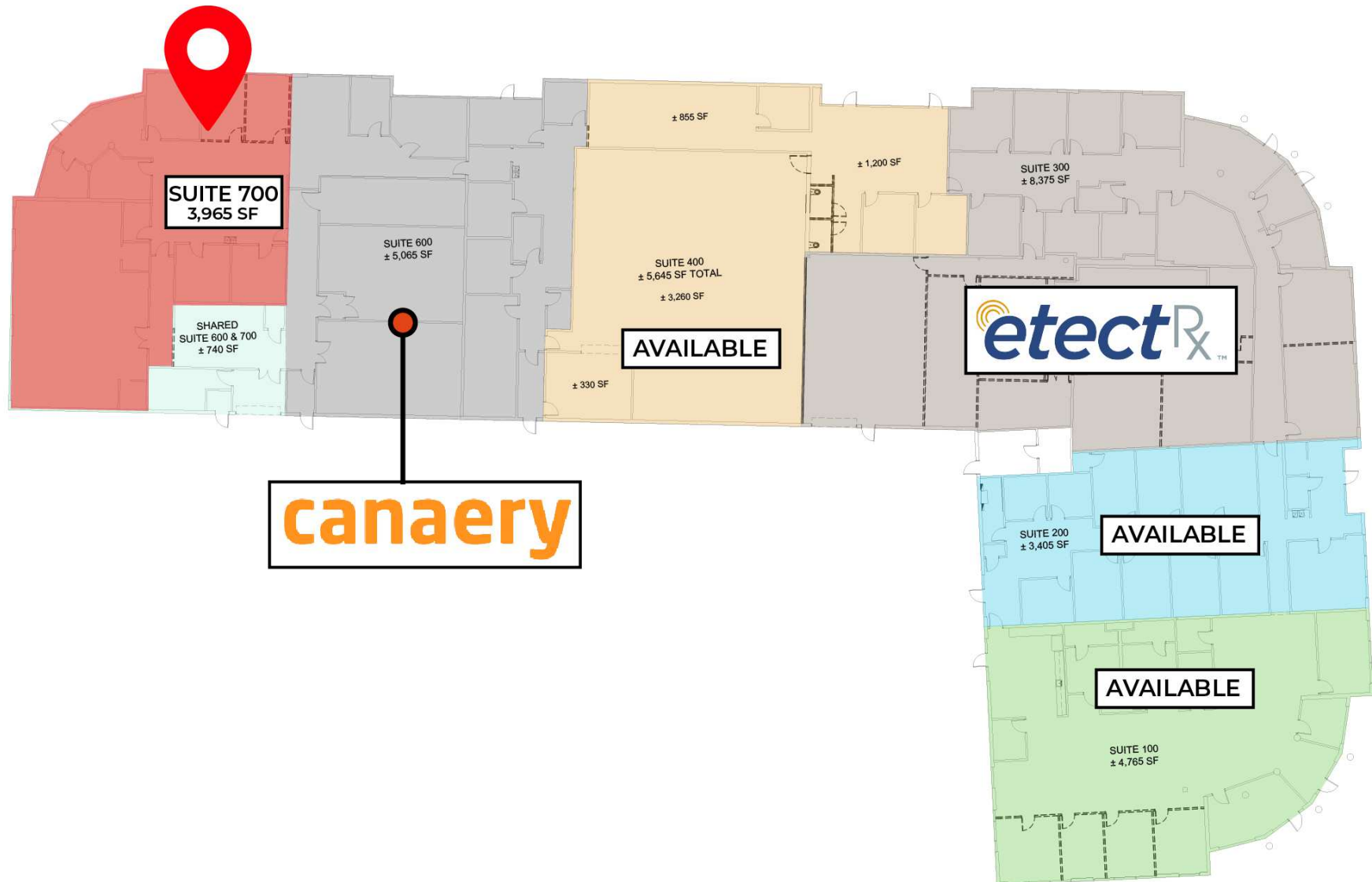
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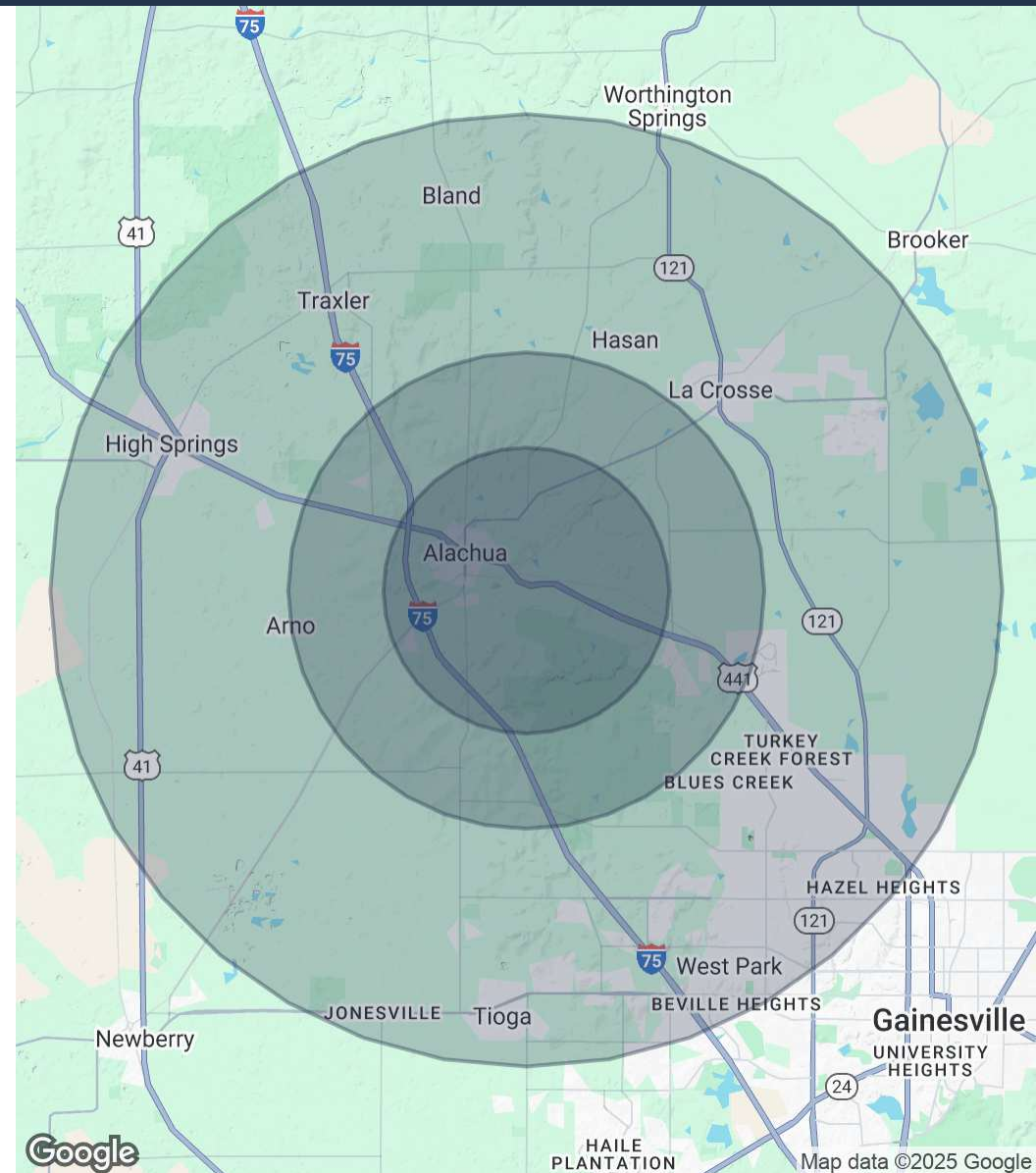
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	7,310	14,232	108,305
Average Age	41	42	41
Average Age (Male)	40	42	40
Average Age (Female)	42	43	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,893	5,715	44,592
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$91,109	\$101,065	\$108,944
Average House Value	\$371,129	\$360,305	\$333,421

Demographics data derived from AlphaMap



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OFFICE BUILDING FOR LEASE

CONFIDENTIALITY & DISCLAIMER:

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It is essential that all parties to real estate transactions be aware of the health liability, and economic impact of environmental factors on real estate. Concept urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs, and their contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present from previous activities at the Property. Various laws and regulations have been enacted at the Federal, State, and Local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending upon past, current, and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. No representation or warranty is being made by Concept with respect to the Property's compliance and any applicable statutes, laws, ordinances, rules, regulations, requirements, and/or codes (collectively, the "Laws"). It is expressly understood that it is the responsibility of any prospective buyer or tenant to investigate whether or not the Property is in compliance with the Laws and such prospective buyer or tenant will be relying strictly and solely upon its own inspections and examinations and the advice and council of its own consultants, agents, legal counsel, and officers with respect to the condition of the Property and its compliance with the Laws.

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