

FOR LEASE

8,229± RSF 1st Floor, Suite 100 Office Space

4,174± RSF 1st Floor, Suite 160 Office Space

15,882± RSF 2nd Floor Office Space

20,855± RSF 3rd Floor Office Space

5950

NW 1ST PLACE
GAINESVILLE
FL 32607



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Virtual Tour

PROPERTY INFORMATION

5950 NW 1ST PLACE GAINESVILLE, FL 32607

BUILDING SIZE: 61,528± SF

BUILDING CLASS: A

YEAR BUILT: 2004

ZONING: PD

MARKET: GAINESVILLE

SUBMARKET: NEWBERRY ROAD/OAKS MALL

DAILY TRAFFIC: 62ND = 20,500

PROPERTY DESCRIPTION:

Choose from Suite 100 with 8,229± RSF of newly renovated space, 4,174± RSF in Suite 160 - - both located on the first floor just off the main entrance and light-filled lobby, or lease the entire 2nd floor (15,882± RSF) or the 3rd floor (20,855± RSF) with a separate private entrance and dedicated elevator. All spaces are located in a true Class A office building in Gainesville, Florida. This property is in close proximity to the Oaks Mall, North Florida Regional Medical Center and offers convenient access to I-75. The property consists of 5.51± acres and 61,528± SF of office space on 3 floors with 258 surface parking spaces.

LEASE OPTIONS:

FIRST FLOOR, SUITE 100: 8,229± RSF

LEASE RATE: ~~\$26.50/SF~~ \$25.00/SF FULL SERVICE

(does not include internet, phone or janitorial)

FIRST FLOOR, SUITE 160: 4,174± RSF

LEASE RATE: \$24/SF FULL SERVICE

(does not include internet, phone or janitorial)

2ND FLOOR: 15,882± RSF

LEASE RATE: \$28.50 FULL SERVICE

(does not include internet, phone or janitorial)

THIRD FLOOR: 20,855± RSF

LEASE RATE: ~~\$25/SF~~ \$24/SF FULL SERVICE

(does not include internet, phone or janitorial)



FLOOR PLANS - FIRST FLOOR

5950 NW 1ST PLACE GAINESVILLE, FL 32607



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FLOOR PLANS - SECOND FLOOR

5950 NW 1ST PLACE GAINESVILLE, FL 32607

**FULL FLOOR
AVAILABLE -
15,882± RSF**

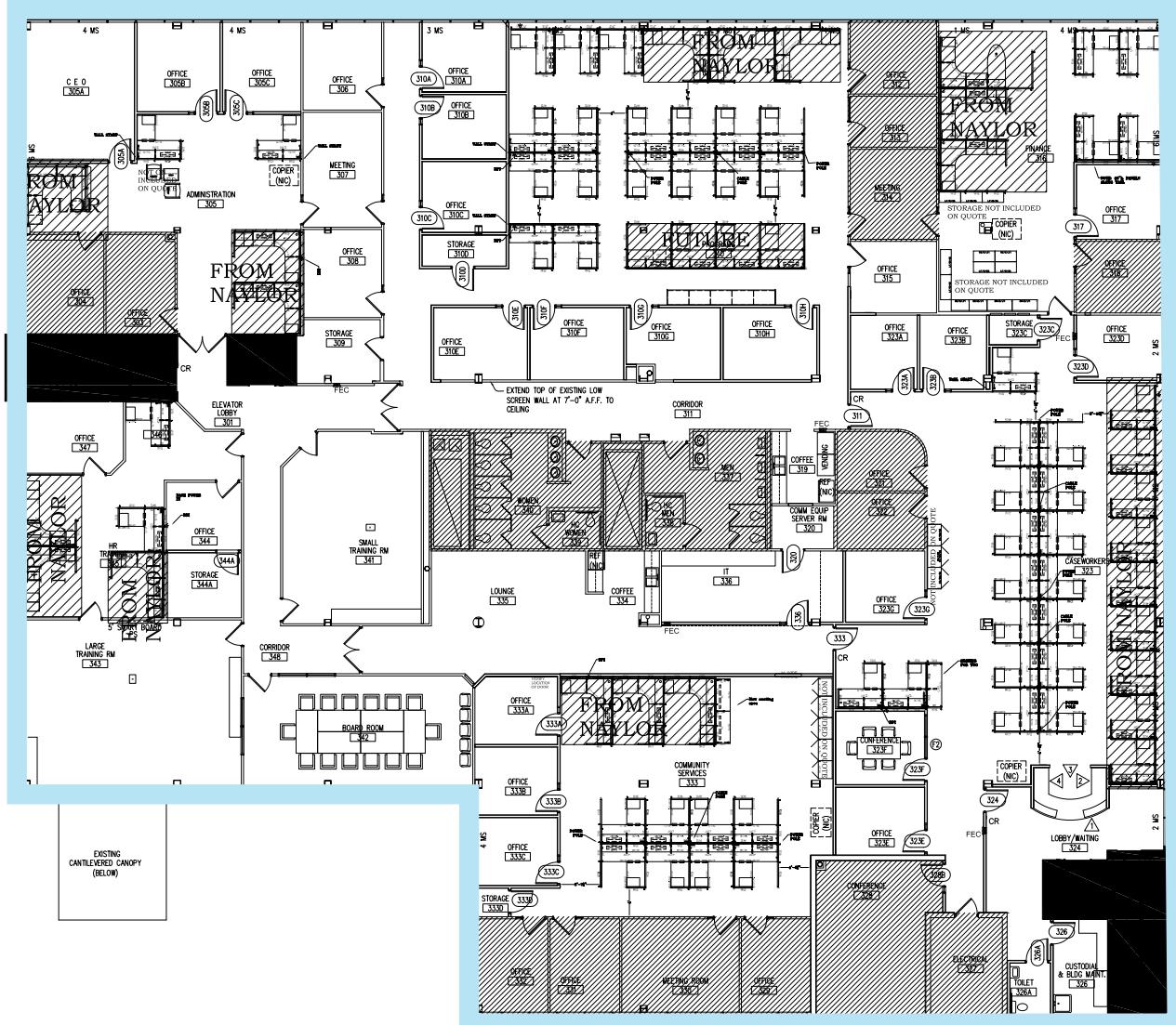


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FLOOR PLANS - THIRD FLOOR

5950 NW 1ST PLACE GAINESVILLE, FL 32607

FULL FLOOR AVAILABLE - 20,855± RSF



Private entrance
and dedicated
elevator

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BUILDING FEATURES

5950 NW 1ST PLACE GAINESVILLE, FL 32607

- Perfect for general or medical office
- Close proximity to Oaks Mall, I-75 & North Florida Regional Medical Center
- Flexible floor plan with open space and individual offices
- Solar panels
- Controlled access and security
- Large break area/meeting space
- Storage

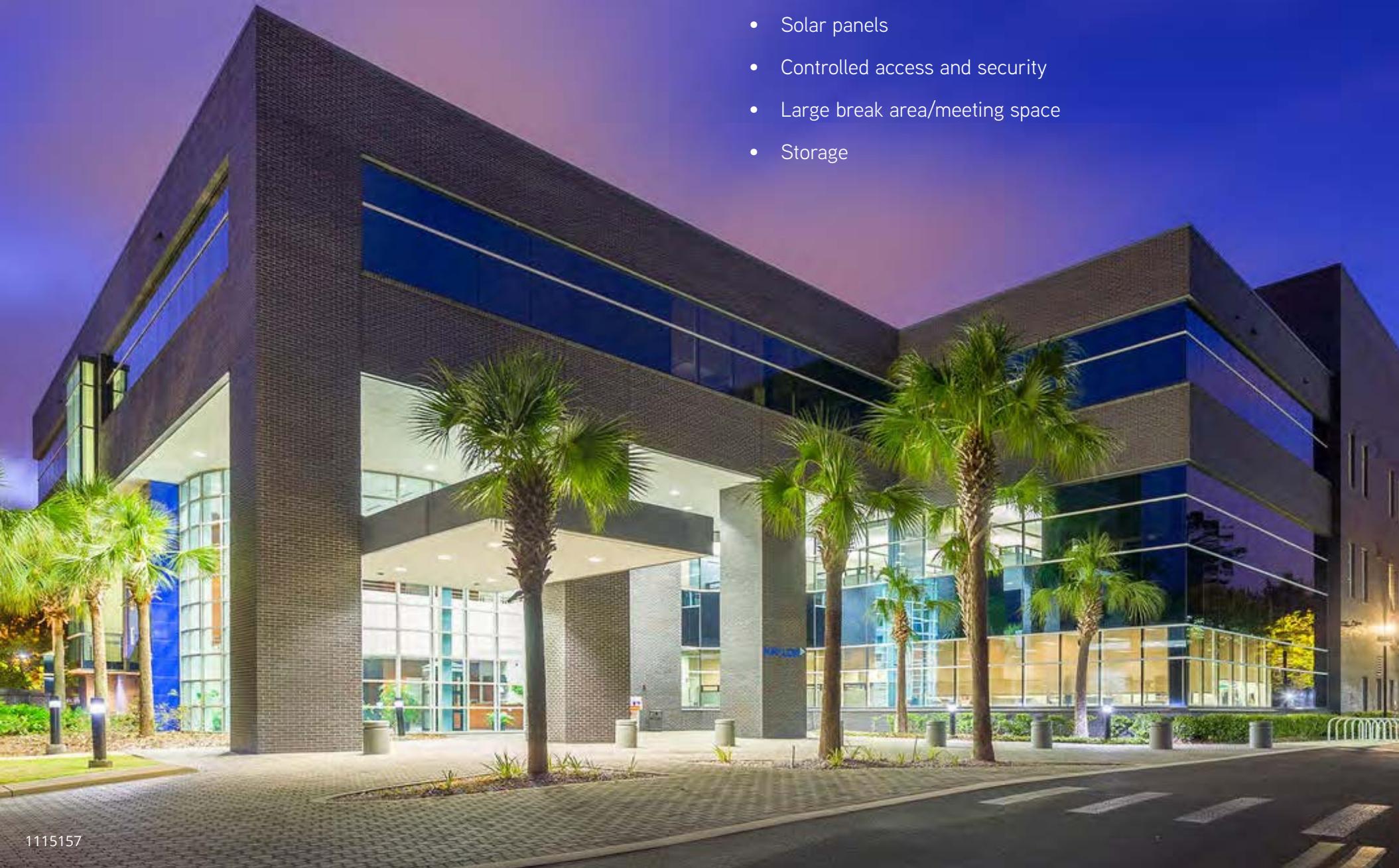


PHOTO GALLERY - EXTERIOR

5950 NW 1ST PLACE GAINESVILLE, FL 32607



PHOTO GALLERY - SUITE 100 (1ST FLOOR)

5950 NW 1ST PLACE GAINESVILLE, FL 32607

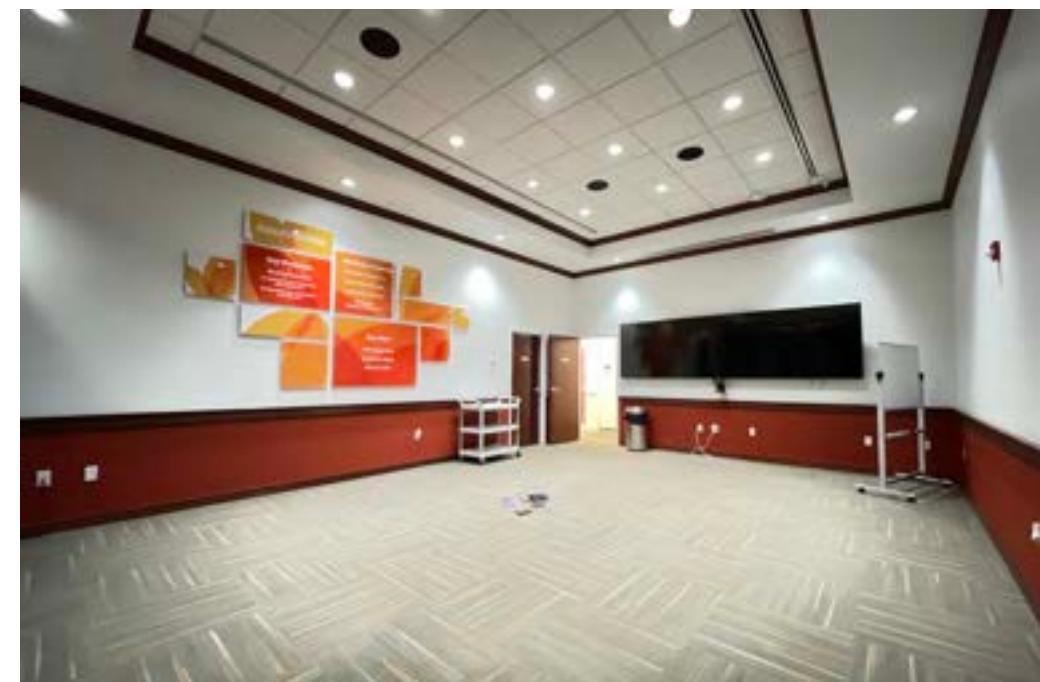
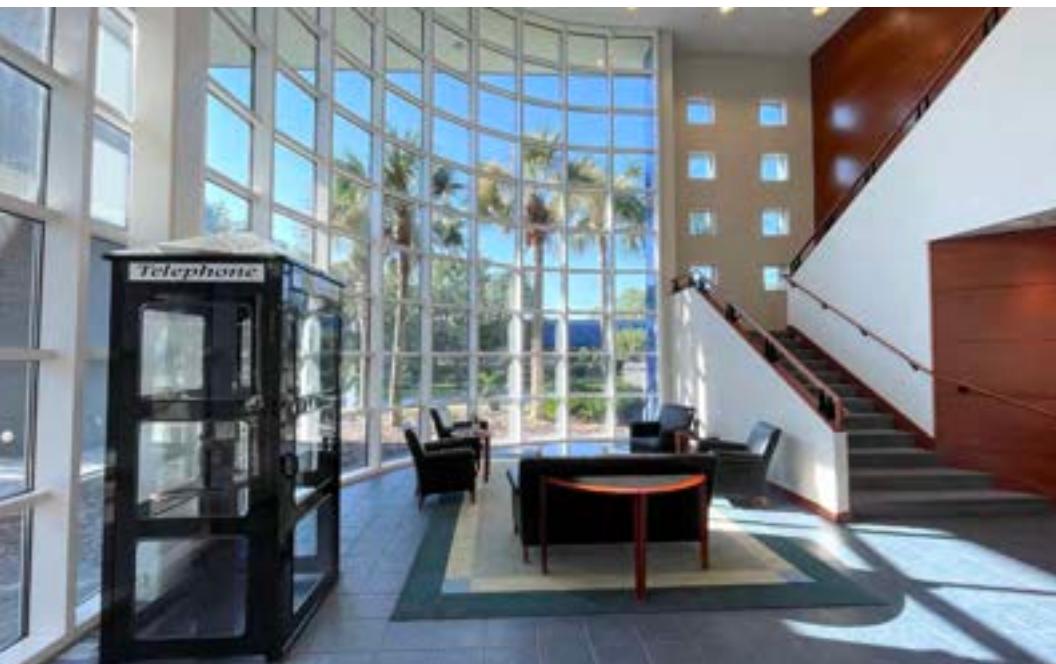


PHOTO GALLERY - SUITE 100 (1ST FLOOR)

5950 NW 1ST PLACE GAINESVILLE, FL 32607



PHOTO GALLERY - SUITE 160 (1ST FLOOR)

5950 NW 1ST PLACE GAINESVILLE, FL 32607

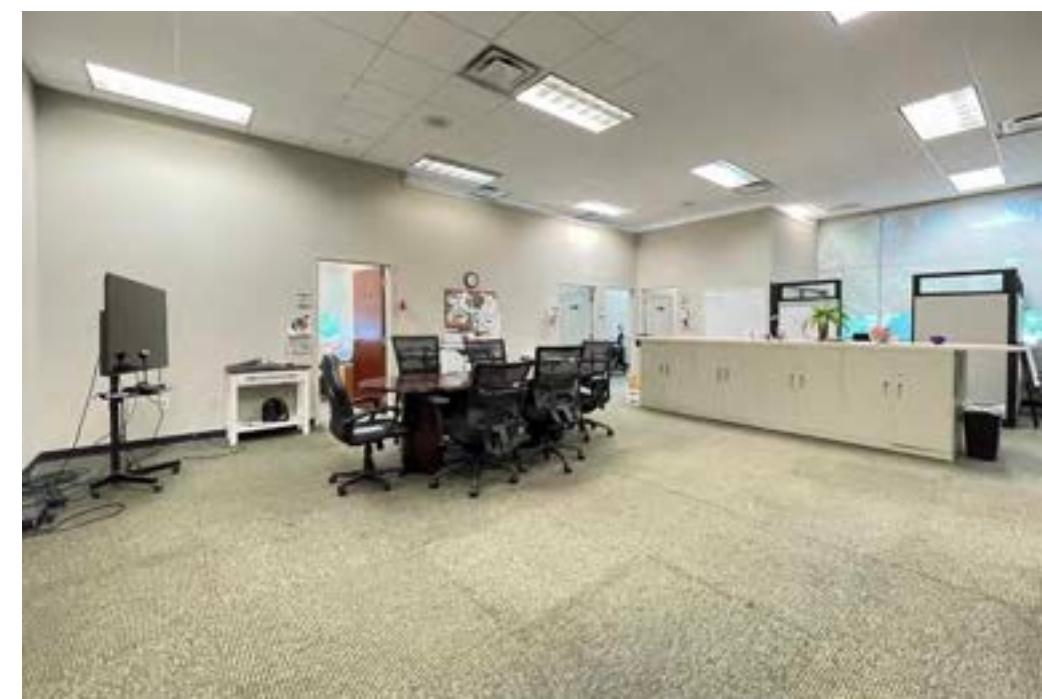
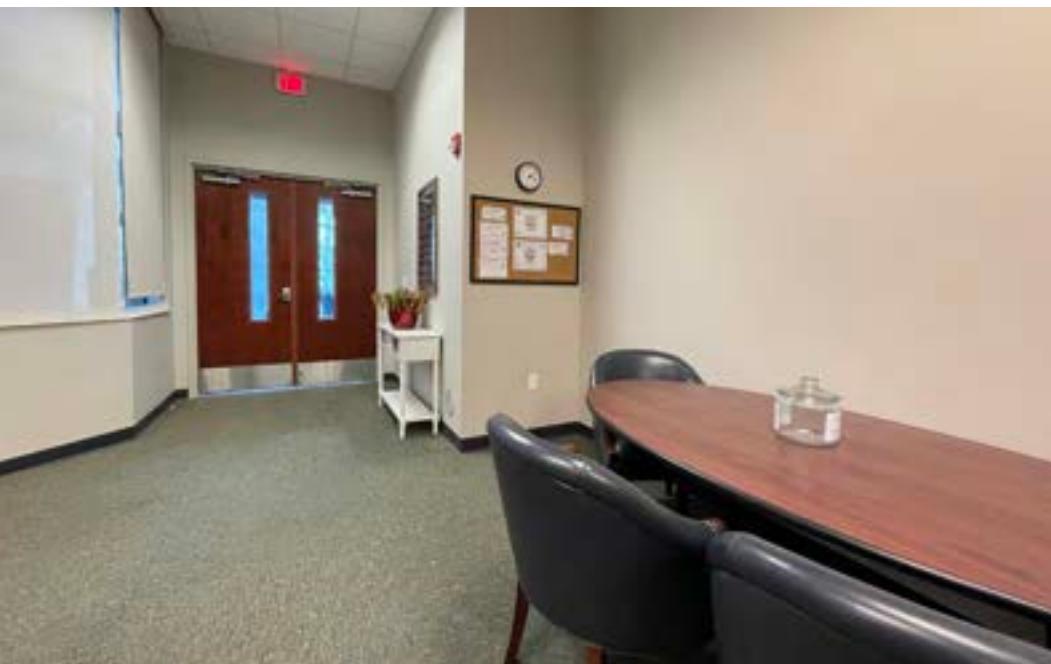


PHOTO GALLERY - SECOND FLOOR

5950 NW 1ST PLACE GAINESVILLE, FL 32607



PHOTO GALLERY - SECOND FLOOR

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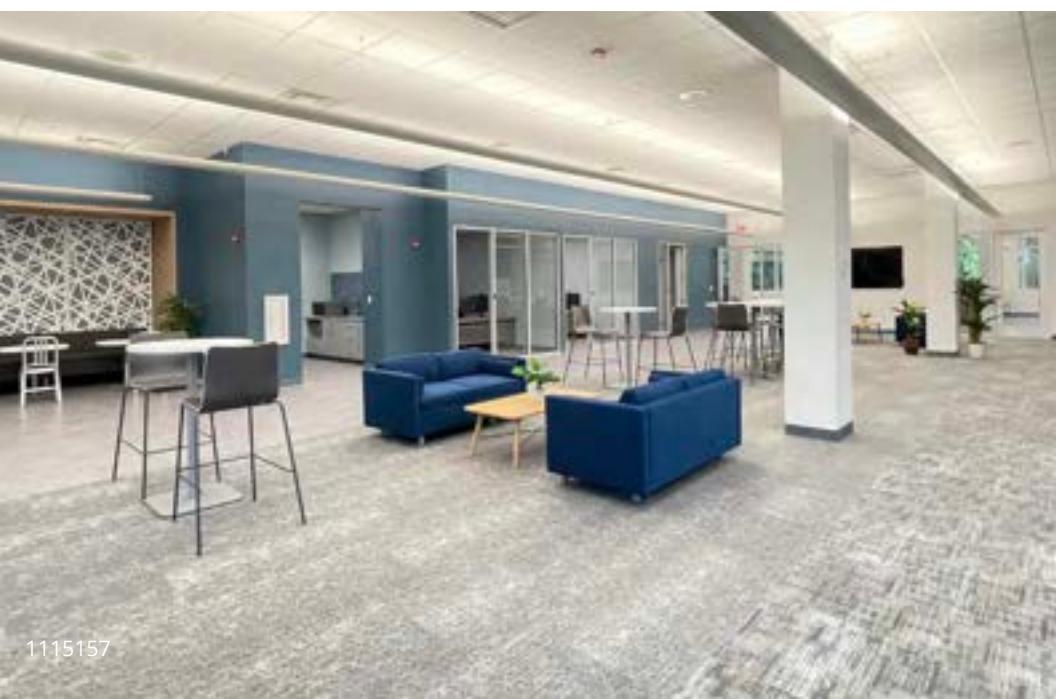
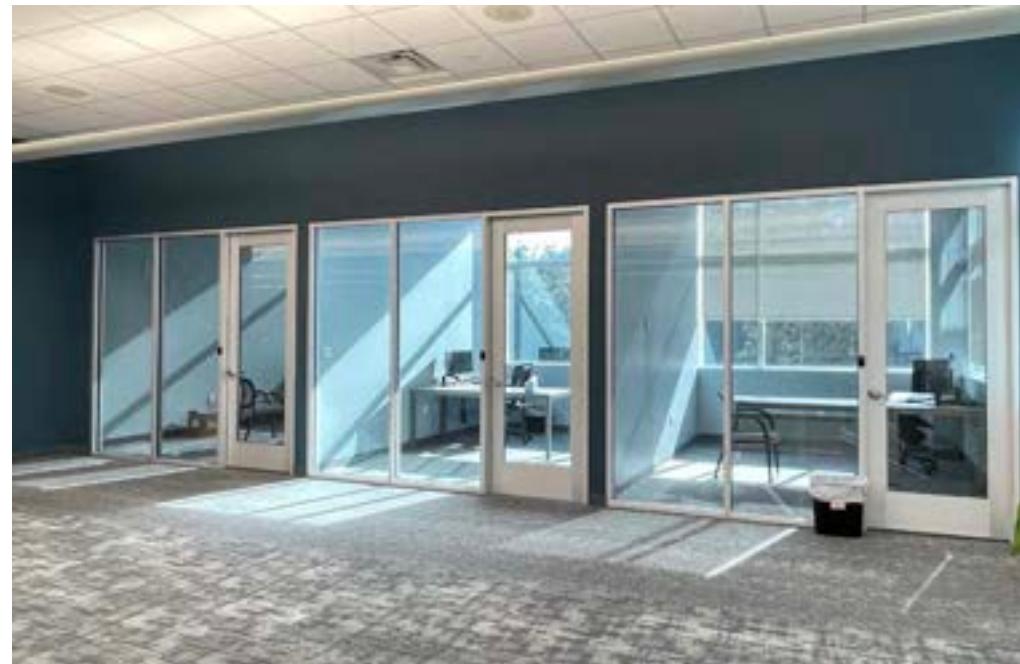


PHOTO GALLERY - 3RD FLOOR

5950 NW 1ST PLACE GAINESVILLE, FL 32607



PHOTO GALLERY - 3RD FLOOR

5950 NW 1ST PLACE GAINESVILLE, FL 32607



AERIAL PLANS

5950 NW 1ST PLACE GAINESVILLE, FL 32607



AREA OVERVIEW

Gainesville is centrally located (midway between the Gulf of Mexico and the Atlantic Ocean) between the three major Florida cities of Jacksonville, Orlando and Tampa. Situated at the heart of North Central Florida, the city of Gainesville serves as one of Florida's major centers of culture, education, medicine, sports and commerce. Gainesville is home to Florida's largest and oldest university, the University of Florida, as well as Santa Fe College, City College, UF Health and North Florida Regional Medical Center. Gainesville has frequently been recognized as one of the nation's "best cities to live in" due to its unique intersection of urban life with surrounding abundance of natural parks, springs, lakes and untouched landscapes. The climate consists of mild winters and warm summers, with an average of 28,000 hours of sunshine annually. The average high temperature in June is 89°F, while the average high in January is 65°F and we have a 255-day growing season.



LOCATION OAKS MALL/NEWBERRY ROAD



This market area is home to both the Oaks Mall and North Florida Regional Medical Center. The Oaks Mall is Gainesville's largest shopping mall which houses 108 stores including Dillards, and Belk. Directly across from the Oaks Mall is North Florida Regional Medical Center, a 100,000 SF full-service medical/surgical, acute care center hospital. NFRMC offers heart, cancer, senior care, women's services, diabetes treatment, and neuromusculoskeletal services. NFRMC has been named in the "top 100" hospitals in America for the last 6 years.

The main intersection in this area is W Newberry Road & I-75 with an average daily traffic count of 98,500.

5 Mile Demographics 2024

Population - 188,294

Median Age - 76,884

Average Household Income - \$92,464

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