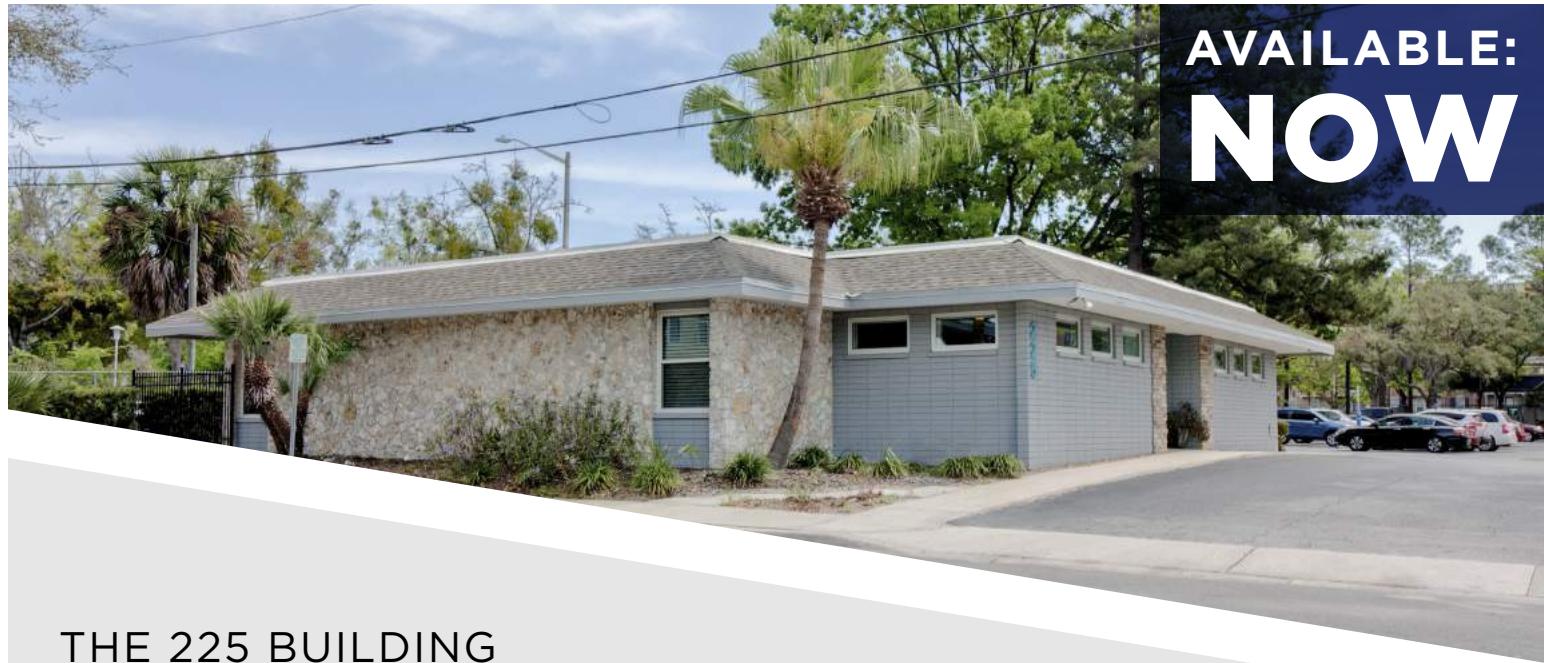


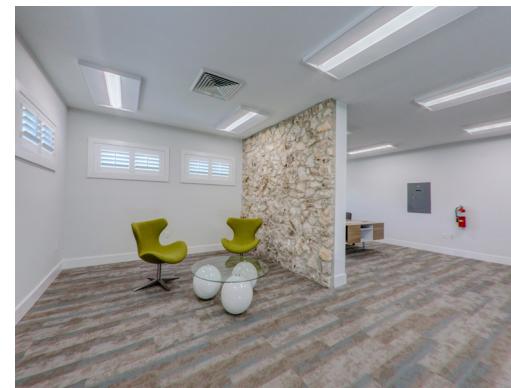
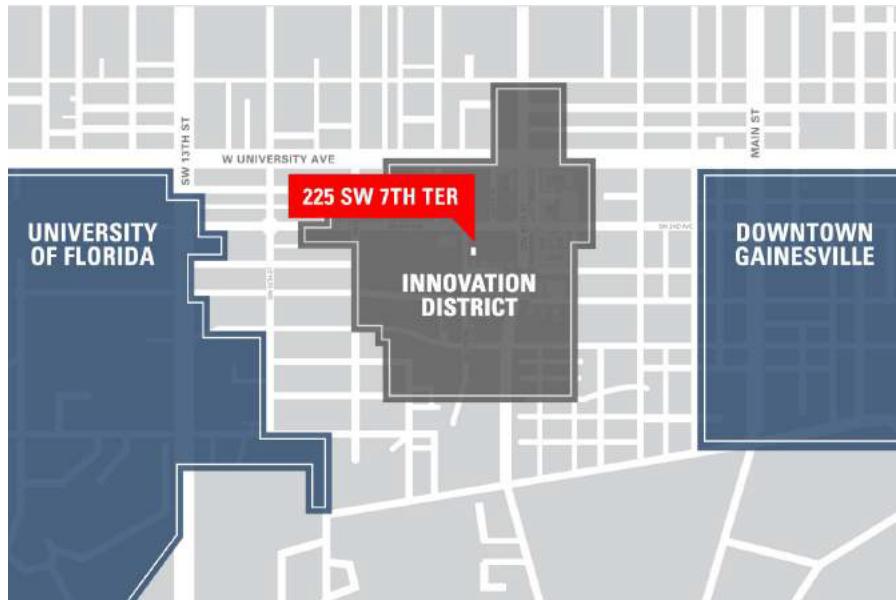
AVAILABLE:
NOW



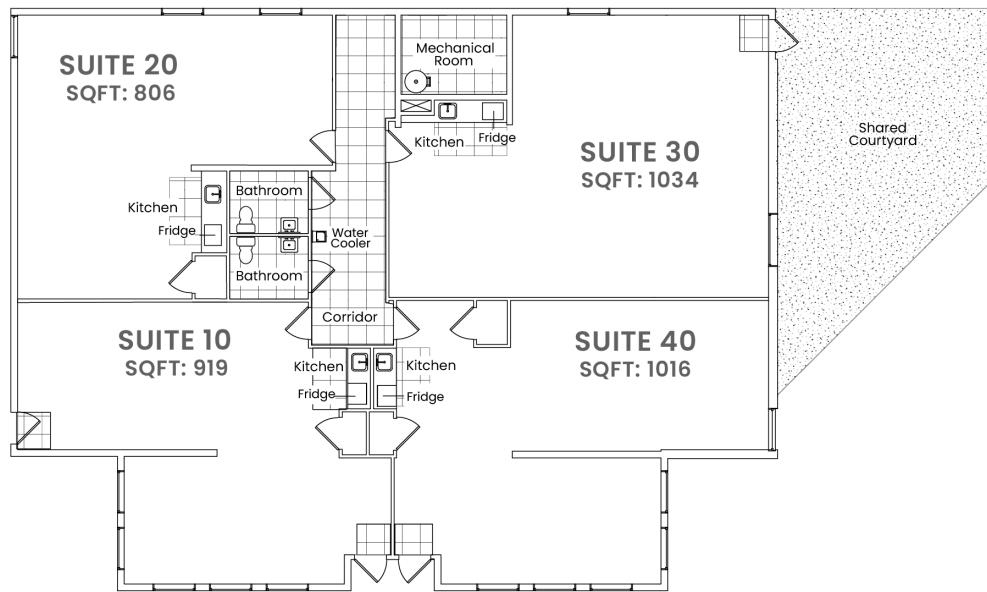
**THE 225 BUILDING
AT GAINESVILLE INNOVATION DISTRICT
ALL-INCLUSIVE OFFICE SPACE
806-3,375 SQFT AVAILABLE FOR LEASE
225 SW 7TH TERRACE | GAINESVILLE, FL 32601**

**THE PERFECT
LOCATION**

The 225 Office Building is located within walking distance of the University of Florida campus and downtown Gainesville in the heart of the Gainesville Innovation District. Seek resources, inspiration and support from the University of Florida and a tight-knit community of other local businesses located nearby and enjoy plenty of dining and shopping options. The 225 Building is located within a mile of over 50 popular restaurants, over coffee shops, 4 banks, 3 hotels, a Publix, and CVS and Five Below.



225 BUILDING FLOORPLAN



AMENITIES AVAILABLE

- All-Inclusive Pricing - Building insurance, property taxes, building and landscaping maintenance, utilities included (limited to average use), internet service, furniture, and property management are all included in rent, so you can spend more time focusing on your business
- Enjoy a private kitchenette, perfect for employees to unwind and recharge. Add a couch and make an employee lounge
- Open-concept floorplan allows for customization and flexibility
- Dedicated attached parking lot
- Beautiful landscaping

SPECIFICATIONS

- 225 SW 7th Terrace | Gainesville, FL 32601
- Available Now
- UMU2 zoning (ideal for tech, marketing, accounting, law firms, or a multitude of other uses.)
- \$29-30 / Sq. Ft
All-inclusive pricing
- **Suite 10:** 919 Sq. Ft, Ideal for 3-6 employees
- **Suite 20:** 806 Sq. Ft, Ideal for 3-5 employees
- **Suite 30:** 1,034 Sq. Ft, Ideal for 4-7 employees
- **Suite 40:** 1,016 Sq. Ft, Ideal for 4-6 employees

SUITE 10



SUITE 20



SUITE 30



SUITE 40



FOR MORE INFORMATION, CONTACT:

John Fleming: 352-336-4930 / Commercial@TrimarkProperties.com