



For Sale or Lease

Premier Class A Office Campus

7600 NW 5th Place | Gainesville, FL 32607

28,775± SF Total

Sale Price: \$5,500,000 | Lease Rate: \$18/SF NNN

Owner financing available for qualified buyers

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Property Overview

Welcome to one of Gainesville's most versatile and well-appointed office campuses. Situated on 3.02± acres just off I-75 and Newberry Road, this 28,775± SF Class A property offers a rare combination of modern infrastructure, flexible layouts and exceptional location.

Highlights

- **Total Area:** 28,775± SF across 3 buildings
- **Lot Size:** 3.02± Acres
- **Year Built:** Shell in 2006 | Completed 2015-2017
- **Stories:** 2
- **Zoning:** BH (Business Highway)
- **Parking:** 134 spaces (1 per 219 SF)
- **Tenancy:** Vacant
- **Parcel ID:** 06656-002-008
- **Use:** Creative, Executive, Traditional Office
- **Ideal For:** Tech, Engineering, Medical or Corporate HQ
- **Financing:** Owner financing available to qualified buyers



Key Features

- Mostly clear-span, non-load-bearing layout for flexible configurations
- Fully wired for data and phone with upgraded electrical systems
- Zoned high-efficiency HVAC systems
- Elevator access and ADA-compliant design
- Electronic key access and exterior video security
- White noise sound system for acoustic comfort
- Natural light throughout with open deck/patio areas
- Executive suites, collaborative rooms and creative workspaces
- On-site café and auditorium
- Furniture negotiable

Floor Plan

BUILDING A

BUILDING SIZE	10,000± SF
CEILING HEIGHT	13'
CONFERENCE ROOMS	5
WORKSTATIONS	64
COLLABORATIVE ROOMS	2
EXECUTIVE OFFICES	3
STORAGE ROOMS	1
SERVER ROOM	1
RESTROOMS	2 - WITH FOUR STALLS EACH
CAFE	1

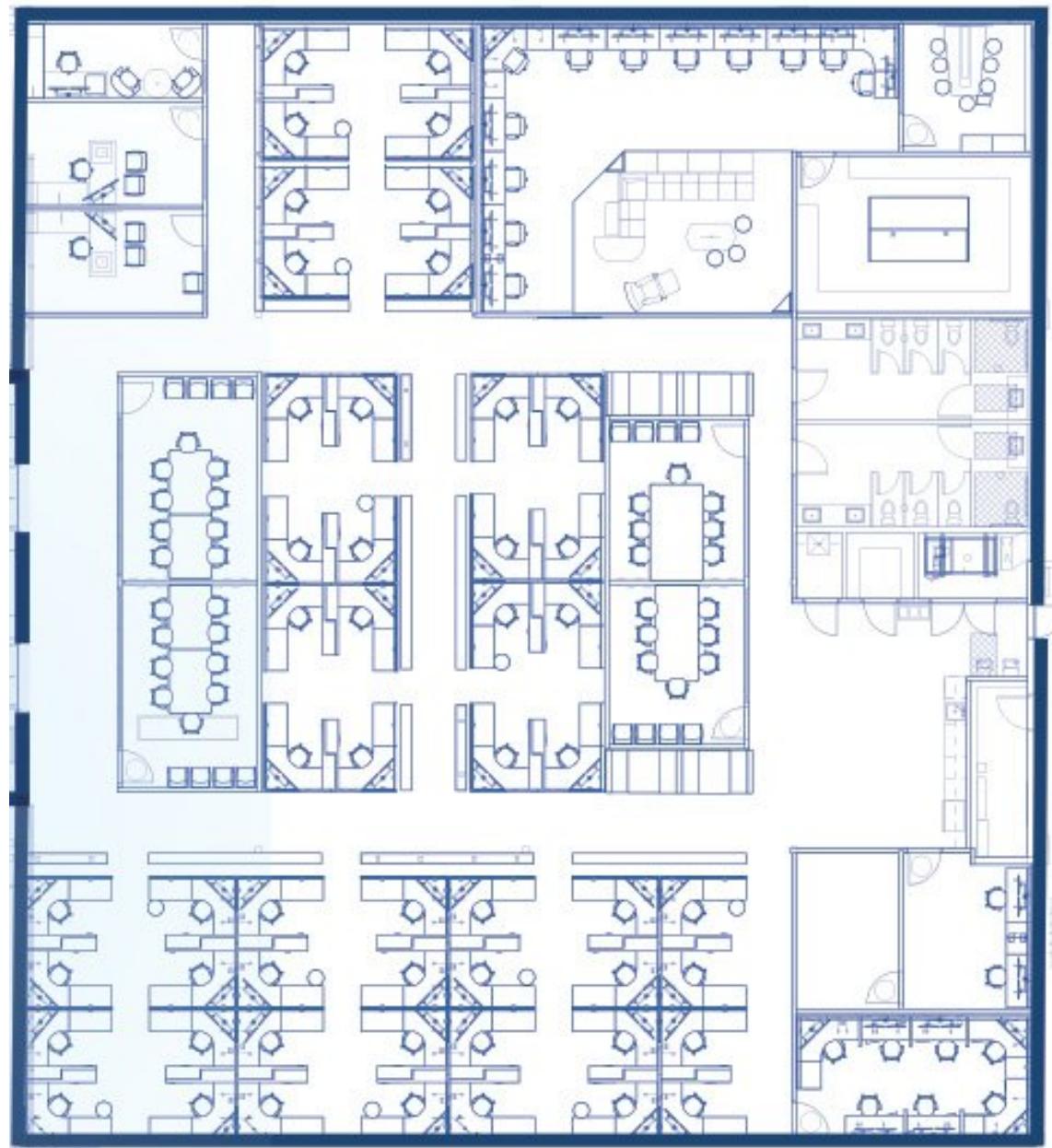


Photo Gallery

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Floor Plan

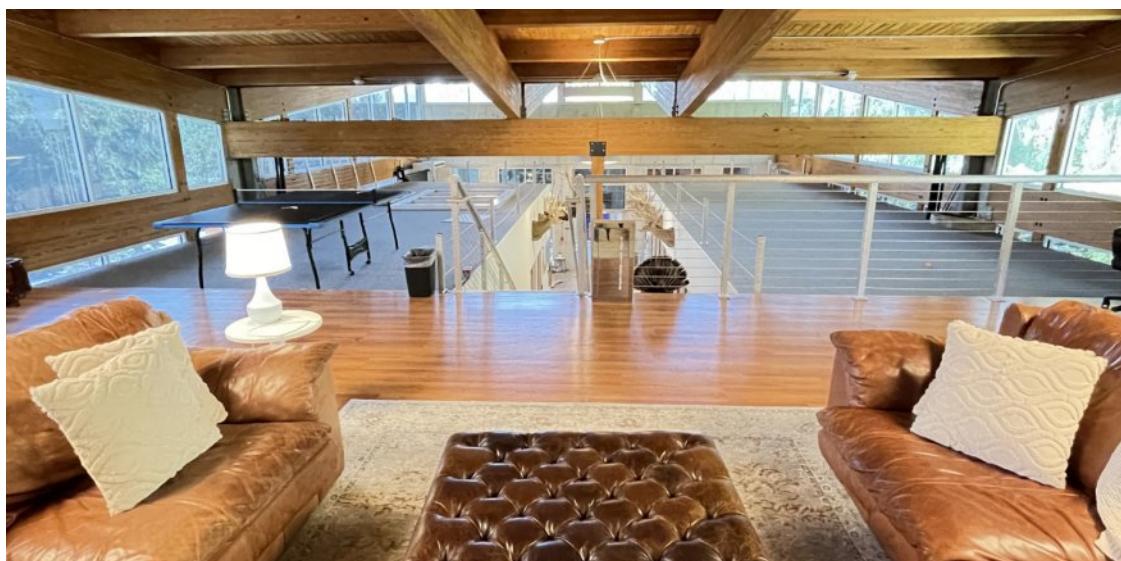
BUILDING B

BUILDING SIZE	2,800± SF
	MEZZANINE: 800± SF
CEILING HEIGHT	18-26'
EXECUTIVE OFFICES	4
RESTROOMS	1 - UNISEX
SHARED OFFICES	4
RECEPTION AREA	1
LOBBY/WAITING AREA	1



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BUILDING B

Floor Plan

BUILDING C

BUILDING SIZE 7,800± SF GROUND LEVEL

CEILING HEIGHT 12' GROUND LEVEL

BUILDING C | UPPER LEVEL

LEVEL SIZE 8,000± SF UPPER LEVEL

CEILING HEIGHT 13' UPPER LEVEL

CONFERENCE ROOMS 6

WORKSTATIONS 69

COLLABORATIVE ROOMS 2

OFFICES 1

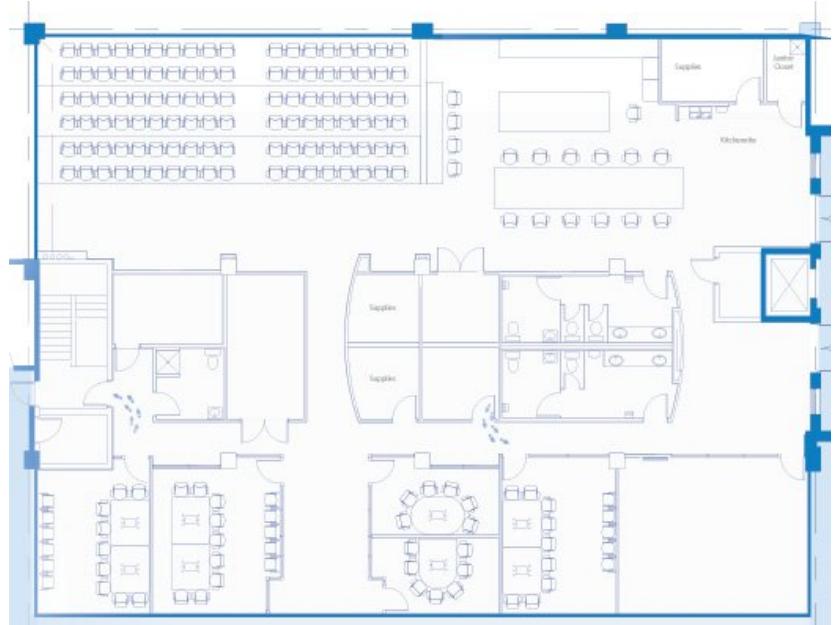
STORAGE ROOMS 2

PRIVATE BOOTHS 3

RESTROOMS 2 - WITH THREE STALLS EACH

SNACK AREA 1

LOWER
LEVEL



UPPER
LEVEL

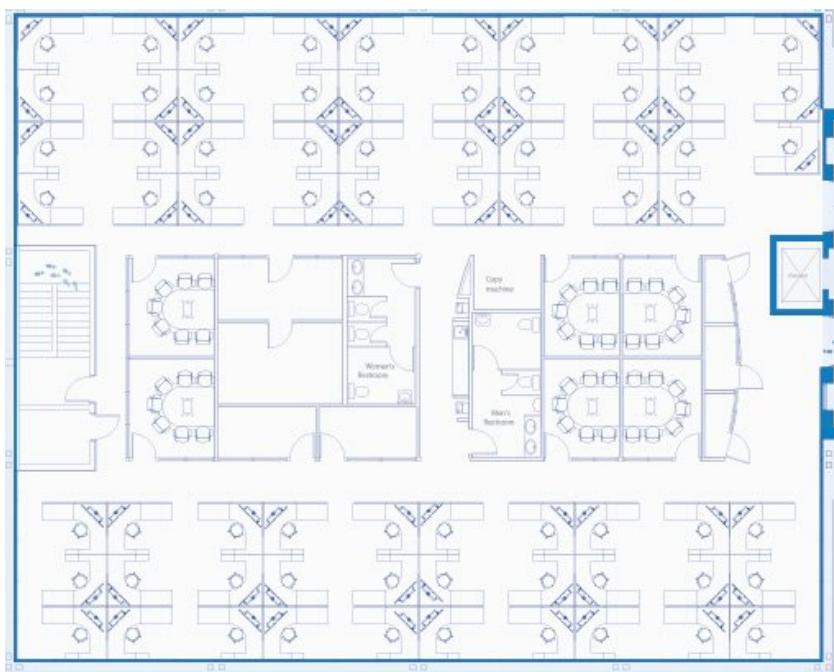


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BUILDING C - FIRST FLOOR

Photo Gallery

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BUILDING C - SECOND FLOOR



Location Highlights

Strategically located in unincorporated Alachua County, just 0.4 miles west of I-75 and minutes from Gainesville's top destinations:

- The Oaks Mall (1M+ SF retail/office)
- North Florida Regional Medical Center
- UF Campus, hotels, restaurants, and retail centers

Regional Access

- 5.2 miles to UF/Ben Hill Griffin Stadium
- 10.3 miles to Gainesville Regional Airport
- 2 hours to Jacksonville, Orlando and Tampa

Traffic Counts

- Newberry Rd: 49,500± AADT
- Tower Rd: 20,500± AADT



Why Gainesville?

Gainesville continues to earn national recognition as one of the most vibrant and livable small cities in the U.S. In 2025, it was ranked among the Top 100 Best Places to Live by Livability.com, thanks to its:

Innovation Ecosystem: Anchored by the University of Florida and the Innovation Square tech hub, Gainesville fosters a thriving startup and research culture.

Quality of Life: With over 3,200 acres of parks and natural areas, a dynamic arts scene and seamless transportation, residents enjoy both urban convenience and outdoor adventure.

Affordability: The cost of living is below the national average, with a median home value of \$250,373 and no state income tax.

Education & Healthcare: Home to top-ranked institutions like UF and UF Health Shands Hospitals, Gainesville excels in both education and medical care.

Cultural Appeal: From museums and performing arts to local festivals and farmers markets, Gainesville offers a rich and diverse lifestyle.



Area Demographics

Source: ESRI Business Analyst, 2025

	Population (2025)	Average Household Income (2025)	Projected Population (2030)	Projected Household Income (2030)
5 Miles	155,660	\$107,308	160,366	\$120,033
10 Miles	248,177	\$99,210	254,844	\$112,043
20 Miles	316,900	\$97,803	327,013	\$110,714

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