



**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



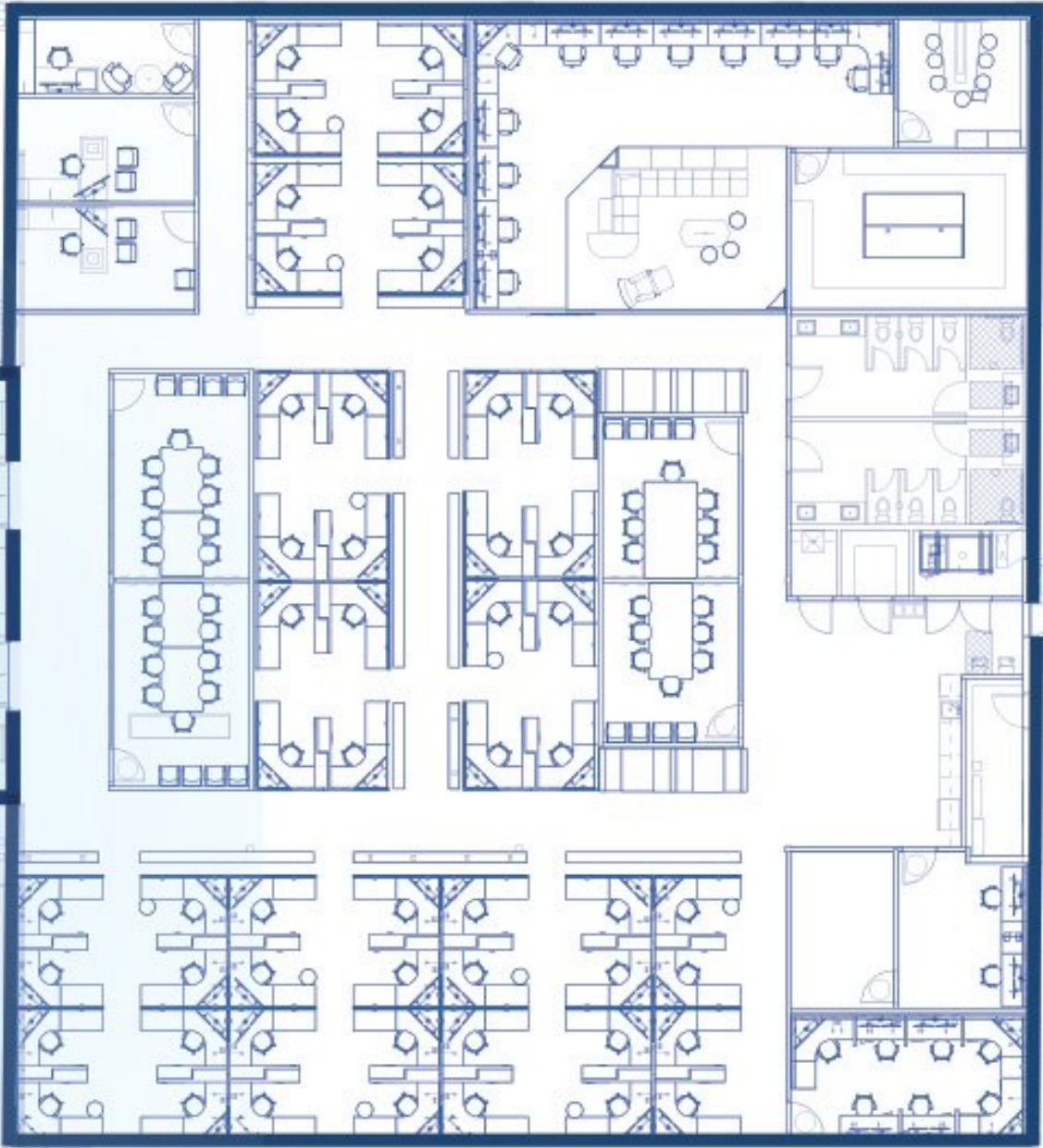
## Key Features

- 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

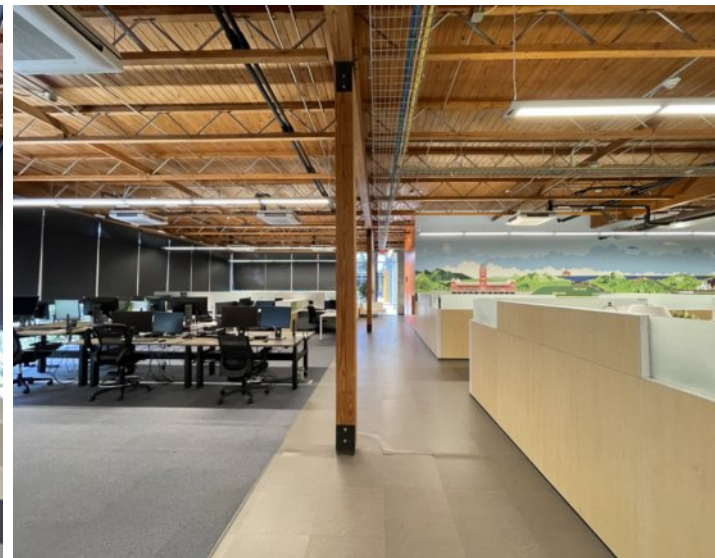
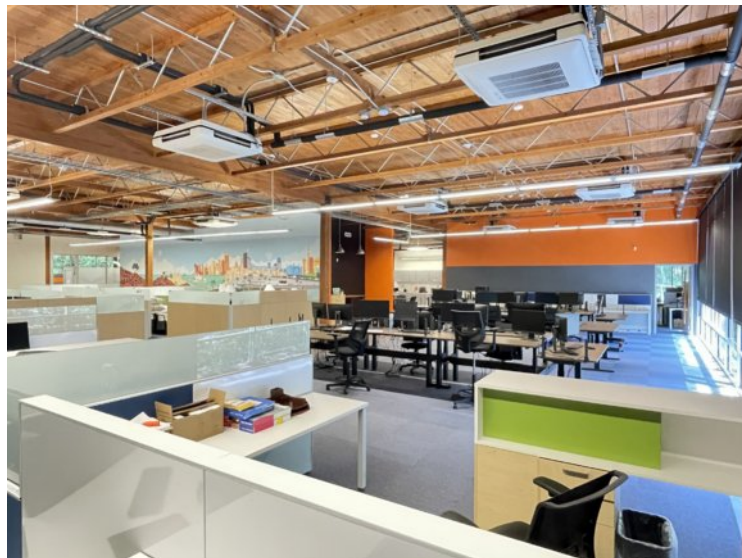
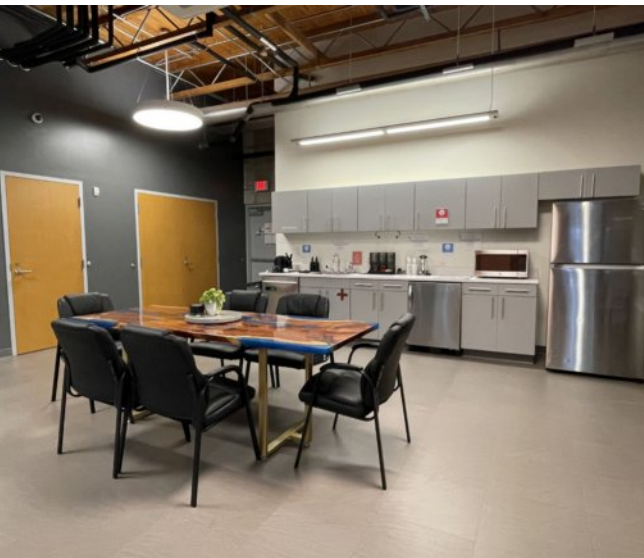
<b>BUILDING SIZE</b>	<b>10,000± SF</b>
<b>CEILING HEIGHT</b>	<b>13'</b>
<b>CONFERENCE ROOMS</b>	<b>5</b>
<b>WORKSTATIONS</b>	<b>64</b>
<b>COLLABORATIVE ROOMS</b>	<b>2</b>
<b>EXECUTIVE OFFICES</b>	<b>3</b>
<b>STORAGE ROOMS</b>	<b>1</b>
<b>SERVER ROOM</b>	<b>1</b>
<b>RESTROOMS</b>	<b>2 - WITH FOUR STALLS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





# Photo Gallery

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# Floor Plan

## BUILDING B

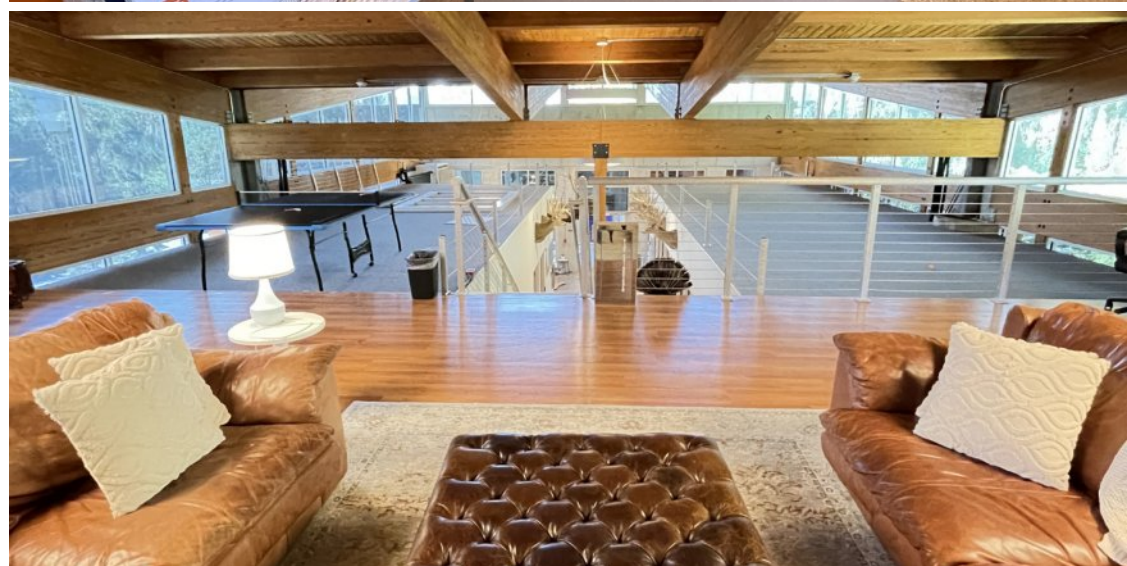
<b>BUILDING SIZE</b>	<b>2,800± SF</b>
	<b>MEZZANINE: 800± SF</b>
<b>CEILING HEIGHT</b>	<b>18-26'</b>
<b>EXECUTIVE OFFICES</b>	<b>4</b>
<b>RESTROOMS</b>	<b>1 - UNISEX</b>
<b>SHARED OFFICES</b>	<b>4</b>
<b>RECEPTION AREA</b>	<b>1</b>
<b>LOBBY/WAITING AREA</b>	<b>1</b>





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# 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

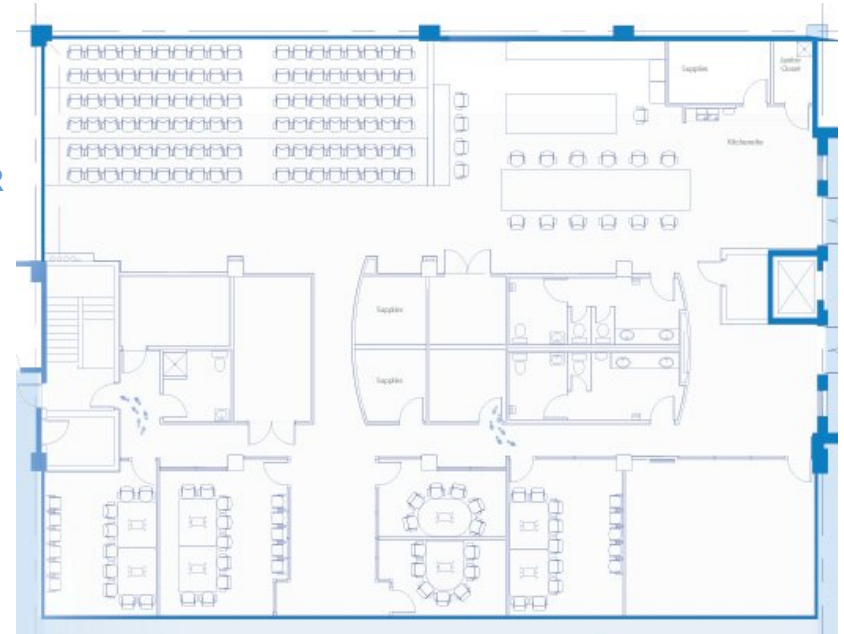
**STORAGE ROOMS** 2

**PRIVATE BOOTHS** 3

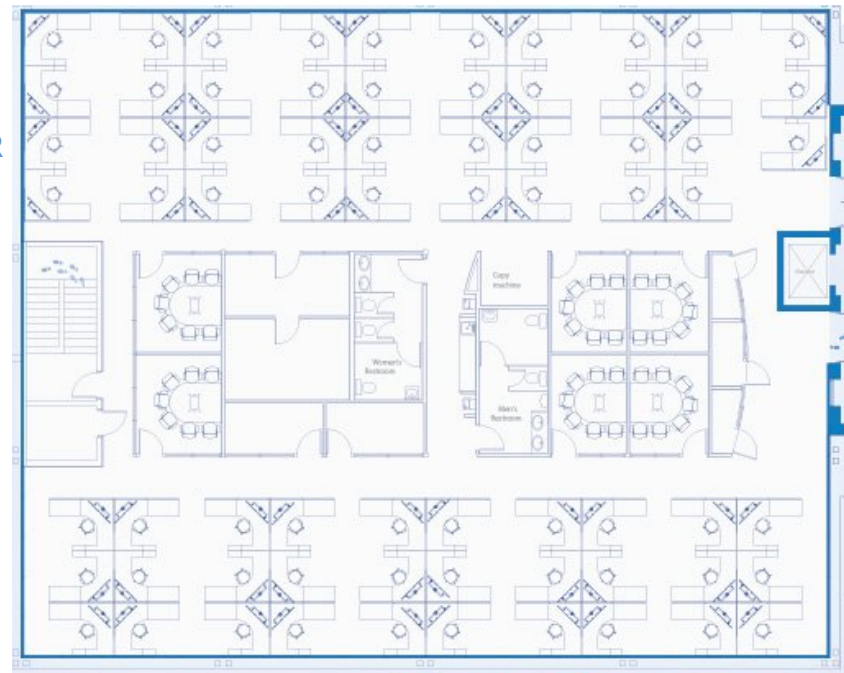
**RESTROOMS** 2 - WITH THREE STALLS EACH

**SNACK AREA** 1

LOWER  
LEVEL



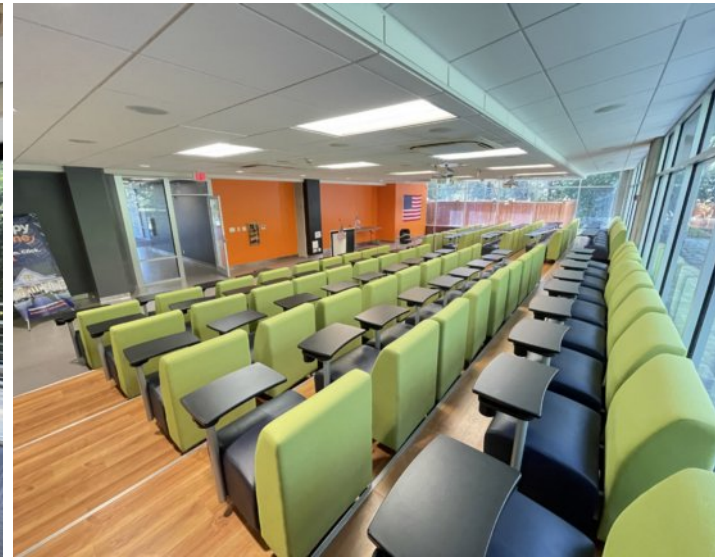
UPPER  
LEVEL





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# 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.

## 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



## Area Demographics

Source: ESRI Business Analyst, 2025

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

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