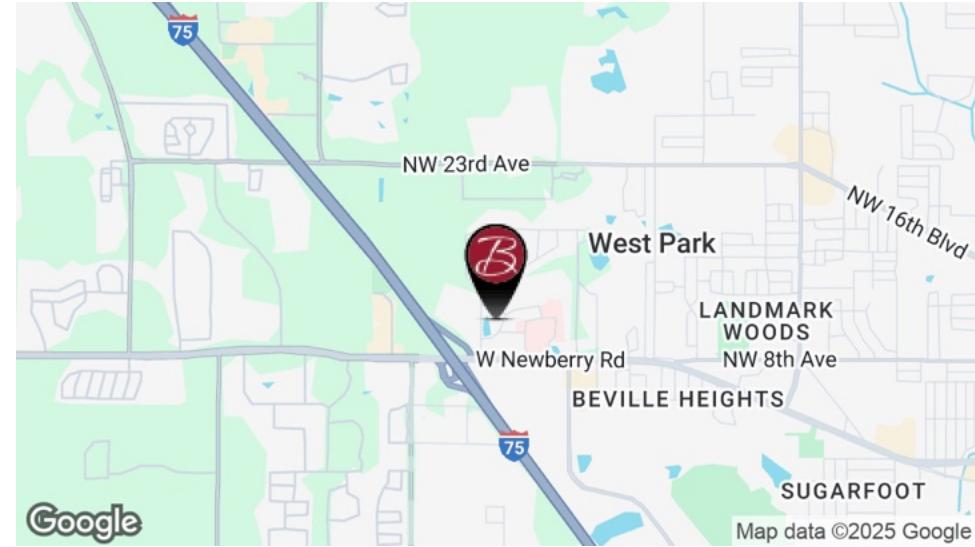


# MOB NNN INVESTMENT PROPERTY

## EXECUTIVE SUMMARY

6800 Northwest 9th Boulevard | Gainesville, FL 32605



### OFFERING SUMMARY

Sale Price:	\$1,500,000
total Size:	6,104 SF
Number of Units:	2
Price / SF:	\$245.74
Cap Rate:	7.43%
NOI:	\$111,398
Year Built:	1985
Zoning:	Hospital and Medical (HM)
Submarket:	HCA Campus

### PROPERTY OVERVIEW

Suites 3 and 4 at 6900 NW 9th Blvd offer a rare opportunity to acquire a fully stabilized medical office investment in Gainesville's premier healthcare corridor. The combined suites are leased to HCA Healthcare, one of the nation's leading providers of healthcare services, under a 5-year NNN lease that commenced in 2025. Annual rental increases start at \$18.25 per square foot NNN.

### PROPERTY HIGHLIGHTS

- National Tenant Stability
- Professionally Managed Asset
- Strong Surrounding Demographics
- Turnkey Investment Opportunity

### FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



**BOSSHARDT**  
REALTY SERVICES  
COMMERCIAL & LAND DIVISION

# MOB NNN INVESTMENT PROPERTY

## ADDITIONAL PHOTOS

6800 Northwest 9th Boulevard | Gainesville, FL 32605



### FOR MORE INFORMATION:



Eric Ligman  
Director  
352.256.2112  
Ericligman@bosshardtrealty.com



**BOSSHARDT**  
REALTY SERVICES  
COMMERCIAL & LAND DIVISION

# MOB NNN INVESTMENT PROPERTY

6800 Northwest 9th Boulevard | Gainesville, FL 32605



## FOR MORE INFORMATION:



**Eric Ligman**  
Director  
352.256.2112  
Ericligman@bosshardtrealty.com

 **BOSSHARDT**  
REALTY SERVICES  
COMMERCIAL & LAND DIVISION

# MOB NNN INVESTMENT PROPERTY

## RENT ROLL

6800 Northwest 9th Boulevard | Gainesville, FL 32605

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
3	HCA	1,848 SF	\$18.25	\$33,726	1/1/2025	12/31/30
4	HCA	4,256 SF	\$18.25	\$77,672	1/1/2025	12/31/30
<b>TOTALS</b>		<b>6,104 SF</b>		<b>\$111,398</b>		

NNNCharges Managed by Bosshardt Realty Services The Triple Net (NNN) charges administered by Bosshardt Realty Services on behalf of the Association include Common Area Maintenance (CAM), liability insurance, and condominium association dues. These charges are billed to the tenant in addition to property taxes, which are also the tenant's responsibility. Bosshardt oversees the budgeting, collection, and disbursement of these funds to ensure the shared operational costs of the property are properly maintained and allocated.

### FOR MORE INFORMATION:



**Eric Ligman**  
Director  
352.256.2112  
Ericligman@bosshardtrealty.com



# MOB NNN INVESTMENT PROPERTY

6800 Northwest 9th Boulevard | Gainesville, FL 32605



# SUITE 3



## FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**  
REALTY SERVICES  
COMMERCIAL & LAND DIVISION

# MOB NNN INVESTMENT PROPERTY

**SUITE 3**

6800 Northwest 9th Boulevard | Gainesville, FL 32605



**FOR MORE INFORMATION:**

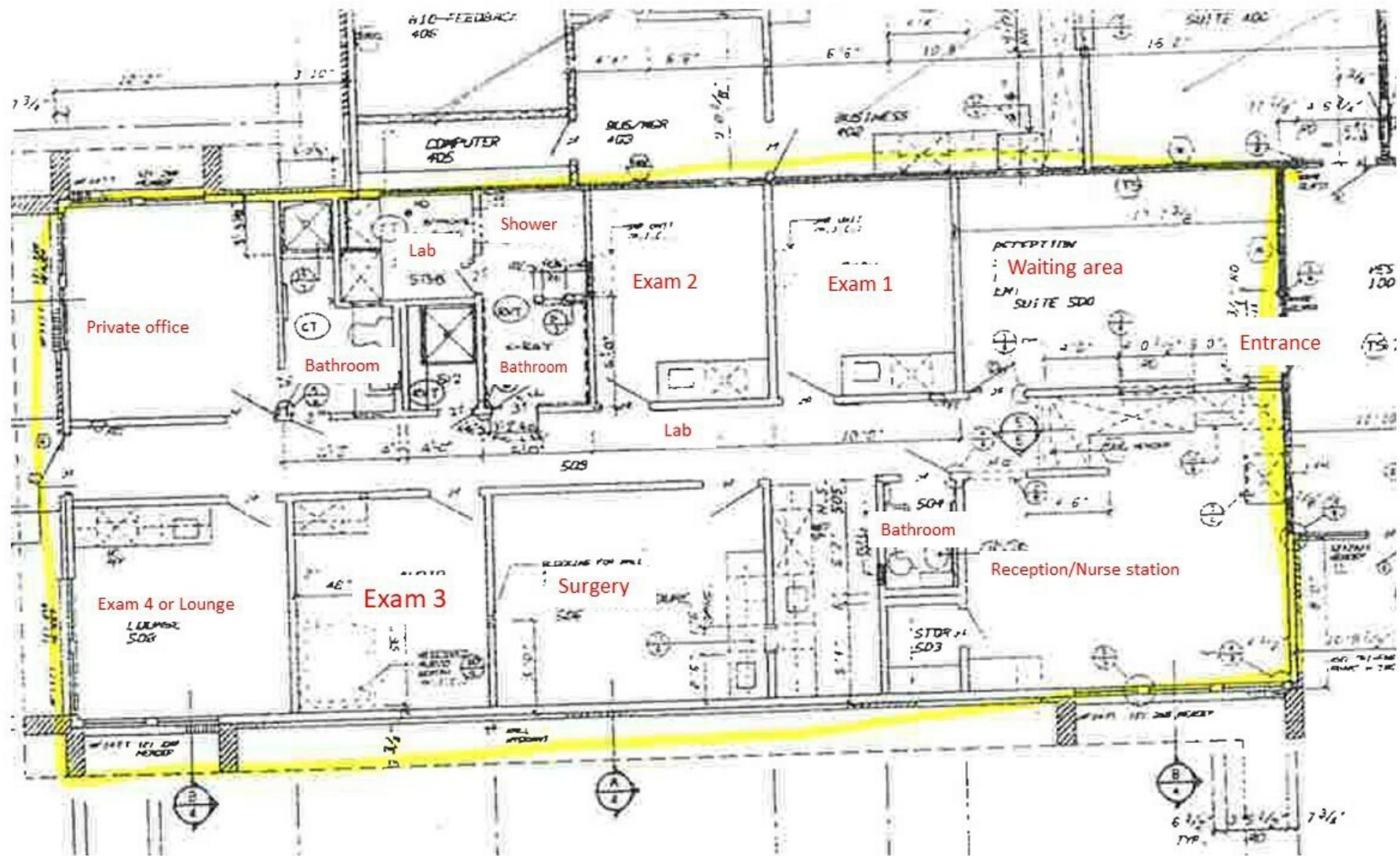


**Eric Ligman**  
Director  
352.256.2112  
Ericligman@bosshardtrealty.com

# MOB NNN INVESTMENT PROPERTY

## SUITE 3 FLOORPLAN

6800 Northwest 9th Boulevard | Gainesville, FL 32605



## FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

# MOB NNN INVESTMENT PROPERTY

6800 Northwest 9th Boulevard | Gainesville, FL 32605



# SUITE 4



## FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)

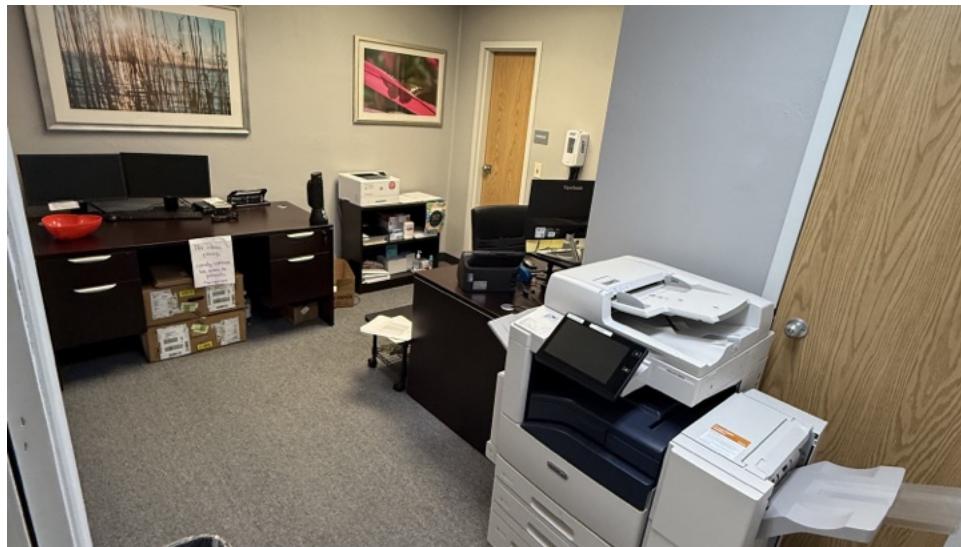


**BOSSHARDT**  
REALTY SERVICES  
COMMERCIAL & LAND DIVISION

# MOB NNN INVESTMENT PROPERTY

**SUITE 4**

6800 Northwest 9th Boulevard | Gainesville, FL 32605



**FOR MORE INFORMATION:**



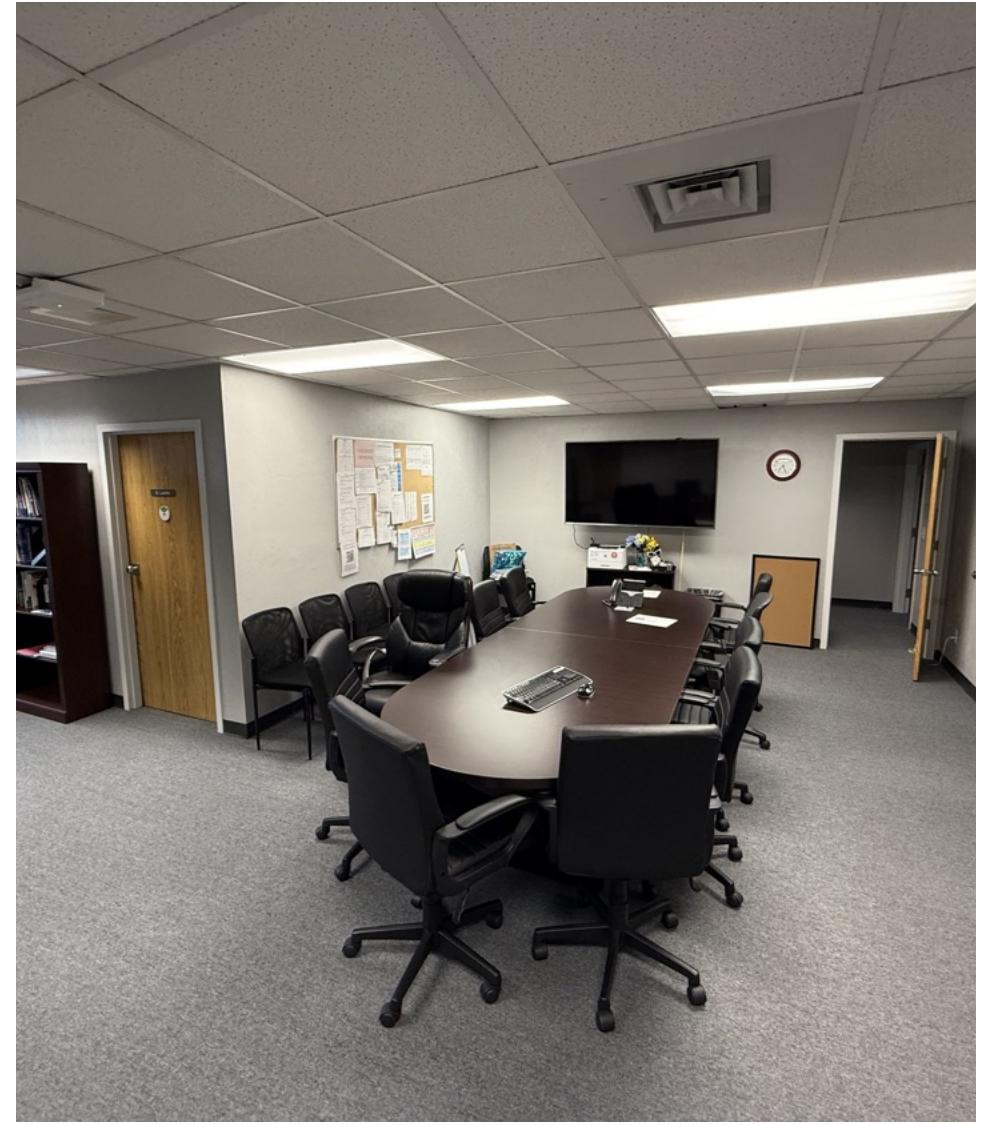
**Eric Ligman**  
Director  
352.256.2112  
Ericligman@bosshardtrealty.com

 **BOSSHARDT**  
REALTY SERVICES  
COMMERCIAL & LAND DIVISION

# MOB NNN INVESTMENT PROPERTY

**SUITE 4**

6800 Northwest 9th Boulevard | Gainesville, FL 32605

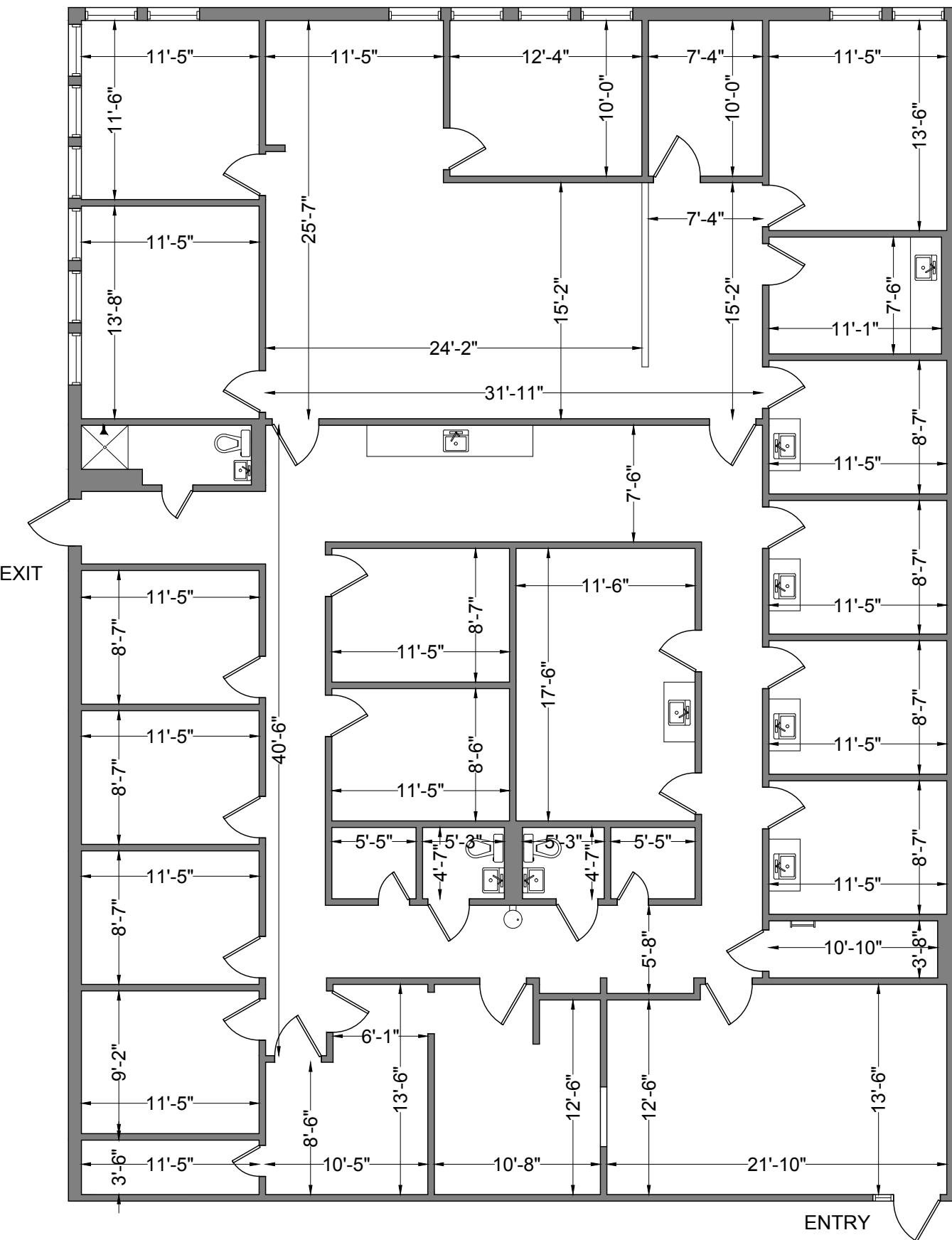


**FOR MORE INFORMATION:**



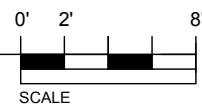
**Eric Ligman**  
Director  
352.256.2112  
Ericligman@bosshardtrealty.com

 **BOSSHARDT**  
REALTY SERVICES  
COMMERCIAL & LAND DIVISION



**SUITE 4**

BOMA 2017 - OFFICE



6800 NW 9 BLVD.  
GAINESVILLE, FL

OCTOBER 3, 2018

# MOB NNN INVESTMENT PROPERTY

## ADVISOR

6800 Northwest 9th Boulevard | Gainesville, FL 32605



### ERIC LIGMAN

Director

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)

Direct: **352.256.2112** | Cell: **352.256.2112**

### PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

### MEMBERSHIPS

ICSC  
LoopNet  
CoStar  
Gainesville Chamber Commerce  
GACAR- Gainesville Alachua County Association of Realtors  
National Association of Realtors (NAR)

**Bosshardt Realty Services**  
5542 NW 43rd Street  
Gainesville, FL 32653  
352.371.6100

### FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**  
REALTY SERVICES  
COMMERCIAL & LAND DIVISION