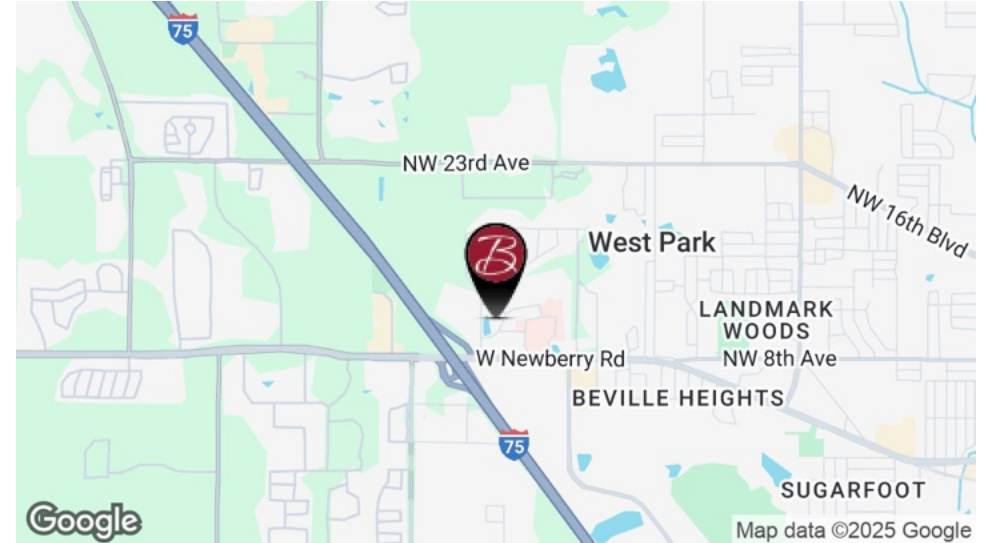


MOB NNN INVESTMENT PROPERTY

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:



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MOB NNN INVESTMENT PROPERTY

ADDITIONAL PHOTOS

6800 Northwest 9th Boulevard | Gainesville, FL 32605



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BOSSHARDT
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

MOB NNN INVESTMENT PROPERTY

6800 Northwest 9th Boulevard | Gainesville, FL 32605



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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
TOTALS		6,104 SF		\$111,398		

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:



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BOSSHARDT
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MOB NNN INVESTMENT PROPERTY

6800 Northwest 9th Boulevard | Gainesville, FL 32605



SUITE 3



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BOSSHARDT

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MOB NNN INVESTMENT PROPERTY

SUITE 3

6800 Northwest 9th Boulevard | Gainesville, FL 32605



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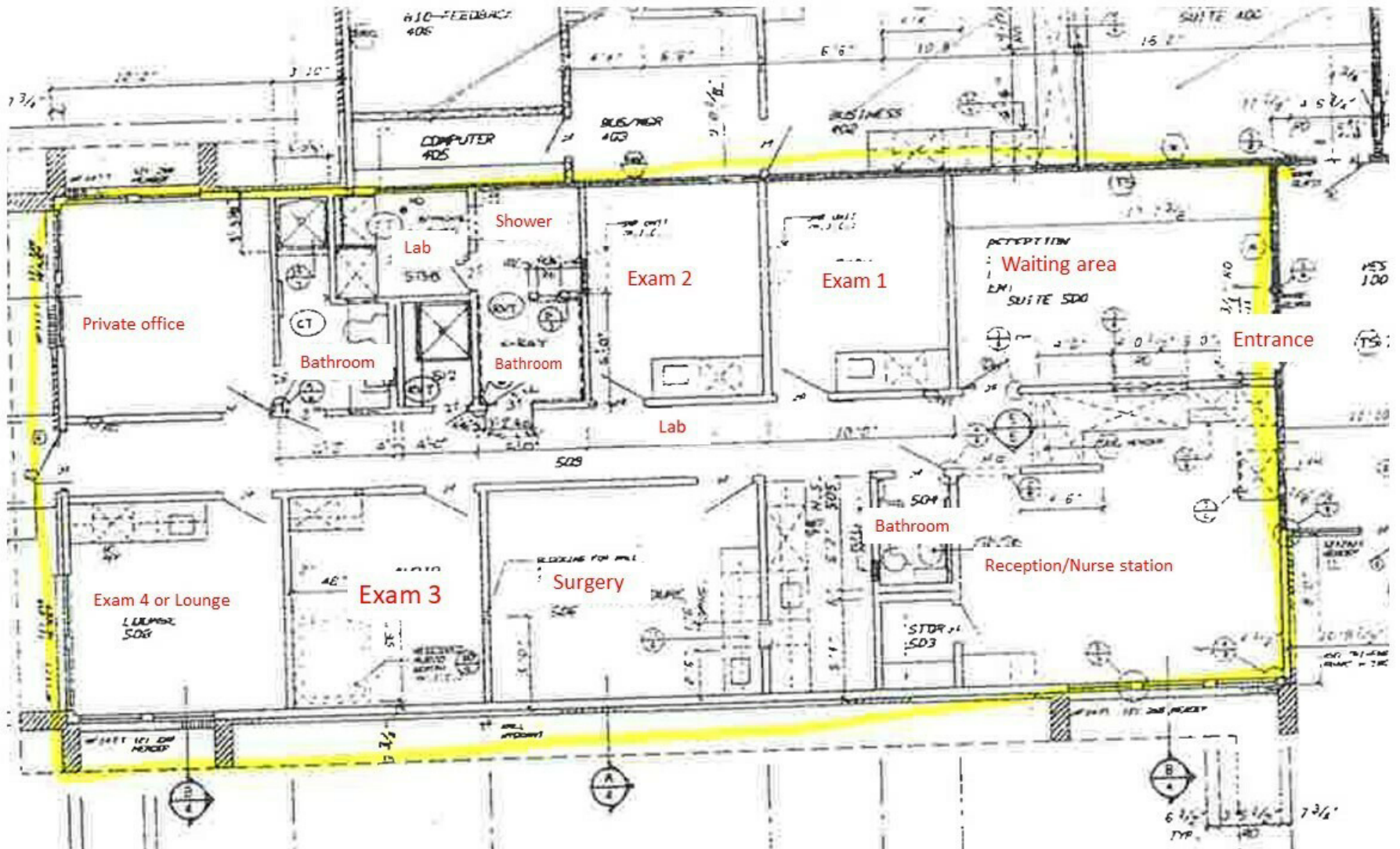
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COMMERCIAL & LAND DIVISION

MOB NNN INVESTMENT PROPERTY

SUITE 3 FLOORPLAN

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MOB NNN INVESTMENT PROPERTY

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SUITE 4

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BOSSHARDT

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SUITE 4

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MOB NNN INVESTMENT PROPERTY

SUITE 4

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BOSSHARDT
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MOB NNN INVESTMENT PROPERTY

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ERIC LIGMAN

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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)

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