



Downtown Class A Office Space for Sale

300 E. University Avenue, Suite 100 | Gainesville, FL 32601

Size: 7,284± SF | **Sale Price:** \$1,349,000

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Colliers

104 SW 6th Street

Gainesville, FL 32601

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Property Summary

Address:	300 E. University Avenue, Suite 100 Gainesville, FL 32601
Parcel #	14672-010-001
Submarket	Downtown
Land Size	0.48 Acres
Building Size	7,284 SF
Year Built	2005
Jurisdiction	City of Gainesville
Zoning	DT Zoning (up to 150 units/acre)
Land Use	Urban Core (up to 150 units/acre)
Parking	20± spaces
Property Taxes (2025)	\$69.63 (Tax Exempt Business)
HOA Dues* (2025)	\$3,006.61/month

* Condo dues provide maintenance of all common areas (halls and bathrooms), exterior door security, maintenance of exterior walls including windows, maintenance of shrubbery and parking lot, cooling towers for A/C, insurance on the building, 3 parking lots, hall bathrooms, and A/C for the halls.

Commerce Building Tenants

- Gainesville Sports Commission
- National Guard Recruiting
- Navy Officer Recruiting
- Sereneville Health
- Arena Counseling and Wellness
- Silverman & Mack, LLC
- North Florida/South Georgia Veterans System
- U.S. Attorney
- ECS4KIDS - Episcopal Children's Services



Property Details

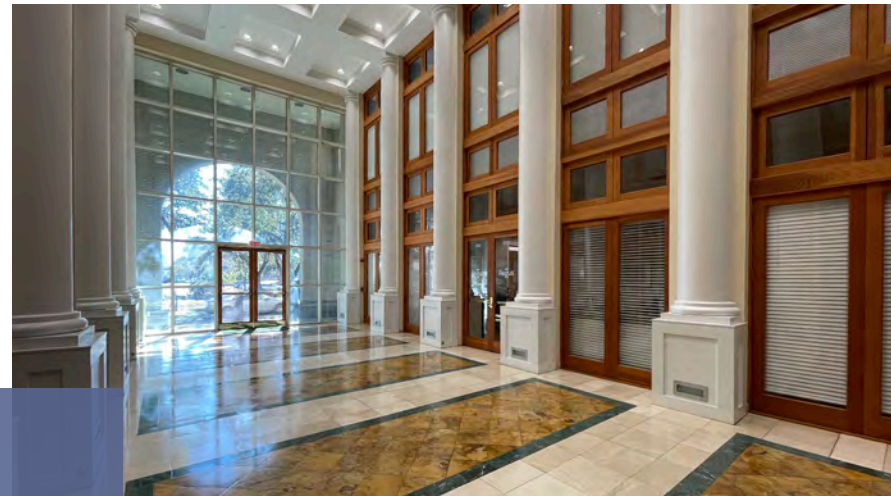
This move-in ready 7,264± SF Class A office suite occupies a prime first-floor position in a stately three-story brick and stone building with exceptional visibility along University Avenue. Its downtown address places your business steps from government offices, top restaurants, retail, arts, and entertainment—offering unmatched convenience for clients and employees alike.

Enter through the building's grand marble lobby, where elegant oak-and-glass doors lead directly into a sophisticated workspace featuring 12-foot ceilings and abundant natural light. Expansive interior windows overlook the lobby while exterior windows along University Avenue illuminate seven private offices and open work areas, creating a bright, inviting professional environment.

Designed for productivity and flexibility, the suite includes a large reception area for guests, a large training/board room, conference room, seven spacious private offices with large windows, twelve modular Steelcase offices, open work and collaboration areas, an IT closet, restroom, copy area and storage. Dedicated on-site parking lots further enhance the ease of doing business downtown.

Highlights

- Secure after-hours digital access system for enhanced safety and convenience
- Striking marble and granite finishes throughout common areas and restrooms
- Durable steel-and-concrete construction with classic brick veneer exterior
- Fully wired to support modern technology, connectivity, and high-capacity operations
- Unbeatable downtown Gainesville location, walkable to restaurants, shops, hotels, arts venues and major government buildings
- Directly across from City Hall and the downtown plaza
- Steps from city and county offices and many of Gainesville's top dining options
- Ample on-site parking for employees and clients
- Additional nearby parking garages for overflow or visitor needs



Floor Plan

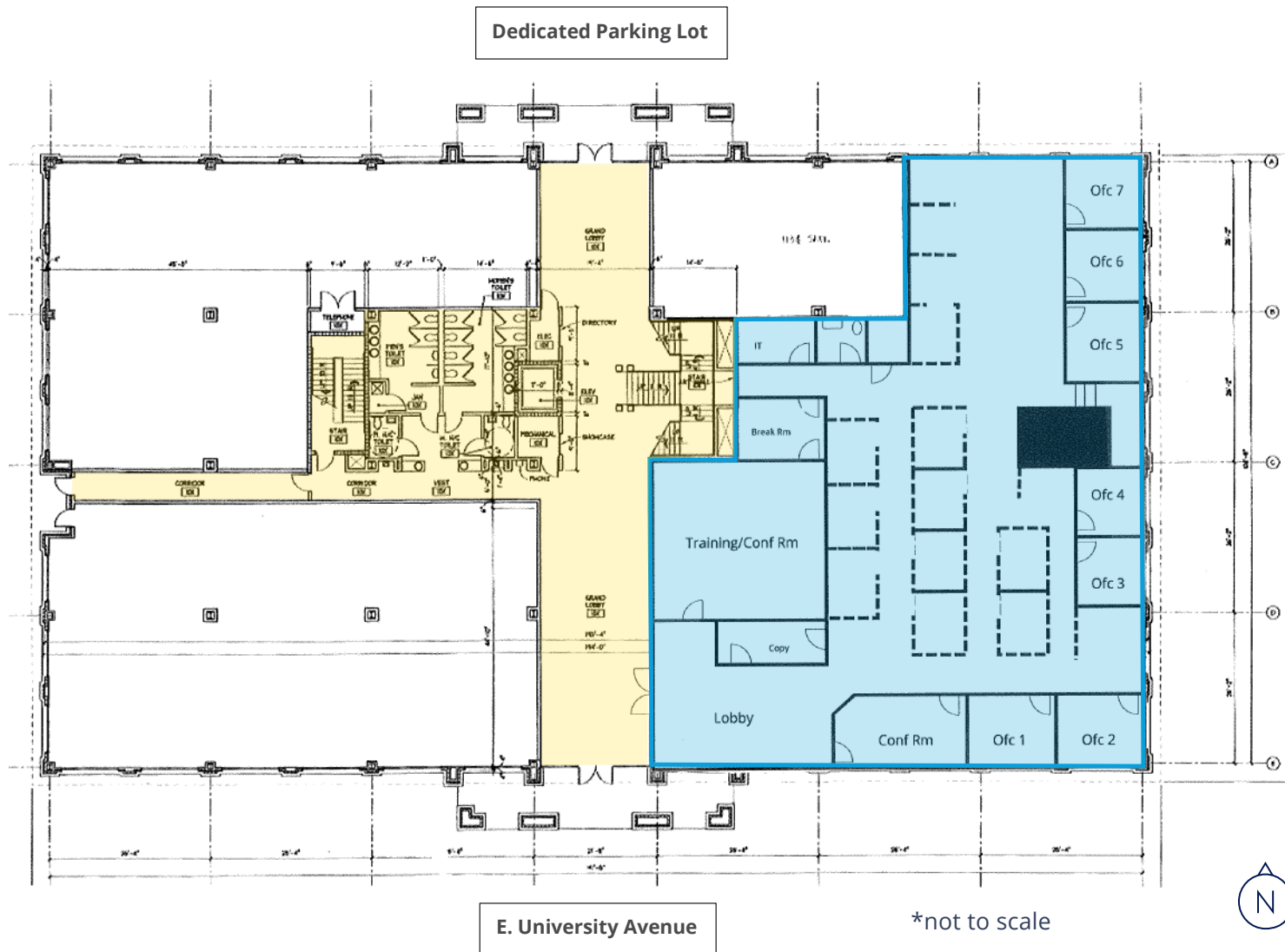


Photo Gallery

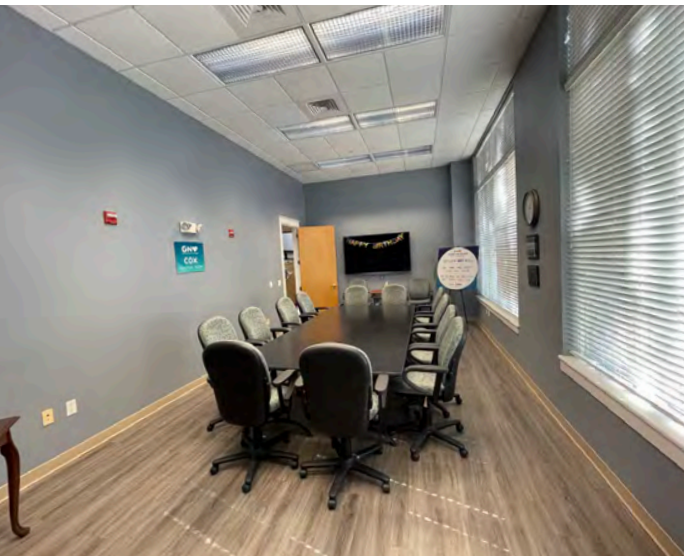
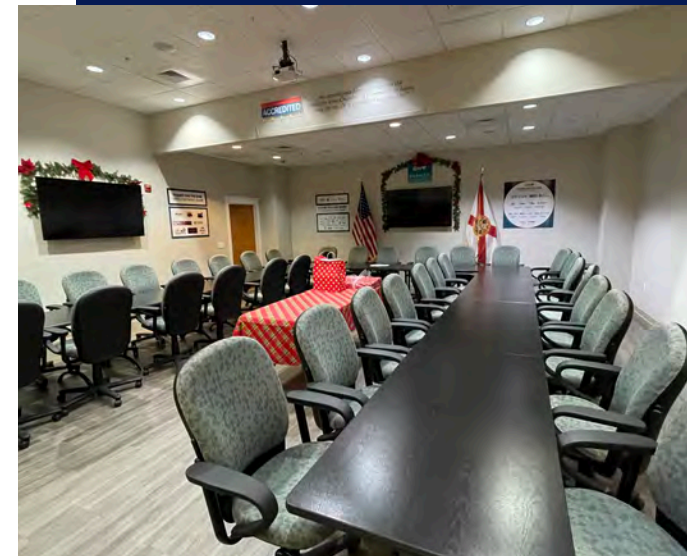


Photo Gallery



Location





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Contact Us

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Area Demographics

Source: ESRI Business Analyst, 2025



**Population
(2025)**

1 Mile 13,589
3 Mile 72,513
5 Mile 143,838



**Population
Projection (2030)**

13,858
72,346
144,265



**Average Household
Income (2025)**

\$63,426
\$66,449
\$73,910



**Projected Average
Household Income (2030)**

\$71,345
\$74,625
\$82,062

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