

2025 SW 75th STREET, GAINESVILLE, FL 32607



OFFICE SPACE FOR LEASE

1 Unit Available
Approximately
1000 SF
\$1700/mo
Modified Gross



PROPERTY HIGHLIGHTS

Now available for lease, this 1,000 SF Tower road office space is perfect for any professional office use. Adjacent tenancy includes Pediatric doctors office, government offices, therapists, and more. This office park is located adjacent to the prestigious Oak Hall school, and a large new mixed-use & multifamily development providing numerous restaurant and retail amenities as well as a central Gainesville location for employees and clients. All Archer road & Newberry road have to offer is just a short drive away in addition to the office's proximity to I-75. The office features private access, a large rear conference room, 3 private offices, a private restroom, several work-nooks, and an open co-working space. Priced at only \$1,700.00 modified gross lease, do not miss this opportunity to relocate your business or open your first office. Contact our listing agents to schedule a showing or for more details! These office spaces with numerous restaurants, retail, and cafes within just a short walking distance.



LISTING
AGENT



TERESA
CALLEN

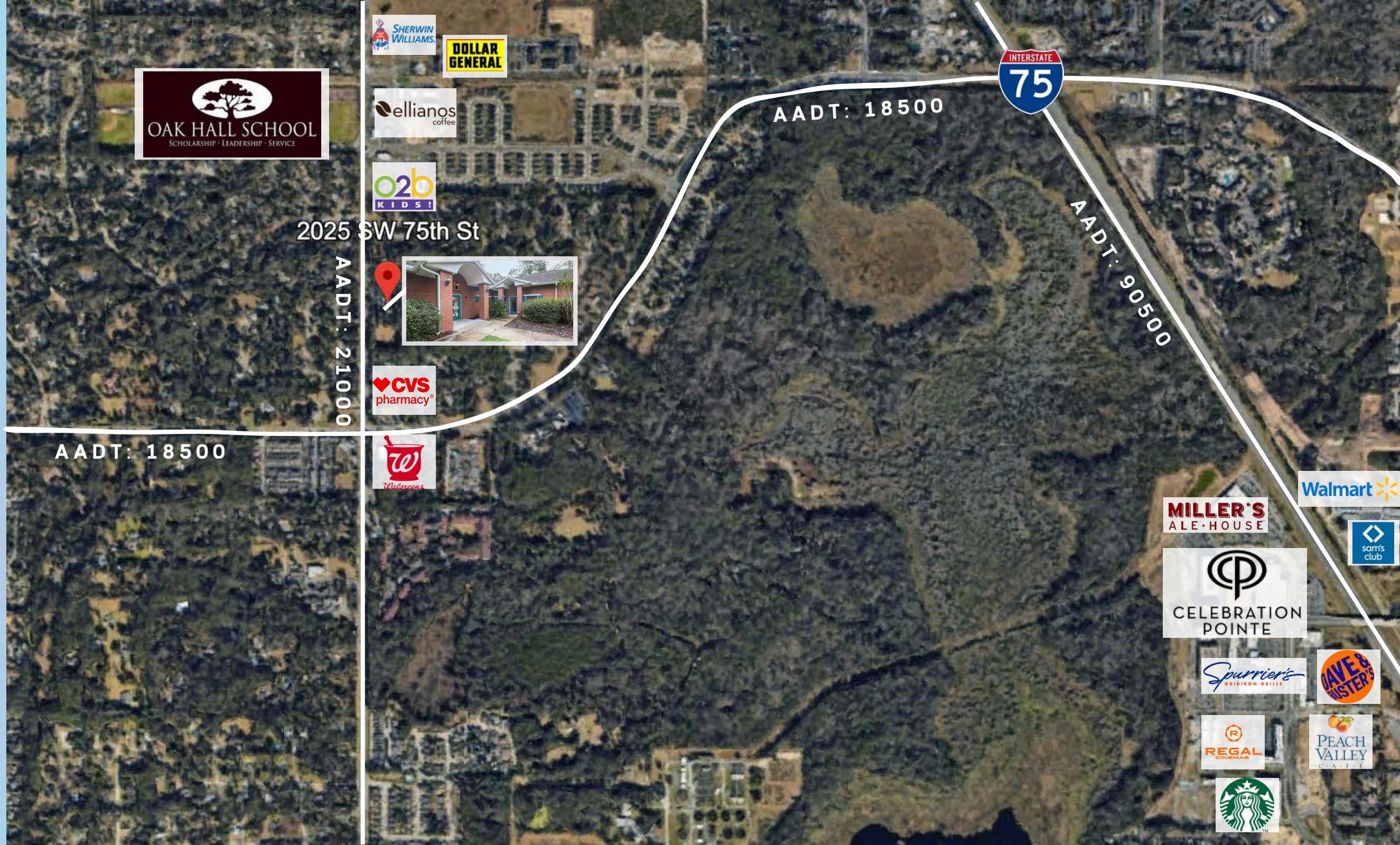
TERESA@PORTALGAINESVILLE.COM

352.871.5865

AERIAL HIGHLIGHTS

Located off of Tower Rd
Minutes form Archer Rd,
Newberry Rd, and Interstate
75

Located minutes from 4
Alachua County Schools and
multiple daycares



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PROPERTY SUMMARY

Located off of Tower Road, this Unit is nearby Oak Hall School, Kimball Wiles, Kanapaha Middle School, and O2B Kids

Income
 Median Household Income
 \$48,656

Housing
 Total Housing Units
 15,993

Families & Living Arrangements
 Total Households
 13,077

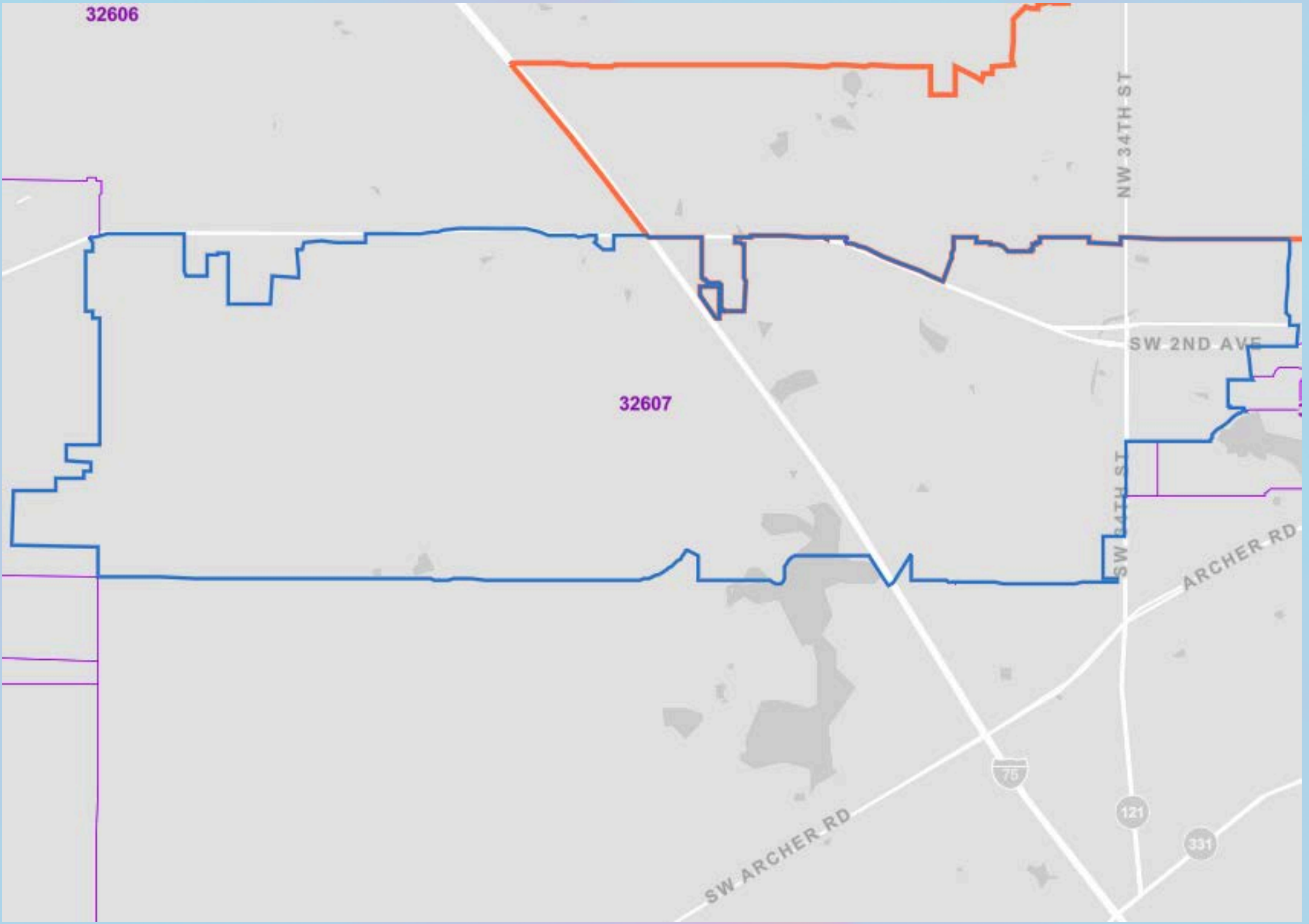
Populations and People
 Total Population
 35,420

Median Age
 Populations & People
 27.1

Business and Economy
 Total Employer Establishments
 603

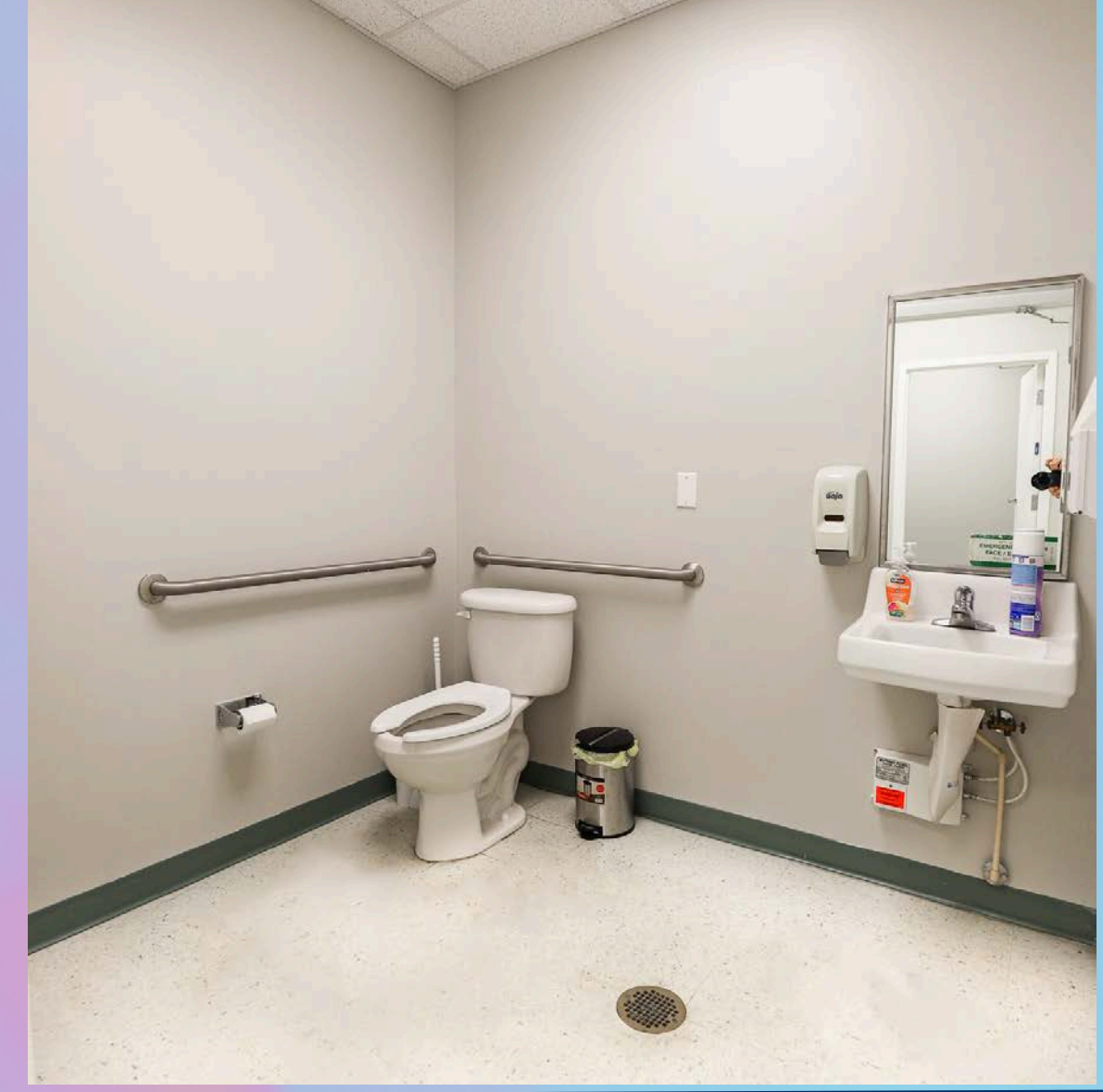
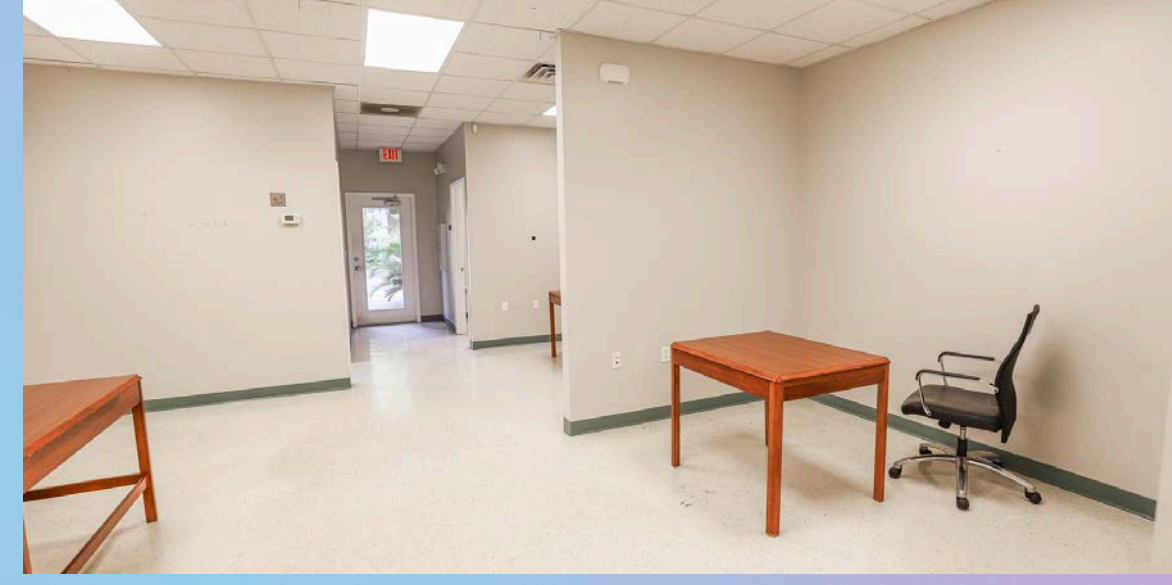
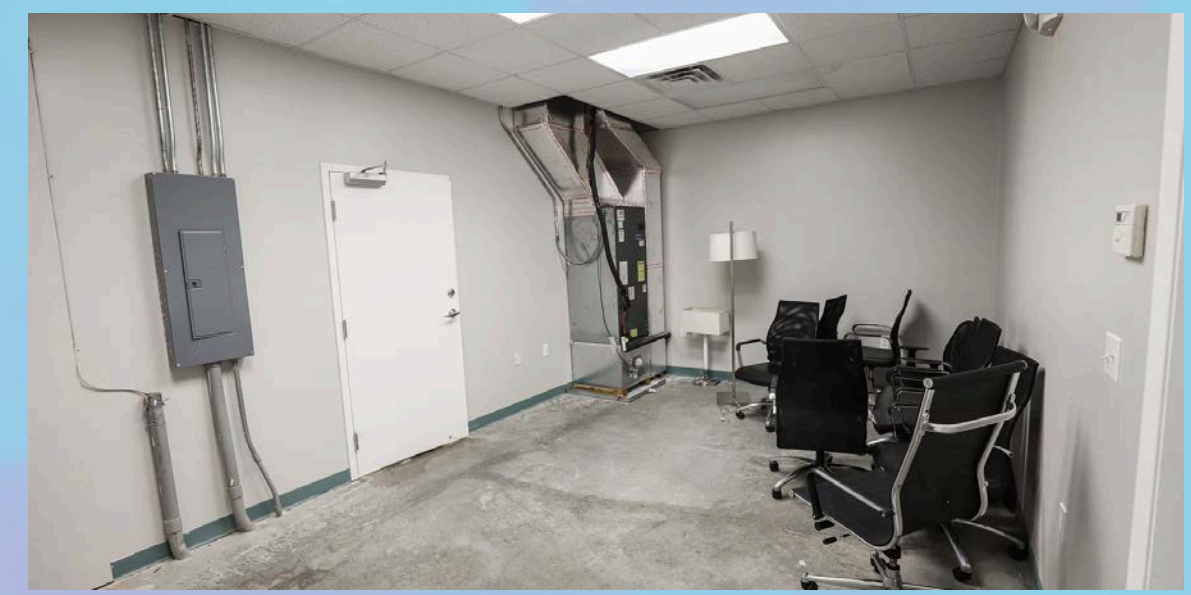
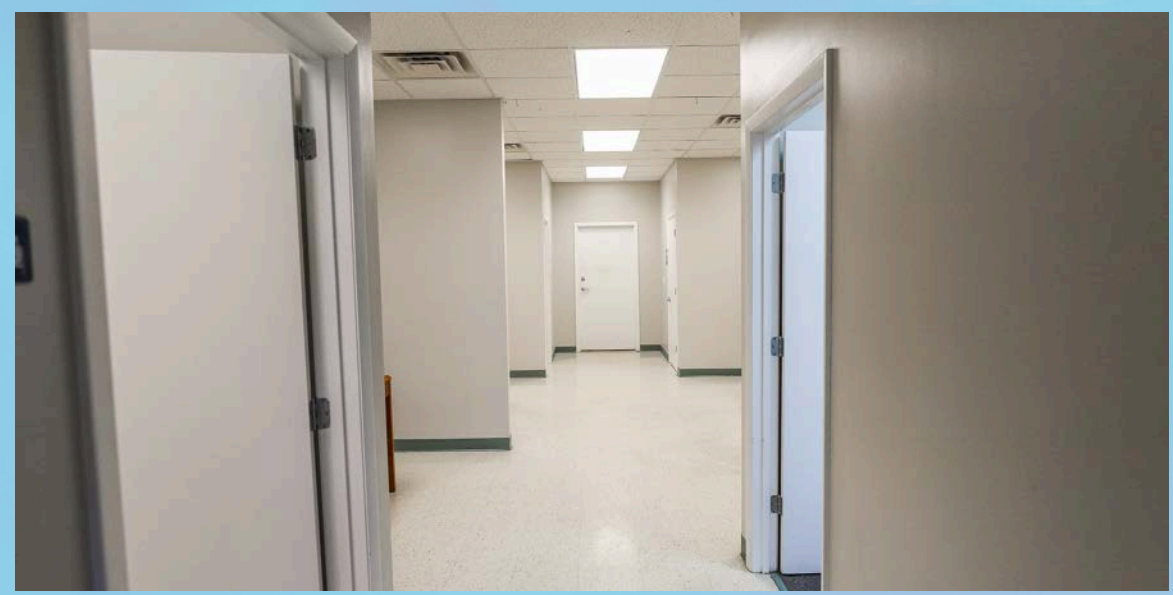


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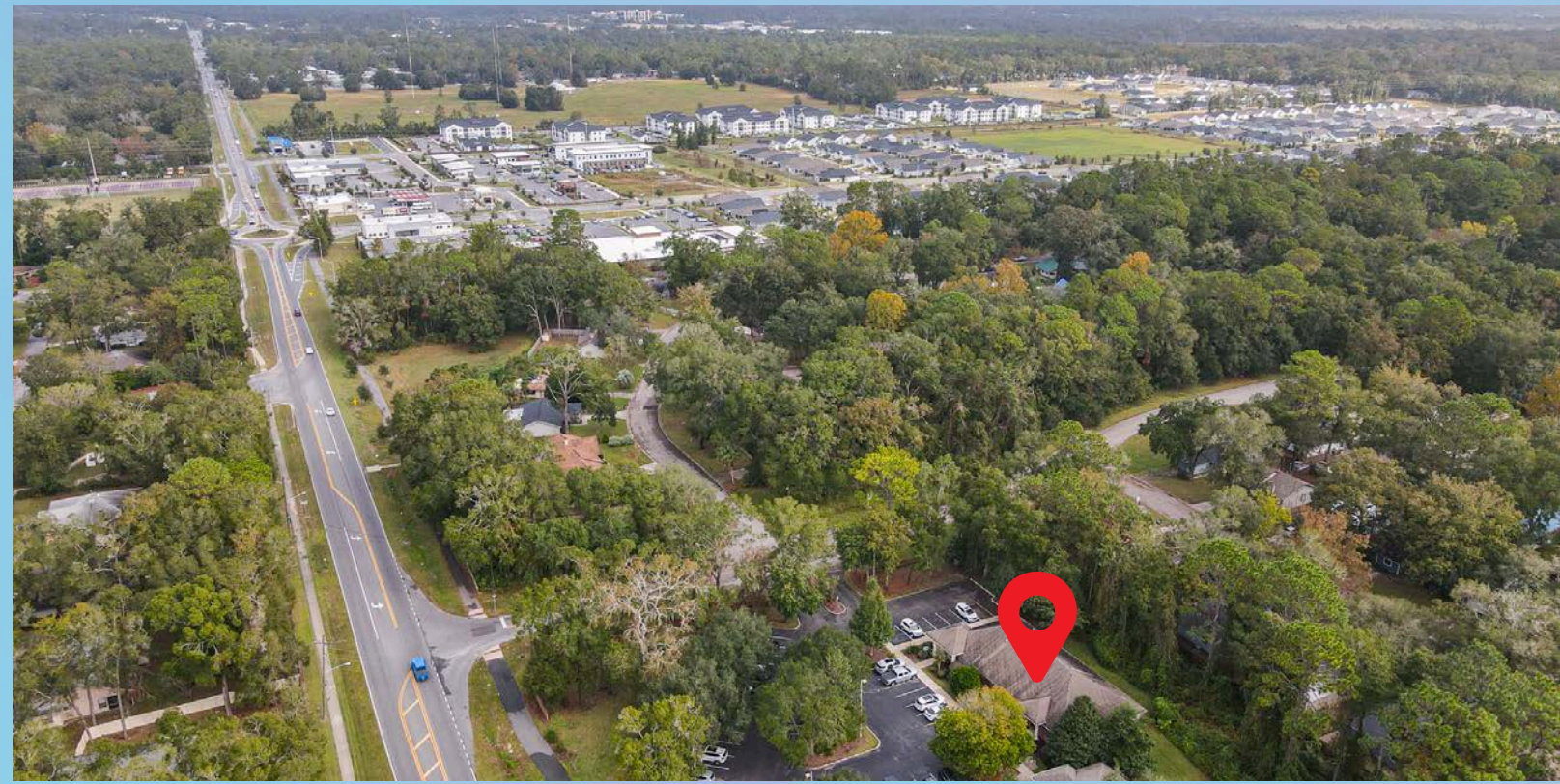


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PROPERTY PHOTOS: 1000 SF of Office Space



PROPERTY PHOTOS: EXTERIOR





GAINESVILLE OVERVIEW



CELEBRATION
POINTE

CELEBRATION POINTE

Comprised of more than one million square feet of dining, entertainment, shopping, Class-A office space, hospitality, luxury apartment homes and townhomes, Celebration Pointe provides the ideal location to relax, be entertained and Celebrate. Certain to be North Central Florida's premier destination to live, shop, work and play, Celebration Pointe offers a place where the joy of discovery meets the comfort of home. Explore our many Districts, which create a town within a town.

Butler ENTERPRISES

BUTLER ENTERPRISES

Butler Enterprises provides the consistency and stability few retail developments enjoy in today's world. Over time, Butler Enterprises carefully assembled 267 key acres securing the best retail location in greater Gainesville, growing along with the market. Each year, Butler Enterprises has over 20 million visits to over 1.5 million square feet of Butler Plaza and Butler North, paving the way for a new vision, Stengel Field at Butler Town Center. With businesses like Walmart Supercenter, Sam's Club, Target, Publix, Whole Foods, and more!



NEWBERRY ROAD

4,500 homes are set to be built in a large field near the Easton Newberry Sports Complex. As new neighborhoods develop, Newberry continues to blend modern amenities with its small-town charm, creating a welcoming environment for both families and businesses. With a focus on sustainable growth, the city is committed to enhancing infrastructure and community spaces to support the needs of its growing population.



UNIVERSITY OF FLORIDA

The University of Florida (UF), located in Gainesville, is a top-tier public research university renowned for its academic excellence and vibrant campus life. Established in 1853, UF is one of the largest universities in the United States, serving over 56,000 students across diverse undergraduate, graduate, and professional programs. As a member of the prestigious Association of American Universities, UF is committed to advancing research, with robust programs in fields such as agriculture, engineering, business, and health sciences. The university boasts a dynamic community, rich in traditions and opportunities, where students engage in a multitude of extracurricular activities, sports, and leadership roles. With a strong emphasis on innovation and a global perspective, the University of Florida is dedicated to preparing students for success in a rapidly evolving world.