



Colliers

Office Space For Lease

5550 NW 111th Boulevard | Gainesville, FL 32653

1,755± SF - 5,644± SF | Lease Rate: \$10.50/SF NNN | Pass thrus: \$2.50/SF



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Colliers

104 SW 6th Street
Gainesville, FL 32607
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Property Details

Don't miss this opportunity to lease office space in this pretty, two-story brick office building located in the Alachua Crossings complex nestled right off of US Highway 441 on 2.5± acres in Gainesville, Florida. There is 1,755± SF of office space available on the first floor and the entire 3,265± SF second floor is available. Both the first and second floor have access to shared common office areas that include a reception area, break area/kitchen and conference room or training room space.

The first floor space is currently configured into 10 offices and a large conference room. The second-floor space features 14 private offices, storage room and one restroom. The second floor can be accessed via stairs on each end of the building as well as a centrally located lift. The Alachua Crossings complex provides privacy in a beautiful, wooded setting with 2 ponds at the entrance of the building and ample parking for your employees and customers.

Highlights:

- 2.5± Acres
- Tax Parcel: 05885-010-003
- Zoning: CI (Commercial Intensive)
- Located on US Hwy 441
- Located on the Gainesville-Alachua
- Tech Corridor
- Private, natural setting
- 6.7 miles to downtown Alachua
- 9.4 miles to downtown Gainesville
- 9.0 miles to the University of Florida
- Ample parking



Availability

First Floor:

1,755± SF

Lease Rate:
\$10.50/SF NNN

Pass thrus:
\$2.50/SF

Utilities and janitorial of common areas included.

Second Floor:

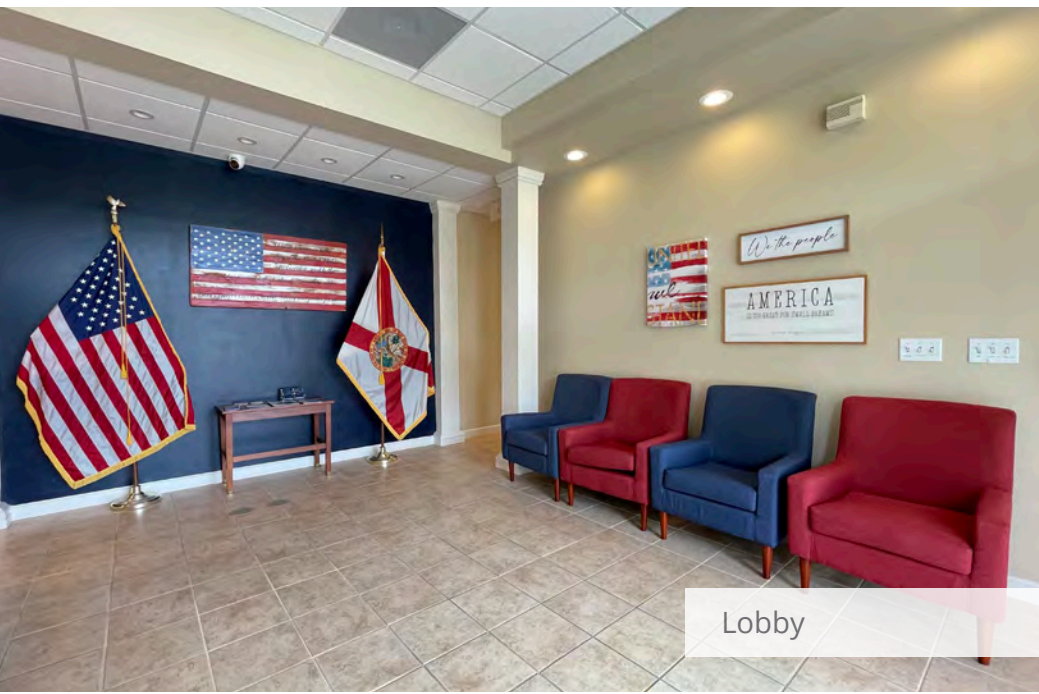
3,265± SF

Lease Rate:
\$10.50/SF NNN

Pass thrus:
\$2.50/SF

Utilities included.

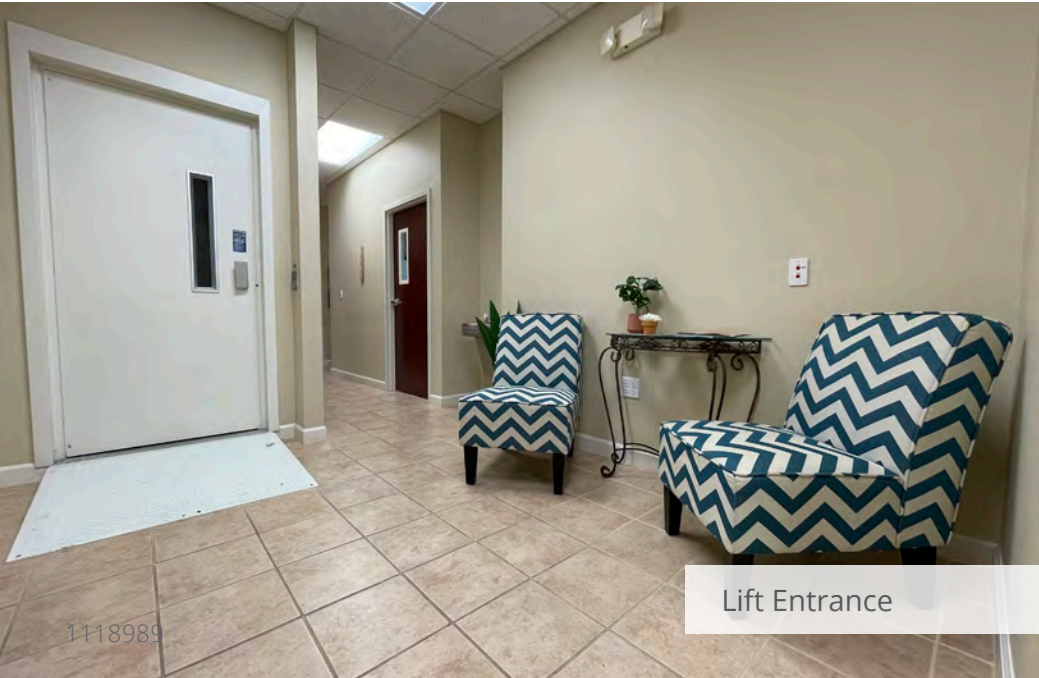
Photo Gallery | First Floor



Lobby



Work Room

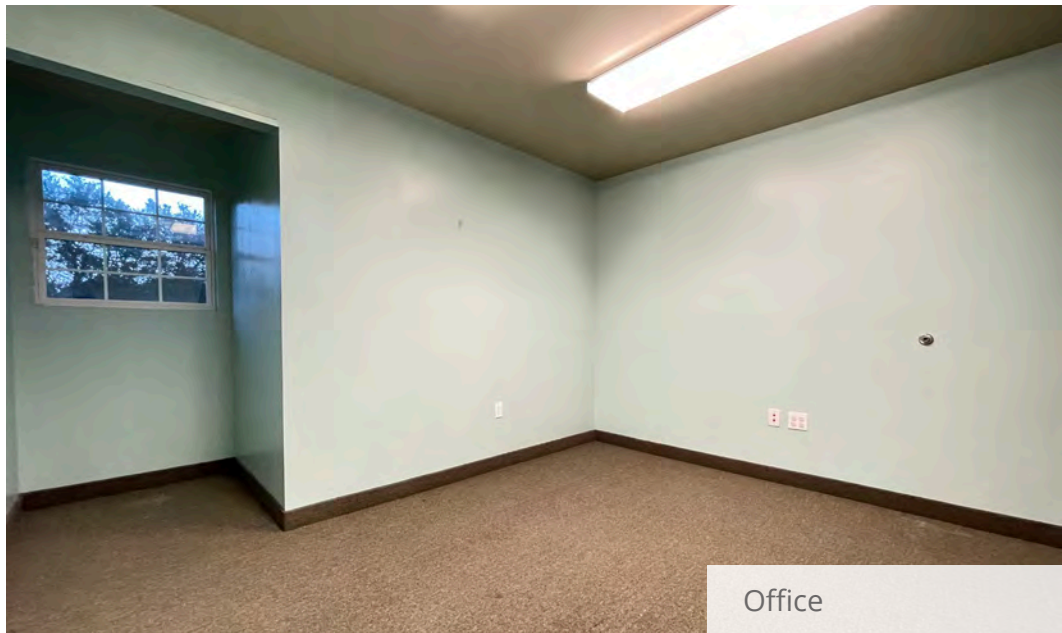
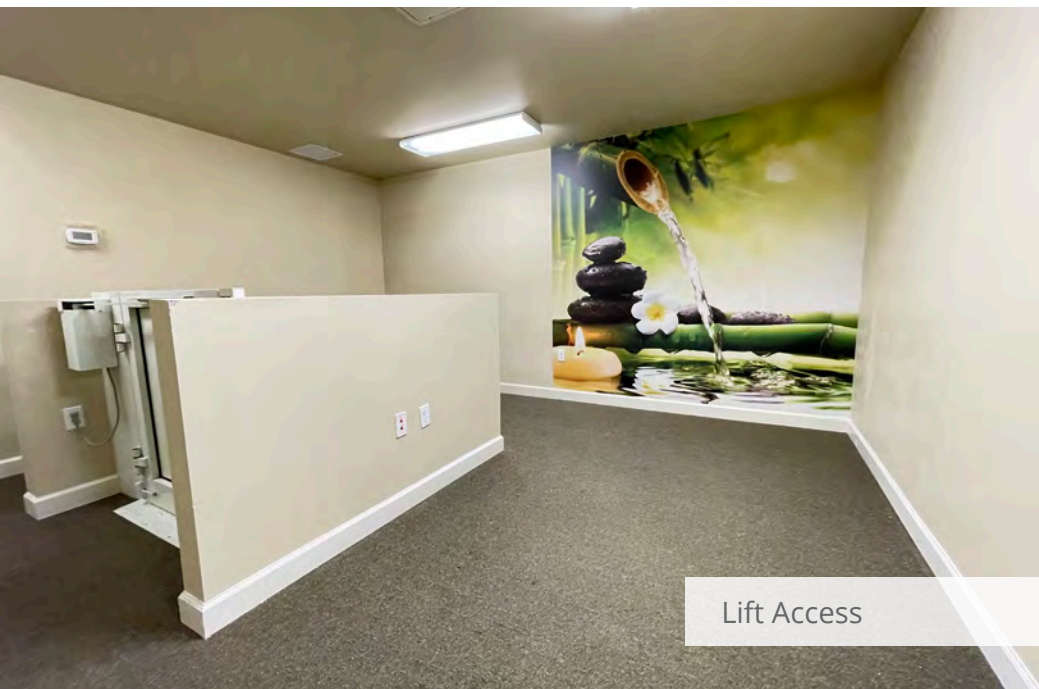


Lift Entrance



Office

Photo Gallery | Second Floor



Floor Plan | First Floor



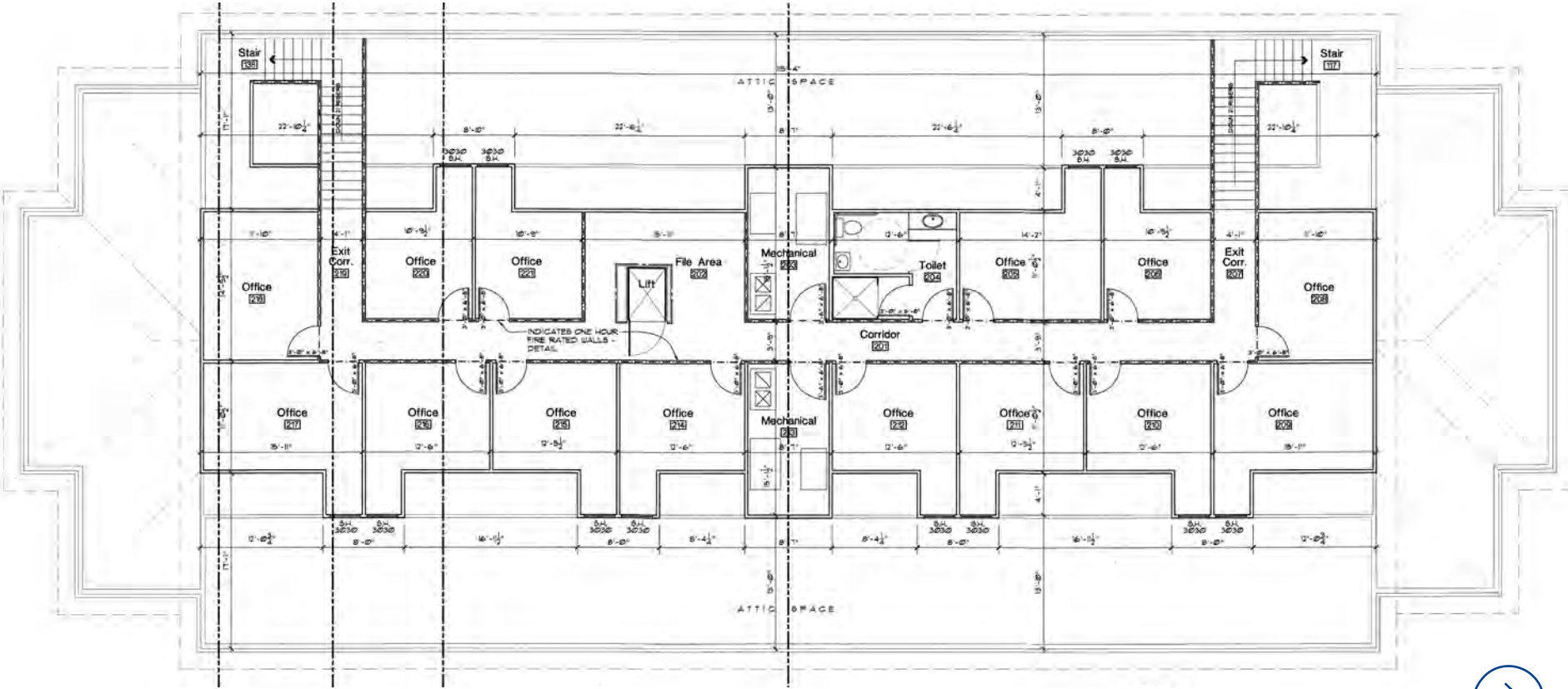
Common Area

Executive Offices

Office Space (1,755± SF)



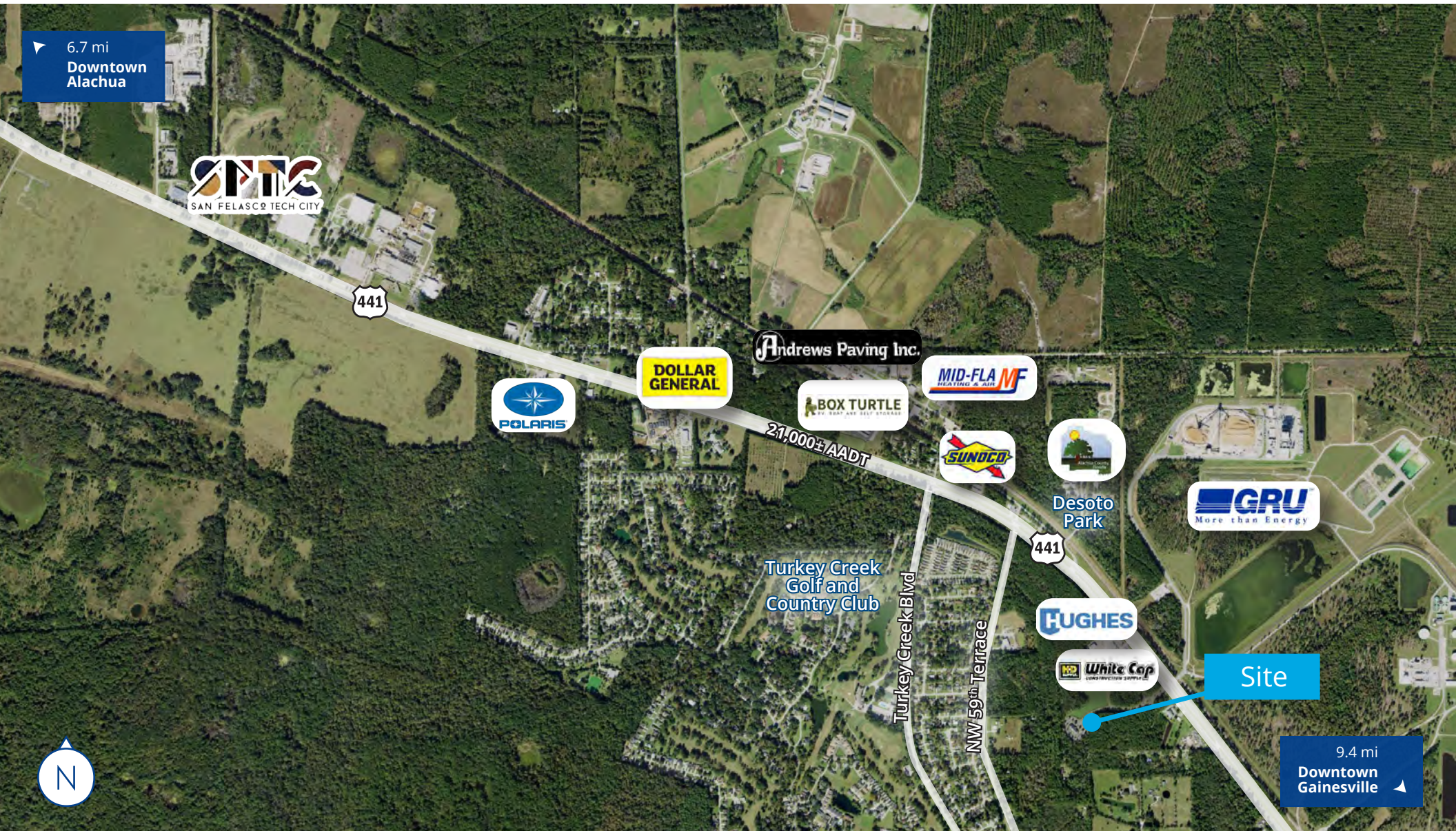
Floor Plan | Second Floor



Entire 3,265± SF is Available

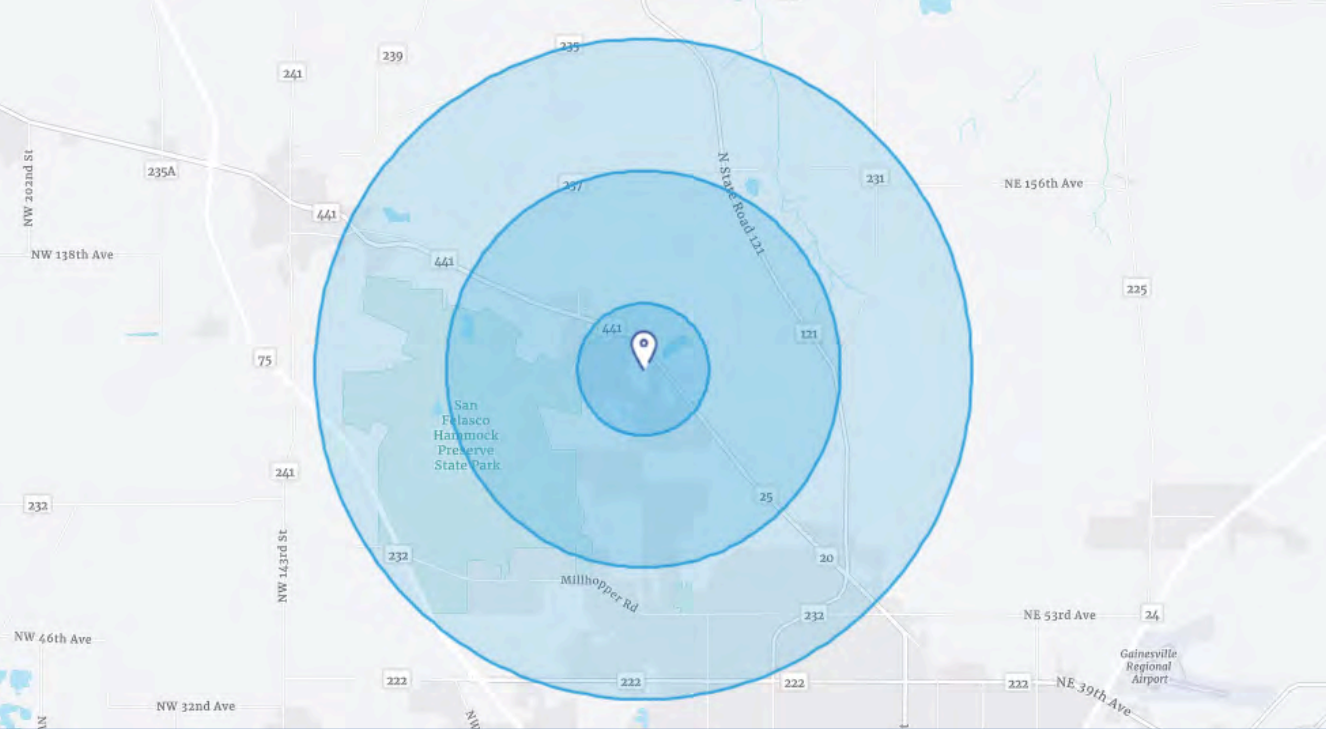


Property Location





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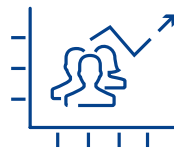
Area Demographics

Source: ESRI Business Analyst | 5 mile radius



2022 Total
Population

31,158



2027 Projected
Population

31,052



2022 Est. Avg.
Household Income

\$102,139



2022 Daytime Population

30,227

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