



Colliers

Office for Sublease Prime Office Space in Tower 24

2550 SW 76th Street, Suite 150, Gainesville, FL 32608

3,967± SF | \$19.00/SF NNN



Dan Drotos, MSRE, SIOR, CCIM

Executive Vice President
+1 954 551 9846
dan.drotos@colliers.com

Lauren Edwards

Senior Associate
+1 352 222 4590
lauren.edwards2@colliers.com

Rory Causseaux, P.E.

Vice President
+1 352 317 6341
rory.causseaux@colliers.com

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104 SW 6th Street
Gainesville, FL 32601
colliers.com/gainesville

Property Details

Prime Office Space for Sublease in Tower 24

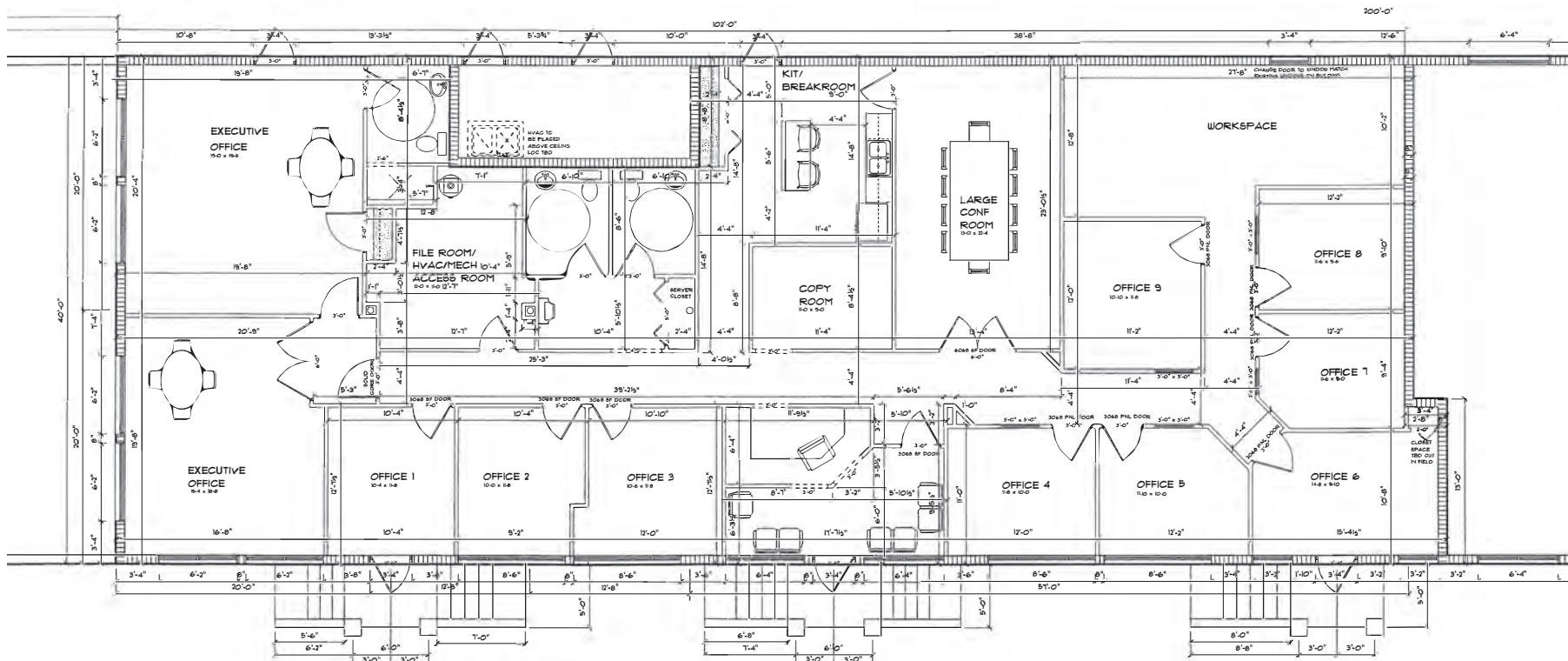
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Position your business for success with this gorgeous move-in ready office space in one of SW Gainesville's fantastic mixed-use developments — Tower 24. Located at the intersection of SW 75th Street (Tower Road) & SW 24th Avenue and just 2.2 miles from I-75 and Newberry Road, this beautiful office offers a strategic location with easy access to major roadways, business hubs and top amenities.

Property Highlights

- **Premier Location** – Minutes from I-75, Haile Plantation, Archer Road and easy access to SW 34th Street and University of Florida via SW 20th Avenue
- **Flexible Layout** – Includes reception area, conference room, 2 large executive offices (one with full private bathroom and shower), 9 private offices, file room, copy room, large work area, kitchenette and breakroom, plus two ADA compliant restrooms
- **Abundance of windows and natural light**
- **High Traffic Exposure** – Over 21,000 vehicles per day (AADT)
- **Ample Parking** – Convenient on-site parking for employees and visitors
- **Monument and on-building signage**

Floor Plan



This office offers the perfect balance of privacy, collaboration, and accessibility in a professional setting. Whether you're expanding your business or looking for a fresh start, this space is designed to support growth and productivity.

Schedule a tour today and see why this office is the ideal fit for your business!

Photo Gallery

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Photo Gallery

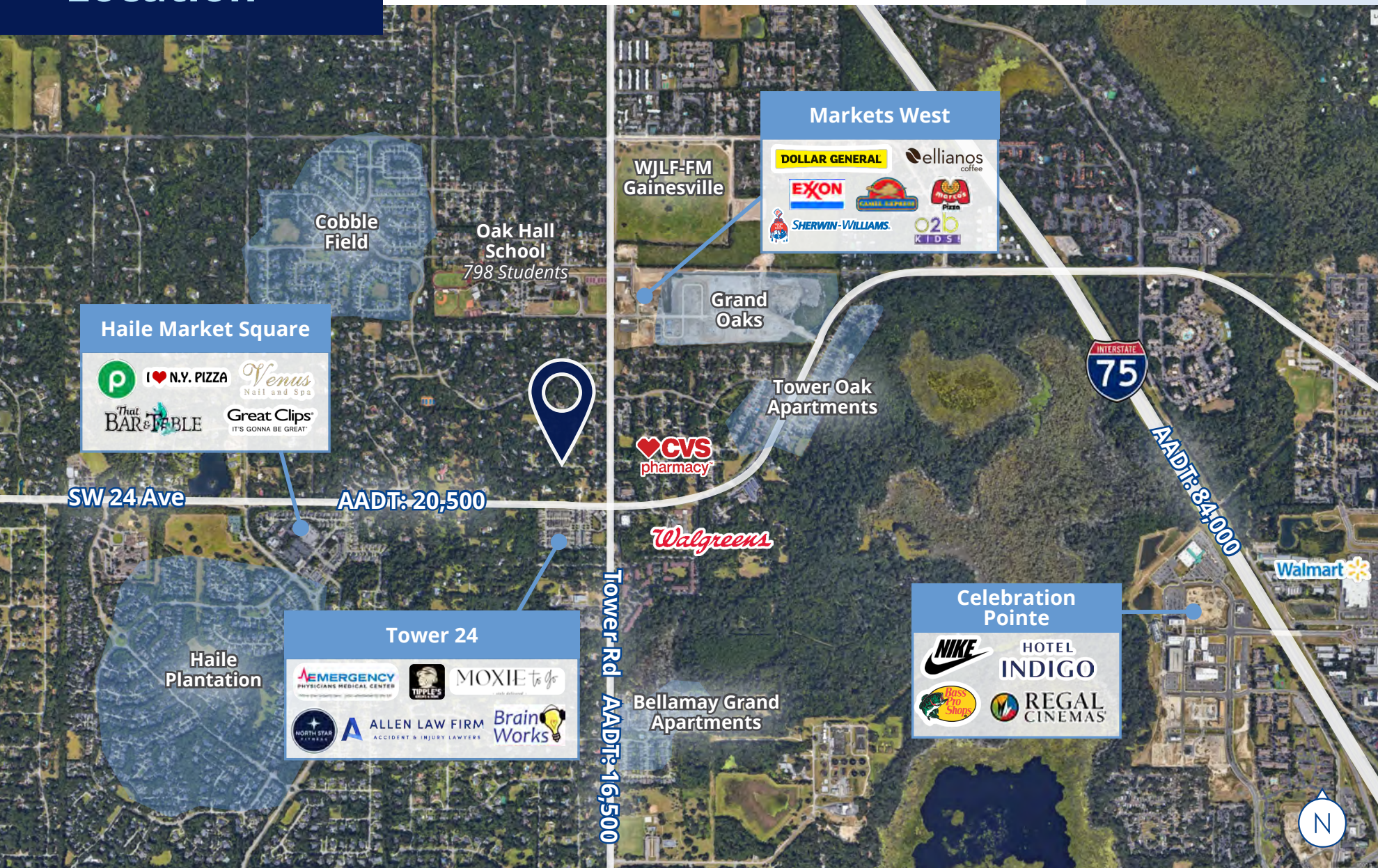
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Aerial View



Location





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Contact Us

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Area Demographics

Source: ESRI Business Analyst, 2025



**Population
(2025)**

1 Mile 6,947
3 Mile 65,894
5 Mile 139,804



**Population
Projection (2030)**

7,257
68,884
144,884



**Average Household
Income (2025)**

\$120,823
\$107,473
\$108,205



**Projected Average
Household Income (2030)**

\$133,420
\$118,961
\$120,792

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