

For  
LEAS

**\$19.00/sf/yr**

**+ CAM**

## MEDICAL OFFICE FOR LEASE 2,009 SF AVAILABLE

Office Suite Available  
Common Lobby for Building  
6 Offices/Exam Rooms  
2 Restrooms  
Reception/Waiting Area  
Staff Office  
Approx. 2,009 sq. ft.  
Central Air Conditioning  
Dedicated Parking Lot w/30+  
spaces  
Signage on Building  
Signage on 64<sup>th</sup> Terrace  
Minutes to I-75  
Directly behind HCA North  
Florida Hospital  
Located in Doctor's Office  
Park  
3.5 Miles to The University  
of Florida



 **SWIFTCREEK**  
COMMERCIAL

Amber Crawford, Broker  
800-833-0499

1131 NW 64<sup>th</sup> Terrace, Suite B, Gainesville,

**Great Location!** This building is perfect for a medical practice. Located in Doctor's Office Park, behind HCA North Florida Hospital, adjacent to The Cancer Center. This building has its own parking lot with plenty of spaces and a main lobby shared with 2 other tenants. Building lobby was renovated in 2023.

Suite B has a reception/waiting area, staff office, 2 restrooms and 6 offices/exam rooms. Signage on building as well as on 64<sup>th</sup> Terrace. Minutes from I-75. Two access options from Newberry Road (53,000 AADT).

Please call to arrange a private viewing

First M. Lastname, Sales Agent **555-543-5432**

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