

PROFESSIONAL OFFICE FOR LEASE

4965 NW 8th Avenue | Suite A | Gainesville, FL 32605

4,647± SF | \$23/SF GROSS



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PROPERTY OVERVIEW

4965 NW 8th Avenue | Suite A | Gainesville, FL 32605

Suite A is a 4,657± SF professional office is now available in this 6,561± SF well-maintained building with direct NW 8th Avenue frontage with signage. The well-appointed layout features a welcoming reception area with a private reception desk, a dedicated conference room, 12 private offices, a large open work area, and a convenient breakroom. Beautiful wood trim throughout creates a refined, professional atmosphere ideal for corporate and professional service users.

Tenants benefit from ample on-site parking for both employees and visitors, along with prominent building and monument signage offering excellent visibility along NW 8th Avenue. With strong traffic exposure and convenient access to Interstate 75, this property presents an exceptional opportunity for businesses seeking a highly functional and strategically located office space in Gainesville.

PROPERTY HIGHLIGHTS:

- Desirable location for easy access.
- Modern interior with high-end finishes.
- Ample parking for tenants and visitors.
- Spacious floor plan with natural light.
- Professional and well-maintained building.
- Highly visible with 19,400± AADT

BUILDING FRONT



SUITE ENTRANCE



STREET SIGNAGE



PHOTO GALLERY

4965 NW 8th Avenue | Suite A | Gainesville, FL 32605



FLOOR PLAN

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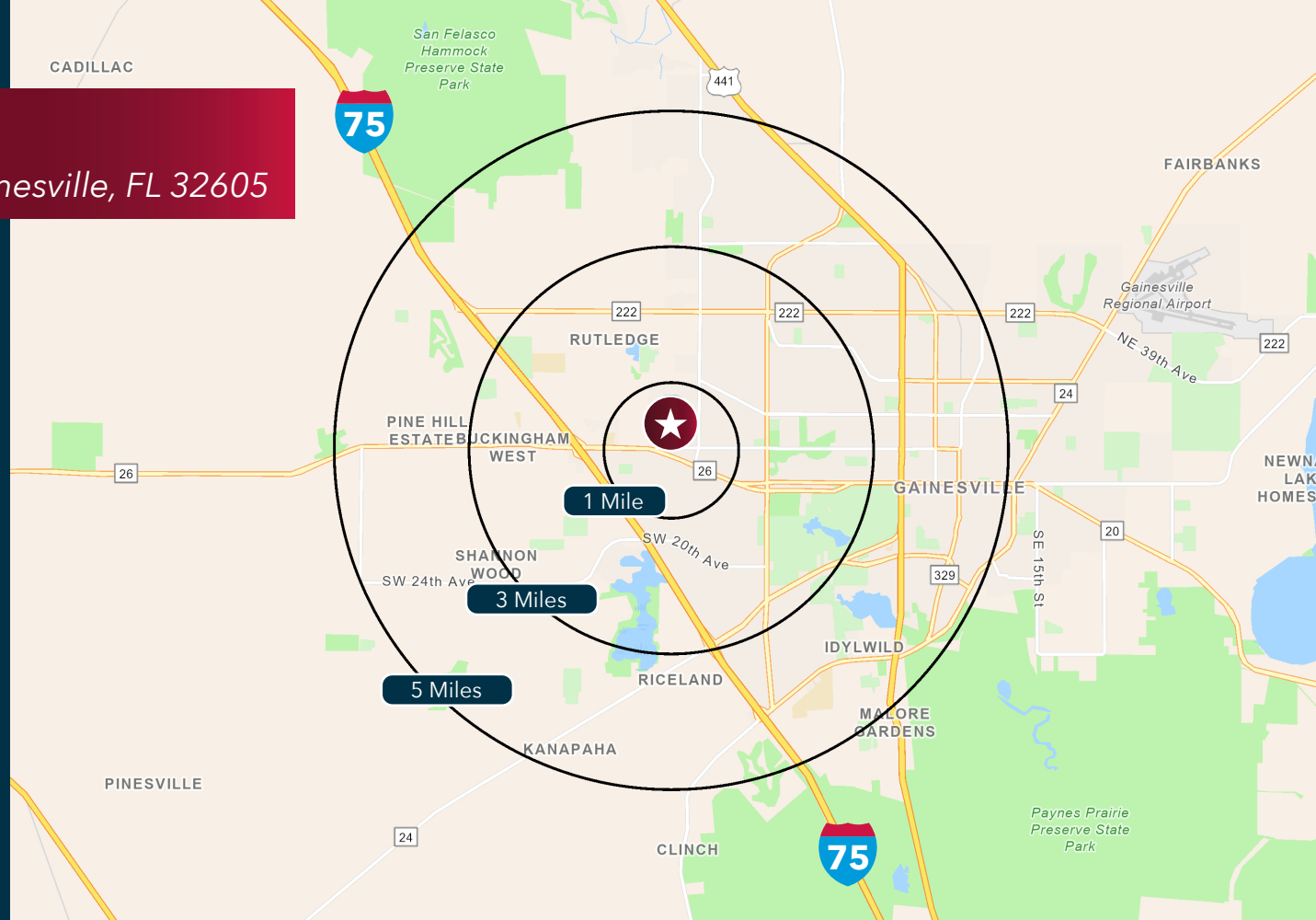
AERIAL MAP

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LOCATION DETAILS

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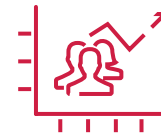


LOCAL DEMOGRAPHICS

Source: ESRI Business Analyst, 2025



Population (2025)



Population Projection (2030)



Average Household Income (2025)



Projected Average Household Income (2030)

	Population (2025)	Population Projection (2030)	Average Household Income (2025)	Projected Average Household Income (2030)
1 MILE	6,238	6,485	\$119,948	\$129,670
3 MILES	82,221	83,610	\$93,583	\$102,934
5 MILES	189,705	192,976	\$93,908	\$104,706

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