

# OFFICE SPACE FOR LEASE

5950 NW 1st Place, Gainesville, FL 32607



**1ST FLOOR SUITE 100:** 8,229± RSF - \$22/SF FULL SERVICE  
**1ST FLOOR SUITE 160:** 4,174± RSF - \$22/SF FULL SERVICE  
**2ND FLOOR:** 15,882± RSF - \$24/SF FULL SERVICE  
**3RD FLOOR:** 20,855± RSF - \$20/SF FULL SERVICE

**DAN DROTOS, MSRE, SIOR, CCIM**  
352.420.9889  
ddrotos@lee-associates.com

**RORY CAUSEAUX, P.E.**  
352.317.6341  
rcauseaux@lee-associates.com

**LAUREN VAZQUEZ, SIOR**  
352.222.4590  
lvazquez@lee-associates.com

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY INFORMATION

5950 NW 1st Place, Gainesville, FL 32607

**BUILDING SIZE:** 61,528± SF

**BUILDING CLASS:** A

**YEAR BUILT:** 2004

**ZONING:** PD

**MARKET:** GAINESVILLE

**SUBMARKET:** NEWBERRY ROAD/OAKS MALL

**DAILY TRAFFIC:** 62ND = 20,500

## PROPERTY DESCRIPTION:

Choose from Suite 100 with 8,229± RSF of newly renovated space, 4,174± RSF in Suite 160 - - both located on the first floor just off the main entrance and light-filled lobby, or lease the entire 2nd floor (15,882± RSF) or the 3rd floor (20,855± RSF) with a separate private entrance and dedicated elevator. All spaces are located in a true Class A office building in Gainesville, Florida. This property is in close proximity to the Oaks Mall, North Florida Regional Medical Center and offers convenient access to I-75. The property consists of 5.51± acres and 61,528± SF of office space on 3 floors with 258 surface parking spaces.

## LEASE OPTIONS

**1ST FLOOR SUITE 100:** 8,229± RSF - \$22/SF FULL SERVICE

**1ST FLOOR SUITE 160:** 4,174± RSF - \$22/SF FULL SERVICE

**2ND FLOOR:** 15,882± RSF - \$24/SF FULL SERVICE

**3RD FLOOR:** 20,855± RSF - \$20/SF FULL SERVICE



# FLOOR PLAN FIRST FLOOR

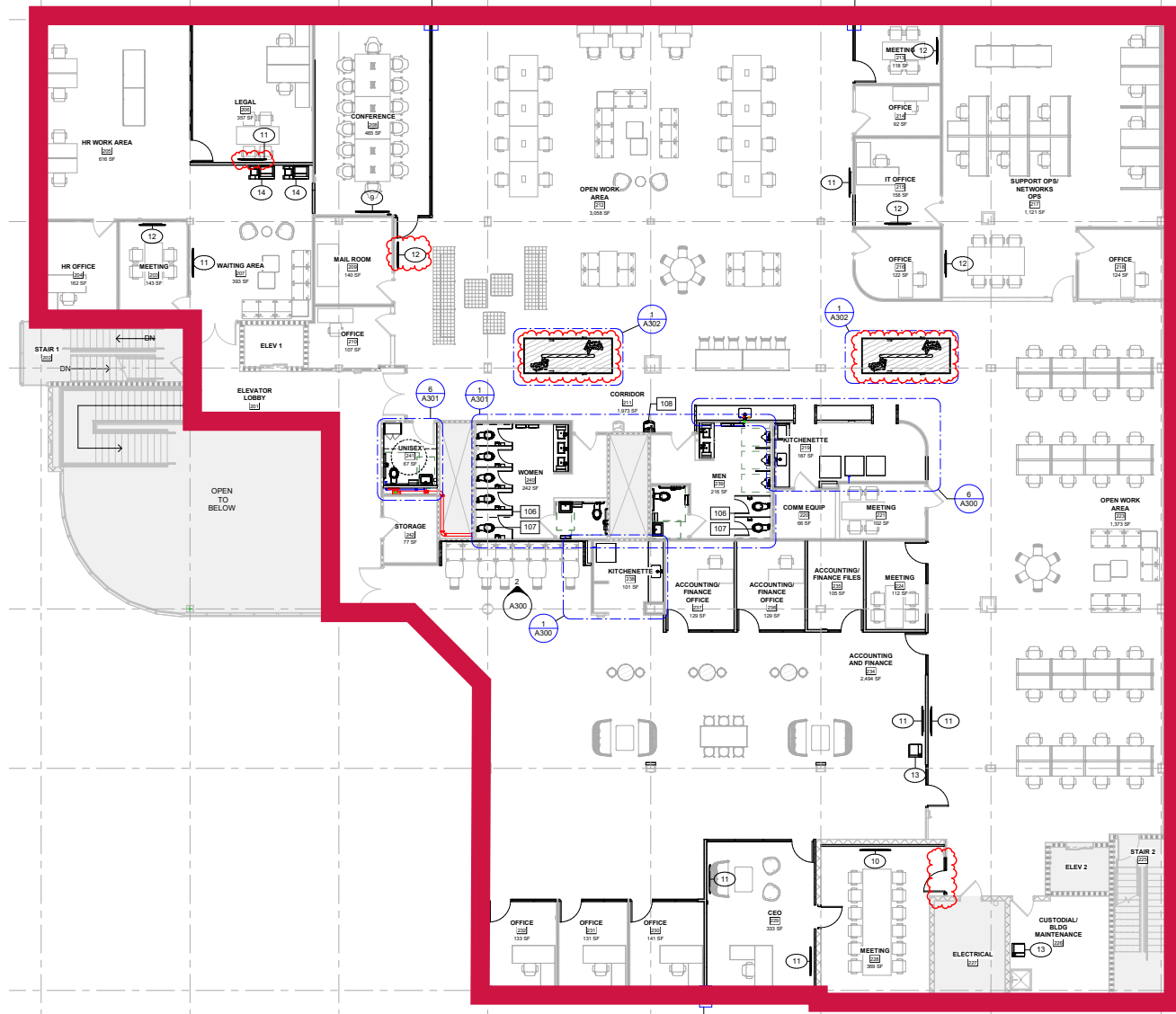
5950 NW 1st Place, Gainesville, FL 32607



# FLOOR PLAN SECOND FLOOR

5950 NW 1st Place, Gainesville, FL 32607

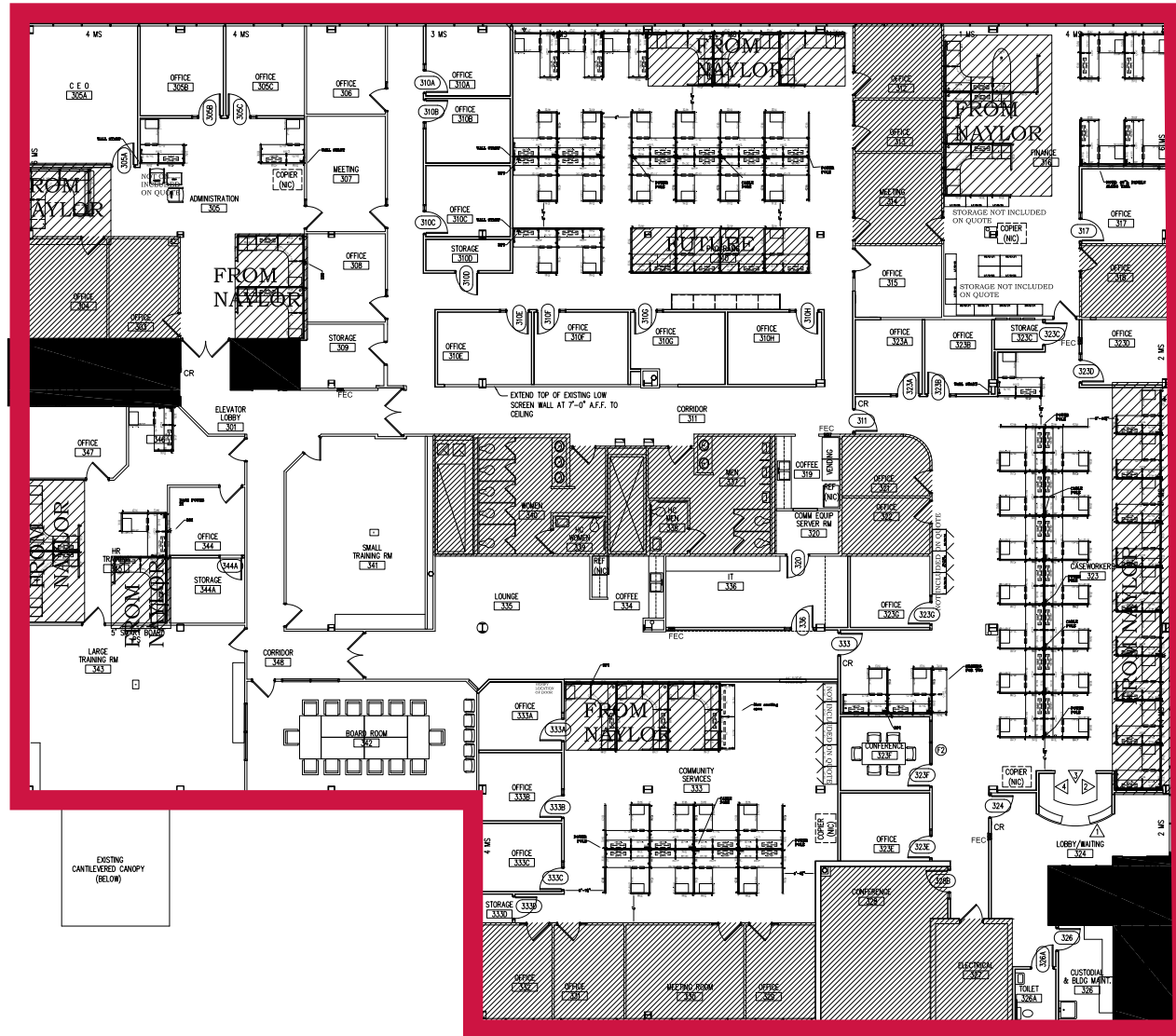
**FULL FLOOR  
AVAILABLE -  
15,882± RSF**



# FLOOR PLAN THIRD FLOOR

5950 NW 1st Place, Gainesville, FL 32607

**FULL FLOOR  
AVAILABLE -  
20,855± RSF**



**Private  
entrance and  
dedicated  
elevator**

# HIGHLIGHTS

5950 NW 1st Place, Gainesville, FL 32607



- Perfect for general or medical office
- Close proximity to Oaks Mall, I-75 & North Florida Regional Medical Center
- Flexible floor plan with open space and individual offices
- Solar panels
- Controlled access and security
- Large break area/meeting space
- Storage

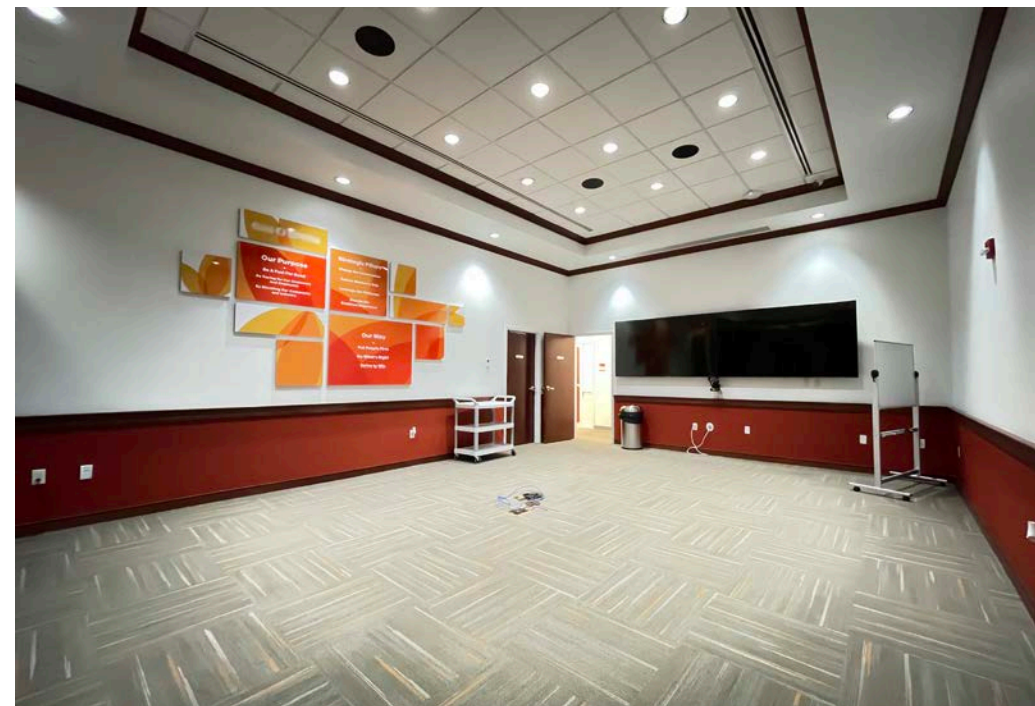
# PHOTO GALLERY EXTERIOR

5950 NW 1st Place, Gainesville, FL 32607



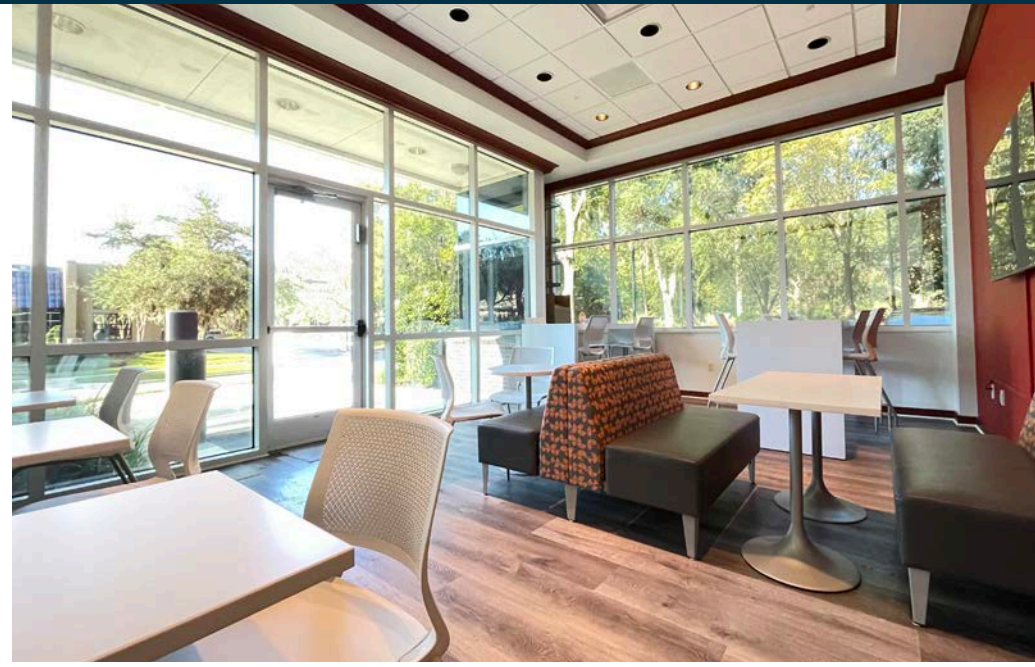
# PHOTO GALLERY SUITE 100 (1ST FLOOR)

5950 NW 1st Place, Gainesville, FL 32607



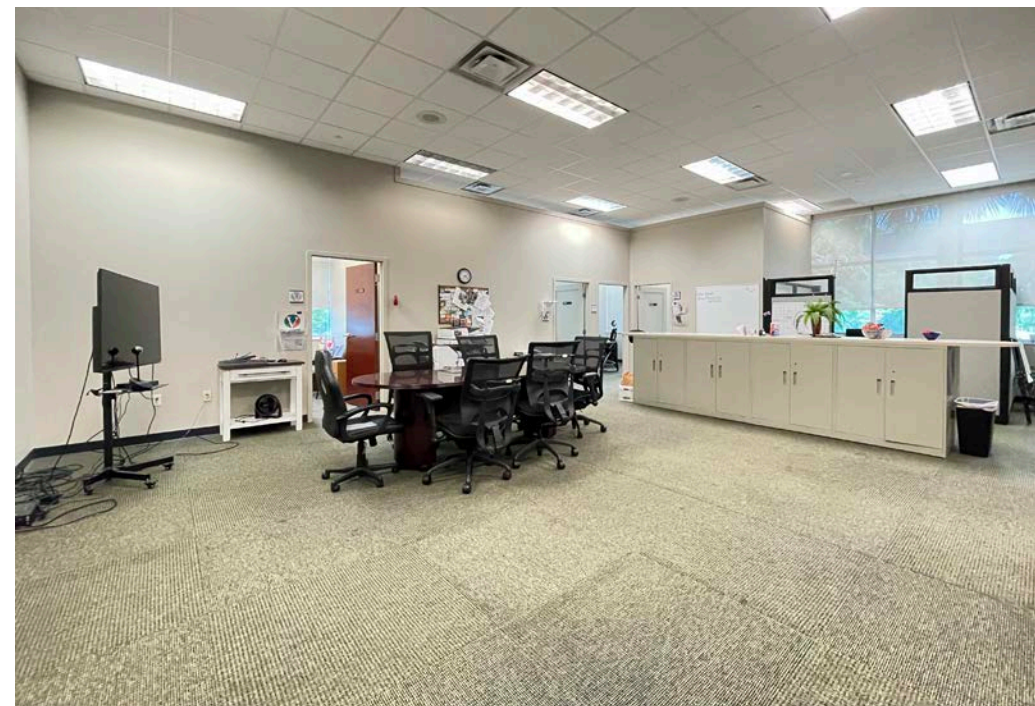
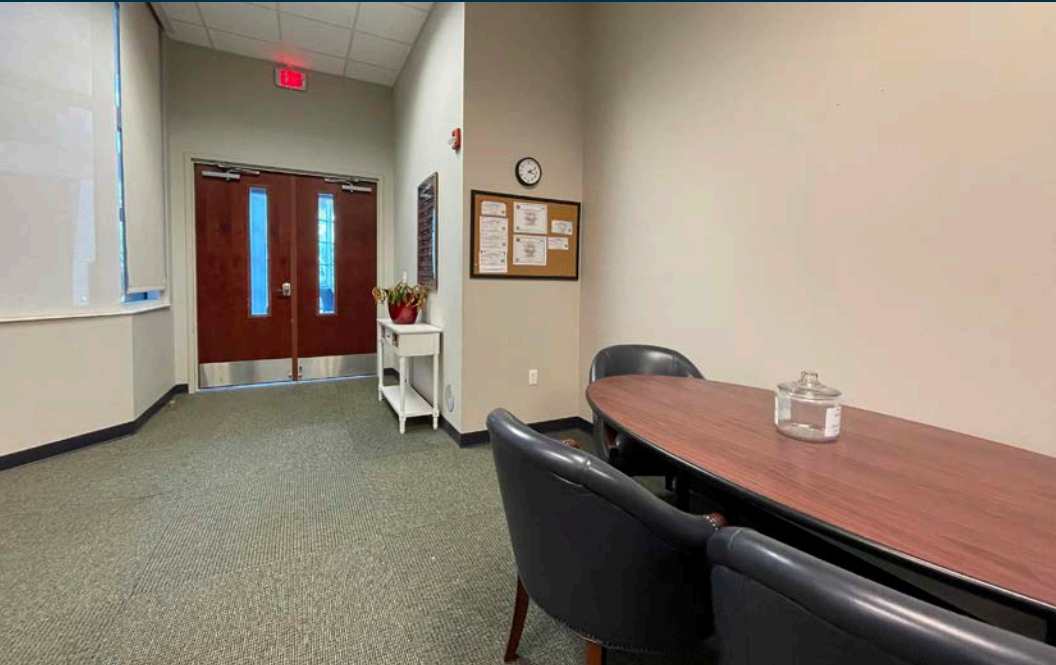
# PHOTO GALLERY SUITE 100 (1ST FLOOR)

5950 NW 1st Place, Gainesville, FL 32607



# PHOTO GALLERY SUITE 160 (1ST FLOOR)

5950 NW 1st Place, Gainesville, FL 32607



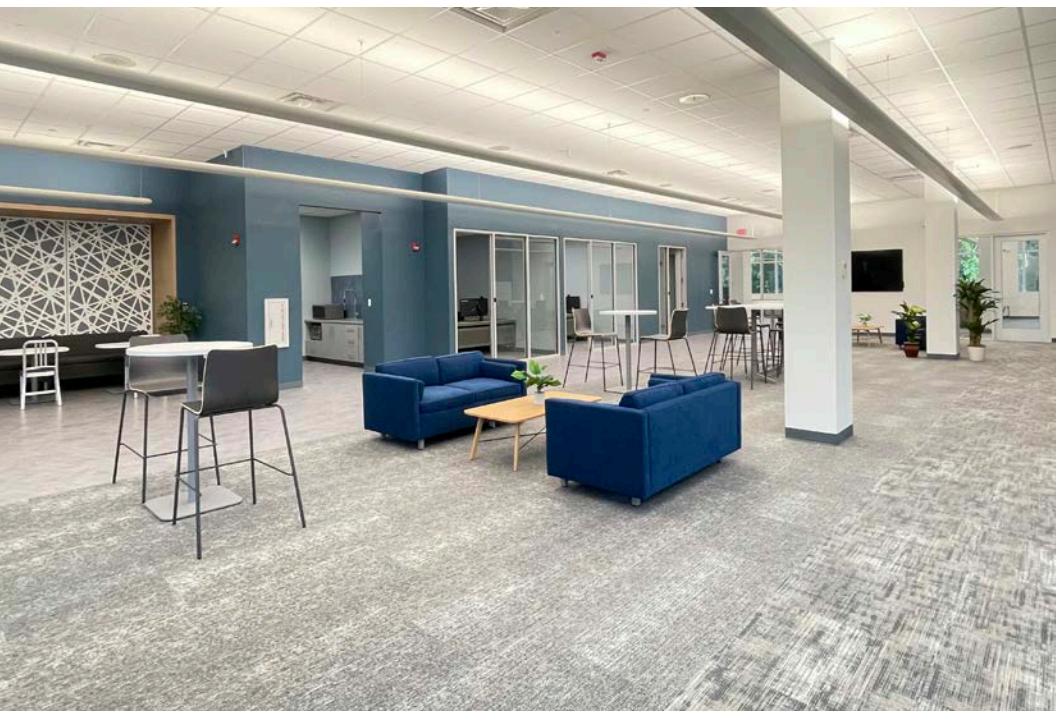
# PHOTO GALLERY SECOND FLOOR

5950 NW 1st Place, Gainesville, FL 32607



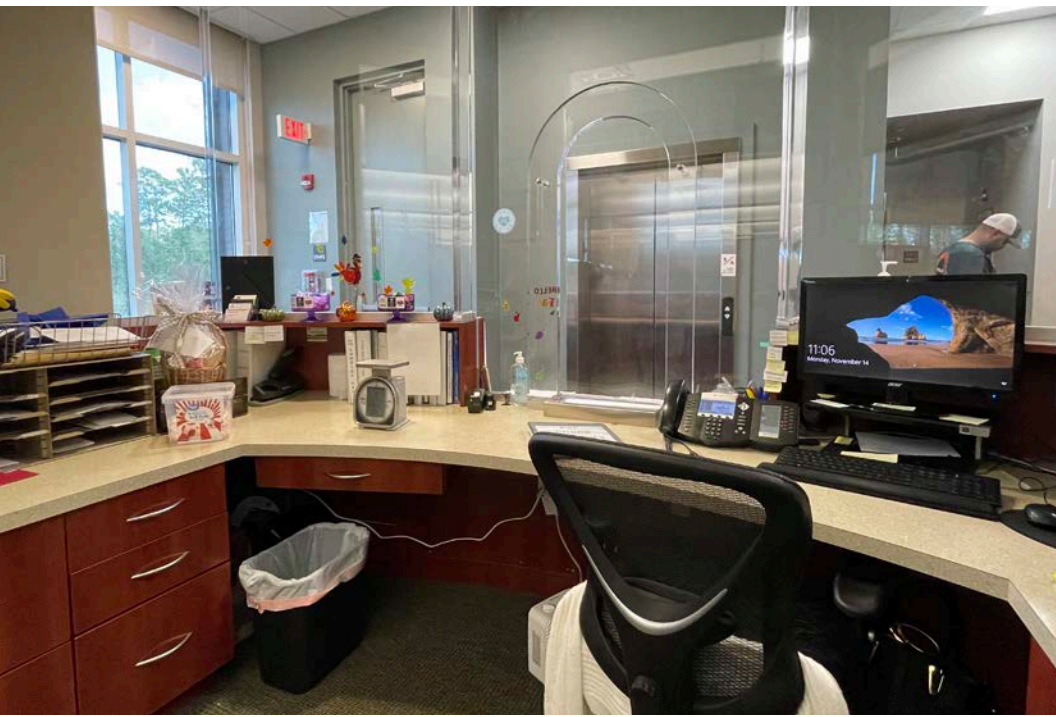
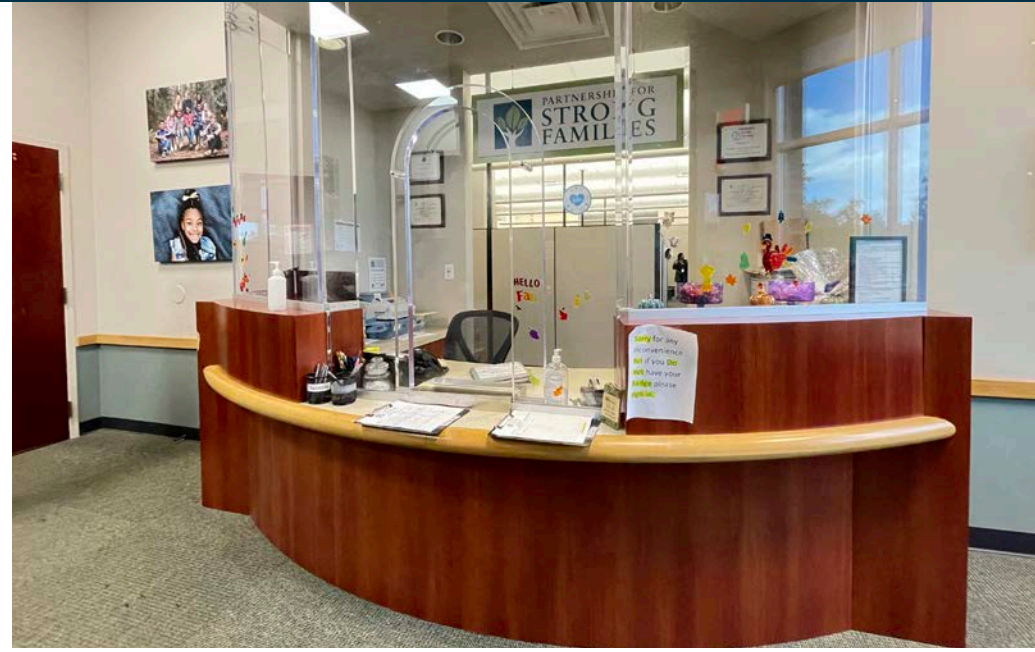
# PHOTO GALLERY SECOND FLOOR

5950 NW 1st Place, Gainesville, FL 32607



# PHOTO GALLERY THIRD FLOOR

5950 NW 1st Place, Gainesville, FL 32607



# PHOTO GALLERY THIRD FLOOR

5950 NW 1st Place, Gainesville, FL 32607



# LOCATION

5950 NW 1st Place, Gainesville, FL 32607



# AREA OVERVIEW

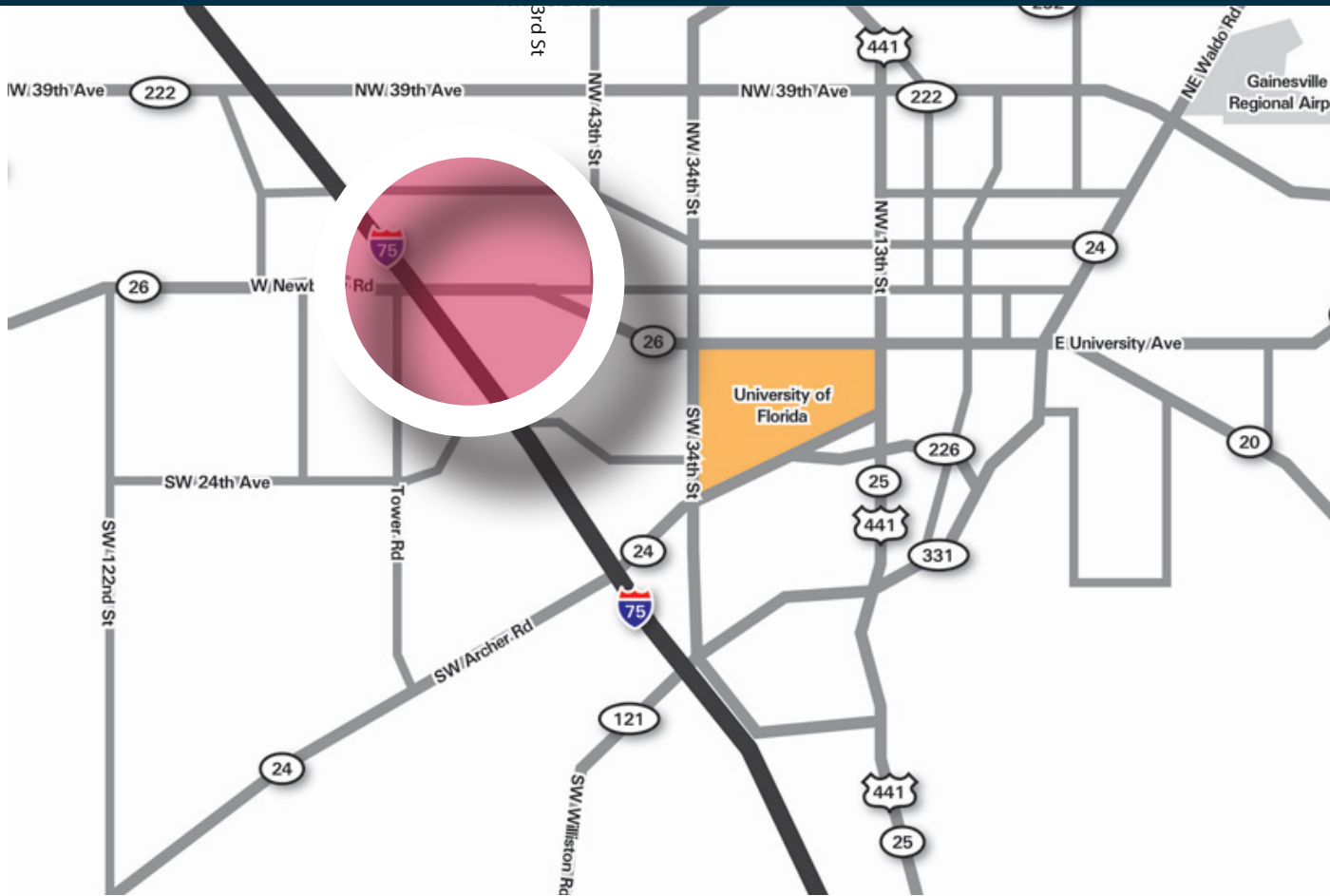
5950 NW 1st Place, Gainesville, FL 32607

Gainesville is centrally located (midway between the Gulf of Mexico and the Atlantic Ocean) between the three major Florida cities of Jacksonville, Orlando and Tampa. Situated at the heart of North Central Florida, the city of Gainesville serves as one of Florida's major centers of culture, education, medicine, sports and commerce. Gainesville is home to Florida's largest and oldest university, the University of Florida, as well as Santa Fe College, City College, UF Health and North Florida Regional Medical Center. Gainesville has frequently been recognized as one of the nation's "best cities to live in" due to its unique intersection of urban life with surrounding abundance of natural parks, springs, lakes and untouched landscapes. The climate consists of mild winters and warm summers, with an average of 28,000 hours of sunshine annually. The average high temperature in June is 89°F, while the average high in January is 65°F and we have a 255-day growing season.



# LOCATION OAKS MALL/NEWBERRY RD

5950 NW 1st Place, Gainesville, FL 32607



This market area is home to both the Oaks Mall and North Florida Regional Medical Center. The Oaks Mall is Gainesville's largest shopping mall which houses 108 stores including Dillards, and Belk. Directly across from the Oaks Mall is North Florida Regional Medical Center, a 100,000 SF full-service medical/surgical, acute care center hospital. NFRMC offers heart, cancer, senior care, women's services, diabetes treatment, and neuromusculoskeletal services. NFRMC has been named in the "top 100" hospitals in America for the last 6 years.

The main intersection in this area is W Newberry Road & I-75 with an average daily traffic count of 98,500.

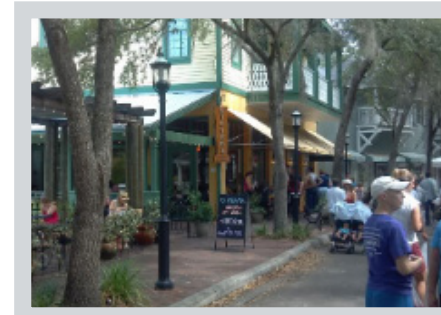
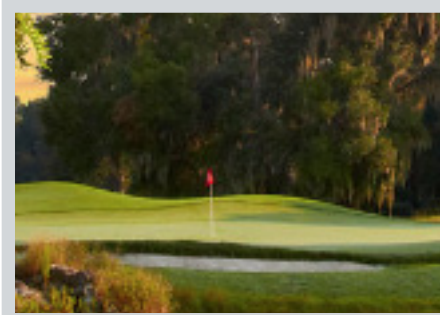
## 5 Mile Demographics 2026

Population - 179,484

Median Age - 36

Average Household Income - \$94,517

Average House Value - \$315,722



# OFFICE SPACE FOR LEASE

5950 NW 1st Place, Gainesville, FL 32607



**1ST FLOOR SUITE 100:** 8,229± RSF - \$22/SF FULL SERVICE  
**1ST FLOOR SUITE 160:** 4,174± RSF - \$22/SF FULL SERVICE  
**2ND FLOOR:** 15,882± RSF - \$24/SF FULL SERVICE  
**3RD FLOOR:** 20,855± RSF - \$20/SF FULL SERVICE

---

## **DAN DROTOS, MSRE, SIOR, CCIM**

352.420.9889

[ddrotos@lee-associates.com](mailto:ddrotos@lee-associates.com)

## **RORY CAUSSEAU, P.E.**

352.317.6341

[rcausseau@lee-associates.com](mailto:rcausseau@lee-associates.com)

## **LAUREN VAZQUEZ, SIOR**

352.222.4590

[lvazquez@lee-associates.com](mailto:lvazquez@lee-associates.com)