



# Office Building for Lease

7000 NW 11th Place | Gainesville, FL 32605

Size: 9,891± SF | Lease Rate: \$20.00/SF NNN



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# Property Overview

Discover an exceptional opportunity to establish your business at this prestigious address in Gainesville. With a brand-new owner and exciting renovations in the pipeline, this 9,891± square foot building is perfectly suited for medical or professional offices. Take advantage of the two different options for interior layout currently in progress.

Upon completion, the space will be delivered in a clean shell condition, providing a blank canvas for your custom design build-out. Additionally, a tenant improvement allowance is available, ensuring your unique vision can come to life in this remarkable location.



## Highlights



**9,891± SF**  
Building Size



**Porte-cochère**



**Convenient**  
Access to I-75



**2023**  
Year Renovated



**Ample**  
Parking



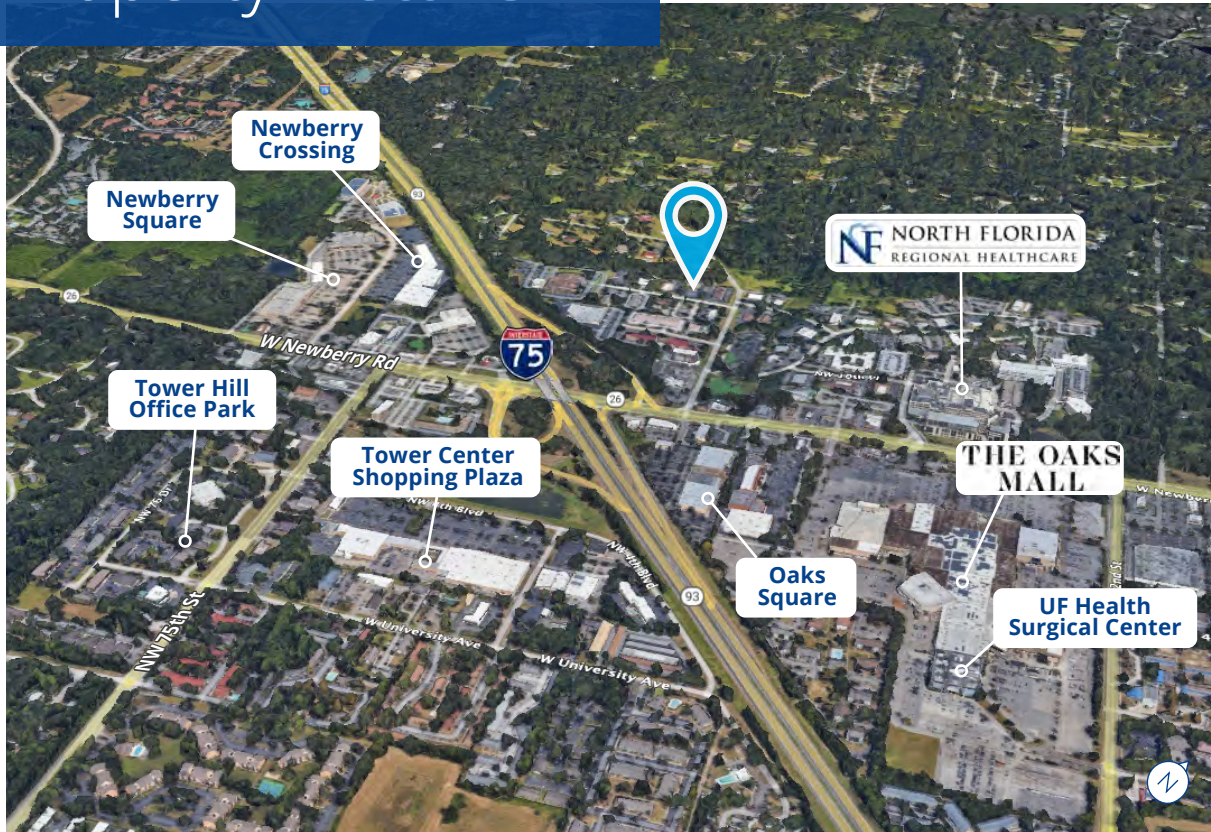
**Walking Distance**  
to North Florida  
Regional Medical Center

Here's what's in store for this property:

- 1. New Interior Layout:** Experience a modern and functional workspace tailored to your specific requirements.
- 2. Incorporation of Existing Valuable Features:** Customized treatment vaults will cater to the specific requirements of cancer treatment and medical imaging procedures. These rooms can be seamlessly tailored to accommodate a variety of medical equipment, including x-ray machines, MRI scanners, radiation therapy devices and medical imaging systems. With these purpose-built spaces, you can provide cutting-edge healthcare services right from your office, making it a one-stop destination for medical excellence.
- 3. New Roof:** Enjoy the benefits of a sturdy and reliable roof, providing security and protection for your business.
- 4. New Landscaping:** Enhance the curb appeal of the property with meticulously designed and well-maintained landscaping.
- 5. Improved Building Exterior:** The exterior of the building will undergo enhancements, ensuring a professional and appealing appearance.
- 6. New Monument Signage with Improved Location:** Benefit from increased visibility and prominence with upgraded monument signage in a strategic location.

# Property Details

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Don't miss this extraordinary opportunity to secure a **premier commercial space** in Gainesville, Florida. Whether you're in the medical or professional sector, this property offers the **perfect foundation for your success**. Contact us today to discuss leasing options and become a part of the exciting transformations happening at **7000 NW 11th Place**.



**Prime Location:** Situated directly behind the renowned North Florida Regional Medical Center (HCA Hospital), this property offers proximity to a major healthcare hub.



**Convenient Access:** Just 0.25 miles from I-75, the property provides easy accessibility for clients, customers and employees.



**Spacious Lot:** Occupying approximately 0.90 acres, this property offers ample space to accommodate your business needs.



**Zoning:** The property is zoned AP (Administrative Professional), allowing for a wide range of business use possibilities.

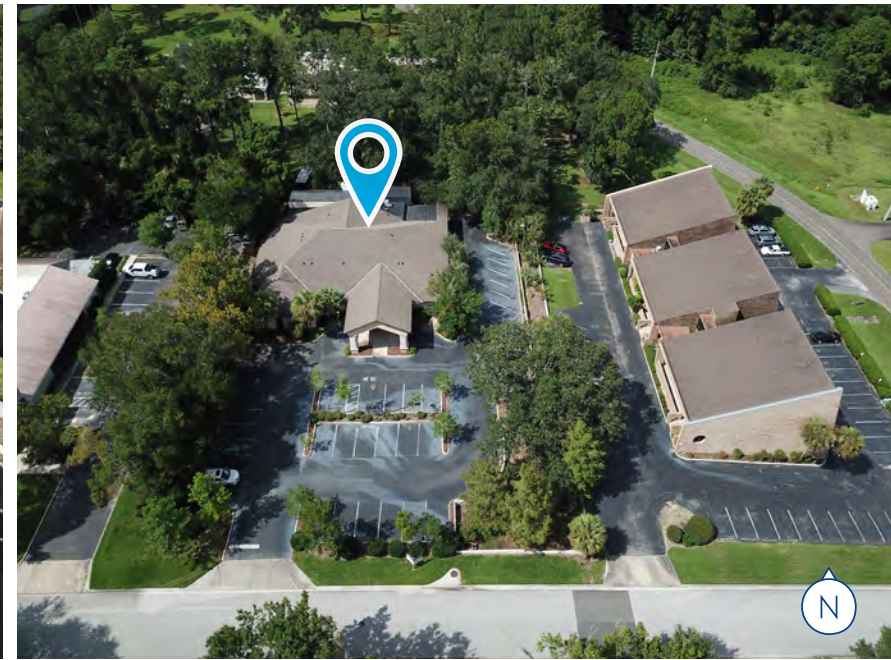
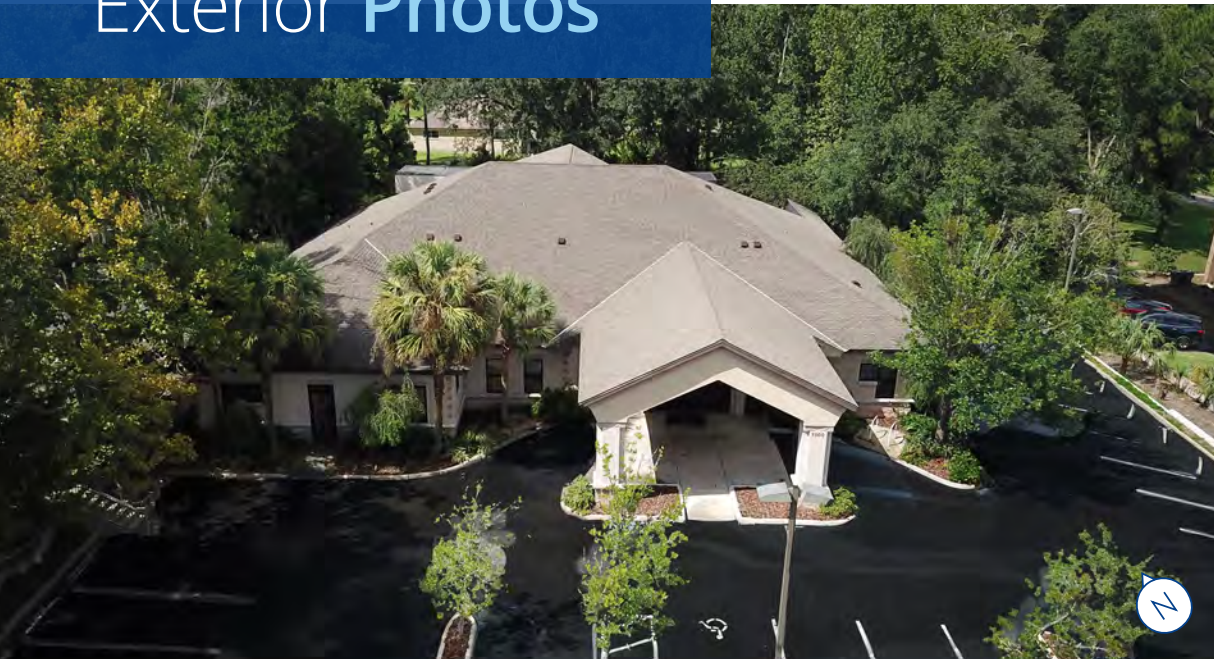


**Abundant Parking:** Benefit from 42 parking spaces on-site, with the option for overflow parking at an adjacent office facility.

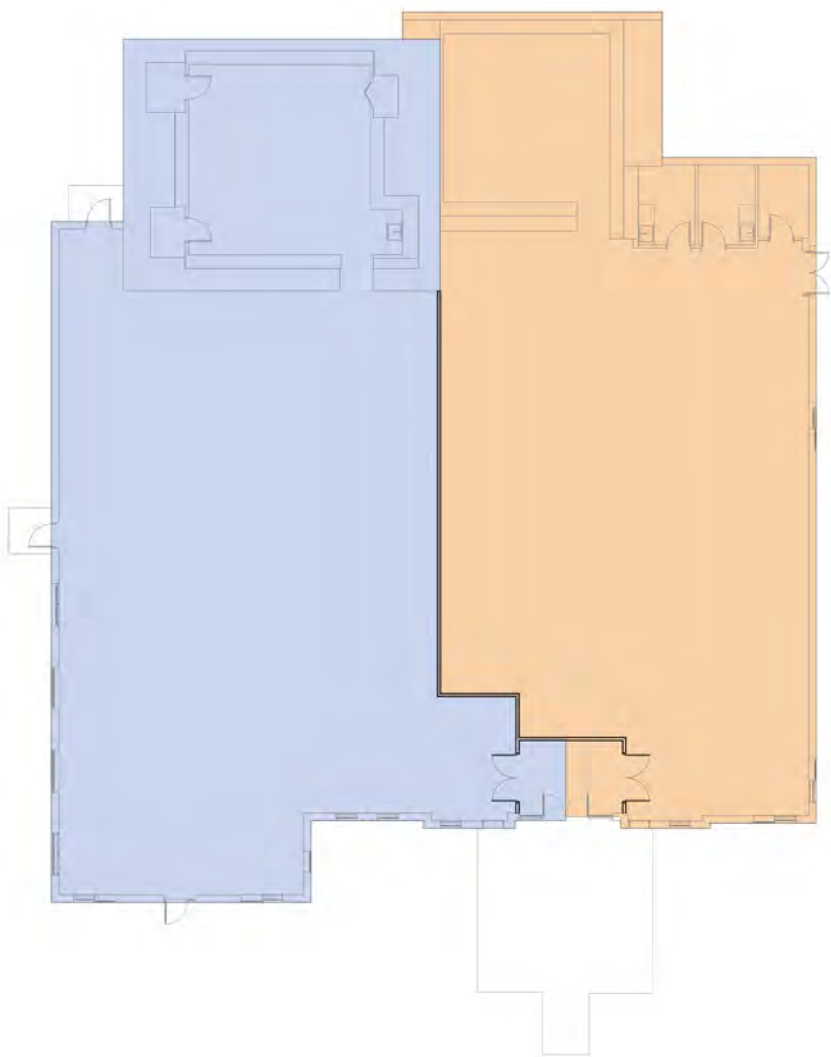


**High Traffic Volume:** Located on Newberry Road, the property sees an average daily traffic count (AADT) of approximately 51,000 vehicles, ensuring maximum exposure for your business.

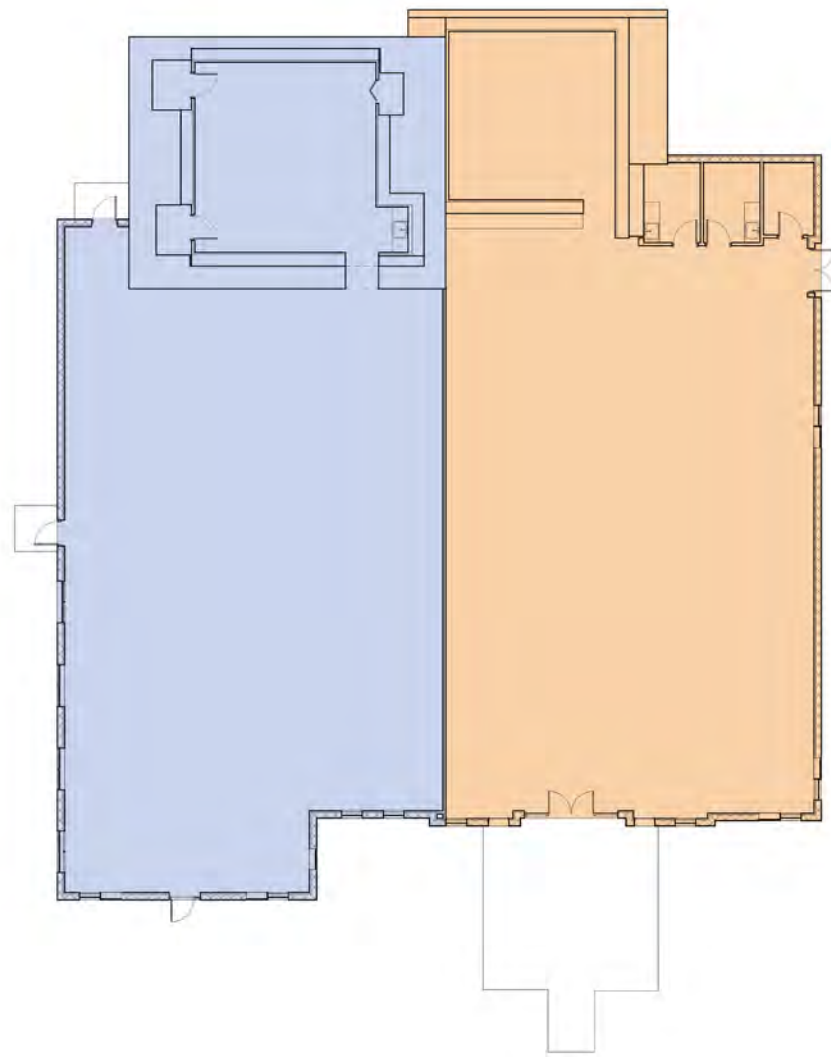
# Exterior Photos



# Floor Plans



Shell Option 1



Shell Option 2

# Location Overview

**NF** NORTH FLORIDA  
REGIONAL HEALTHCARE

**THE OAKS  
MALL**

**UF Health  
Surgical Center**

68,500± AADT

**Oaks  
Square**

**Tower Center  
Shopping Plaza**



W Newberry Rd

NW 69th Ter



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# Area Map



Site



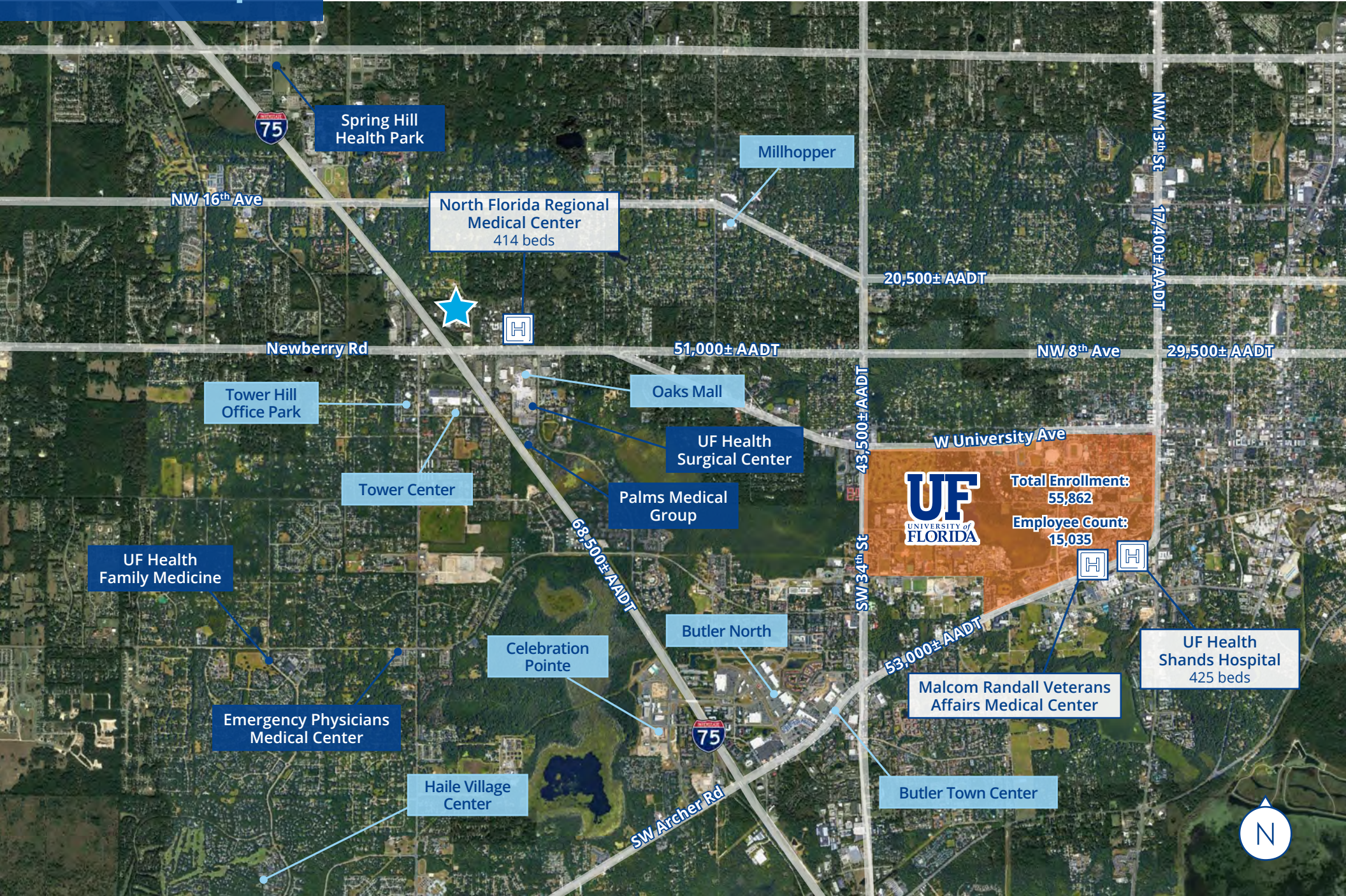
Medical



Hospital



Retail/Office





# About Gainesville

As a midpoint between Miami and Atlanta, and conveniently located within two hours of Jacksonville, Orlando and Tampa, the Gainesville region proudly boasts top ratings in nearly all categories. With nationally-leading colleges and universities, an innovative, startup atmosphere, diverse industry sectors and a rich quality of life, there are plenty of reasons Gainesville is consistently found near the top of national lists of best places to live. We are nationally recognized as: Top 50 Best Places to Live & Launch (*Fortune Small Business Magazine*), Top 50 Best Places for Businesses & Careers the last four years (*Forbes.com*), Top 25 of the Smartest Cities in America, according to (*Forbes.com*), and Top Tech City in Florida (*Popular Science Magazine*).

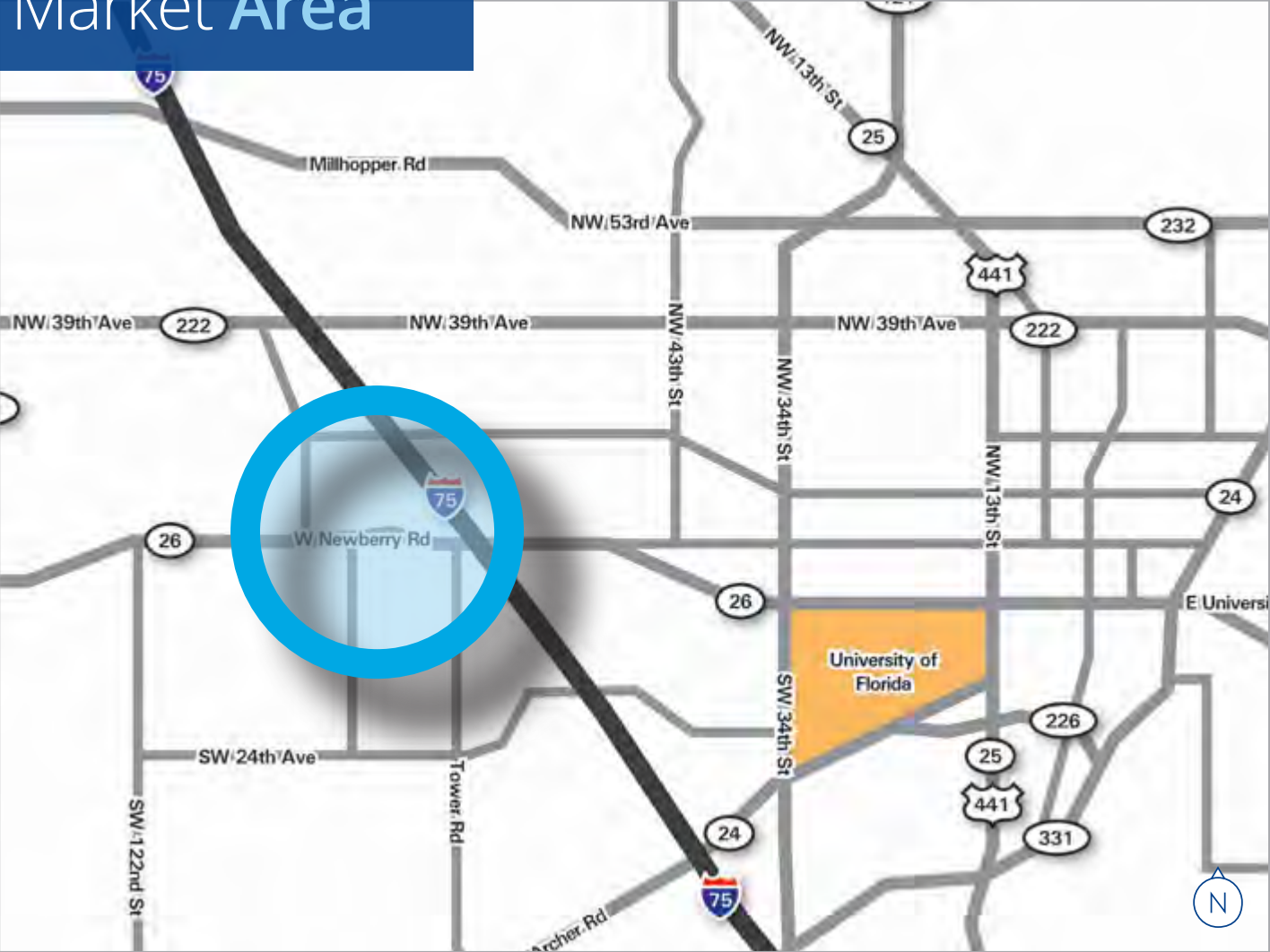
## City Demographics

<b>City Population:</b> 181,169	<b>Median Age:</b> 27.9 years
<b>Metro-Area Population:</b> 270,000	<b>Median Household Income:</b> \$39,142
<b>Males:</b> 48.7%	<b>Median Home Price:</b> \$199,149
<b>Females:</b> 51.3%	



Oaks Mall / Newberry Rd

Market Area



This market area is home to both the **Oaks Mall** and **North Florida Regional Medical Center (NFRMC)**. The Oaks Mall is Gainesville’s largest shopping mall and houses 108 stores, including Dillard’s 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 one of the **Top 100 Hospitals in America** for the last six years.

**Tower Road** boasts professional offices and prime retail. **Tower Hill Office Park** is one of Gainesville’s larger office parks including orthodontists, home builders and CPAs, to name a few. **Tower Center** provides a prime retail location with **Home Depot** as the main tenant in the strip center and a new 6,300 SF retail outparcel.

The main intersection in this area is **W Newberry Road & I-75** with an average daily traffic count of 59,500.





## Area Demographics

Source: ESRI Business Analyst | 5-Mile Radius



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