

MARKETS WEST OFFICE CONDO

1449 SW 74th Dr., Suite 100, Gainesville, FL 32607

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Discover your next Executive Office Condo in the newly developed Markets West Plaza in proximity to bustling west Gainesville neighborhoods. The professional 4,295 SF office condo suite is located on the 1st floor of the modern Markets West Office Building located at 1449 SW 74th Drive. This versatile one-floor layout offers 10 individual offices, open work spaces for collaboration, a large conference room, and an additional flex/breakroom area for employee engagement. This office condo suite is ideal for businesses looking for both privacy and collaboration during the work day.

Just 2.5 miles from the nearest highway, Markets West ensures seamless connectivity to major transportation routes, making commuting a breeze for your team. Within the plaza and along the neighboring streets, employees and visitors will enjoy a variety of amenities, including walking trails, a coffee shop, food establishments, a fitness center, an upscale quick shop with a gas station, a child care facility, and more to enhance everyday convenience and work-life balance.

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Number of Units:	1
Available SF:	4,295 SF
Lot Size:	0.17 Acres
Building Size:	4,295 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,431	28,651	63,753
Total Population	13,275	69,448	159,936
Average HH Income	\$88,093	\$107,954	\$95,572

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LOCATION INFORMATION

Building Name	Markets West Office Condo
Street Address	1449 SW 74th Dr., Suite 100
City, State, Zip	Gainesville, FL 32607
County	Alachua
Market	Gainesville MSA
Sub-market	Markets West

BUILDING INFORMATION

Building Size	4,295 SF
Building Class	A
Tenancy	Multiple
Number of Floors	1
Year Built	2021
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	MU2
Lot Size	0.17 Acres
APN #	06676-011-004

PARKING & TRANSPORTATION

Parking Type	Surface
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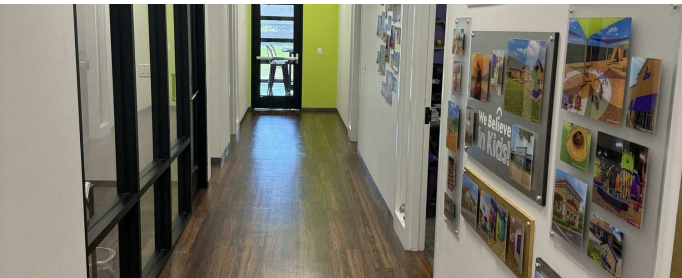
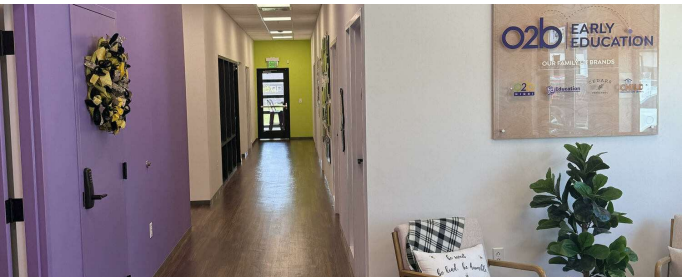
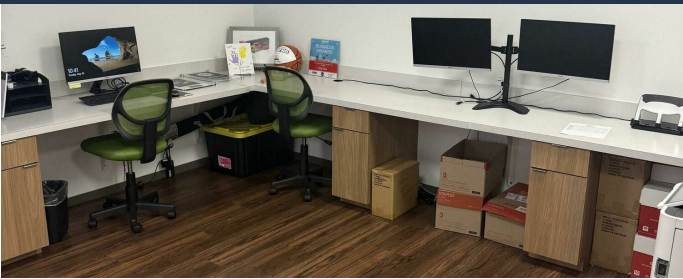
UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes

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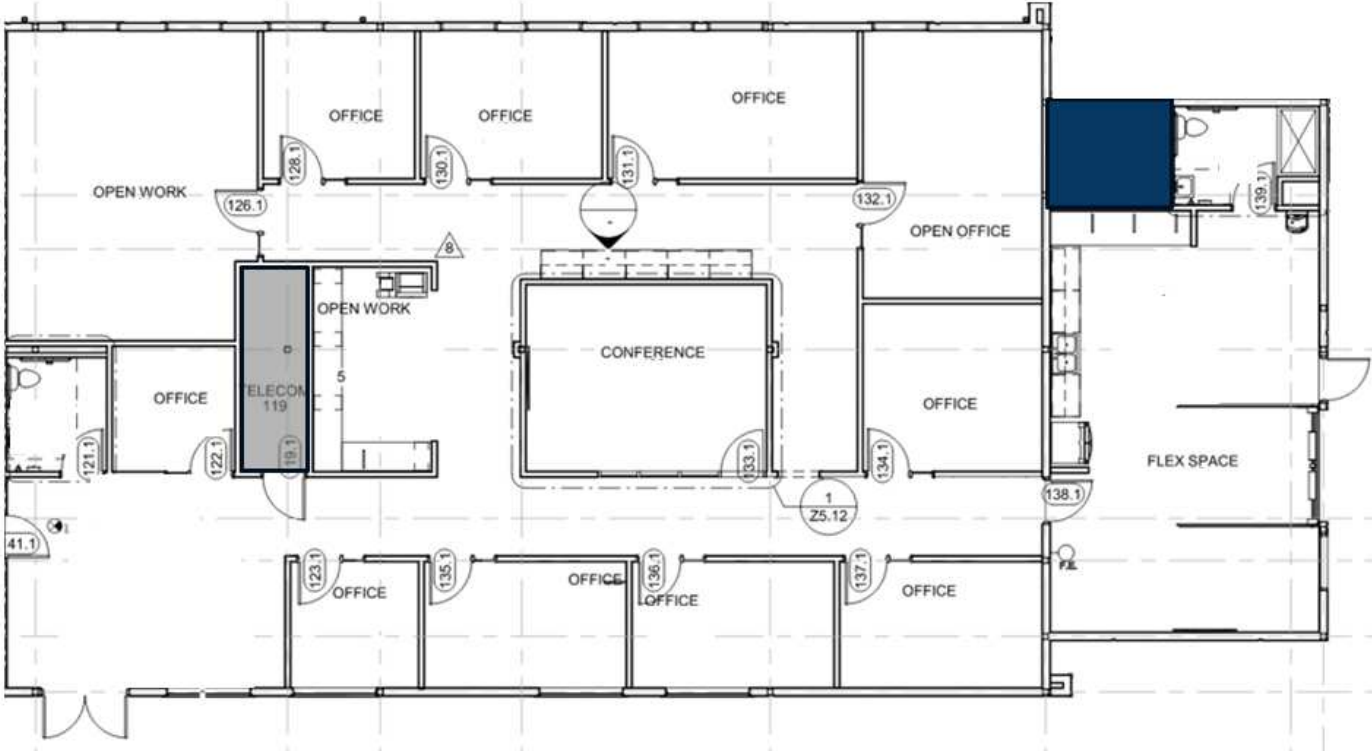


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OFFICE BUILDING FOR LEASE

Floorplan – 1st Floor Office Condo

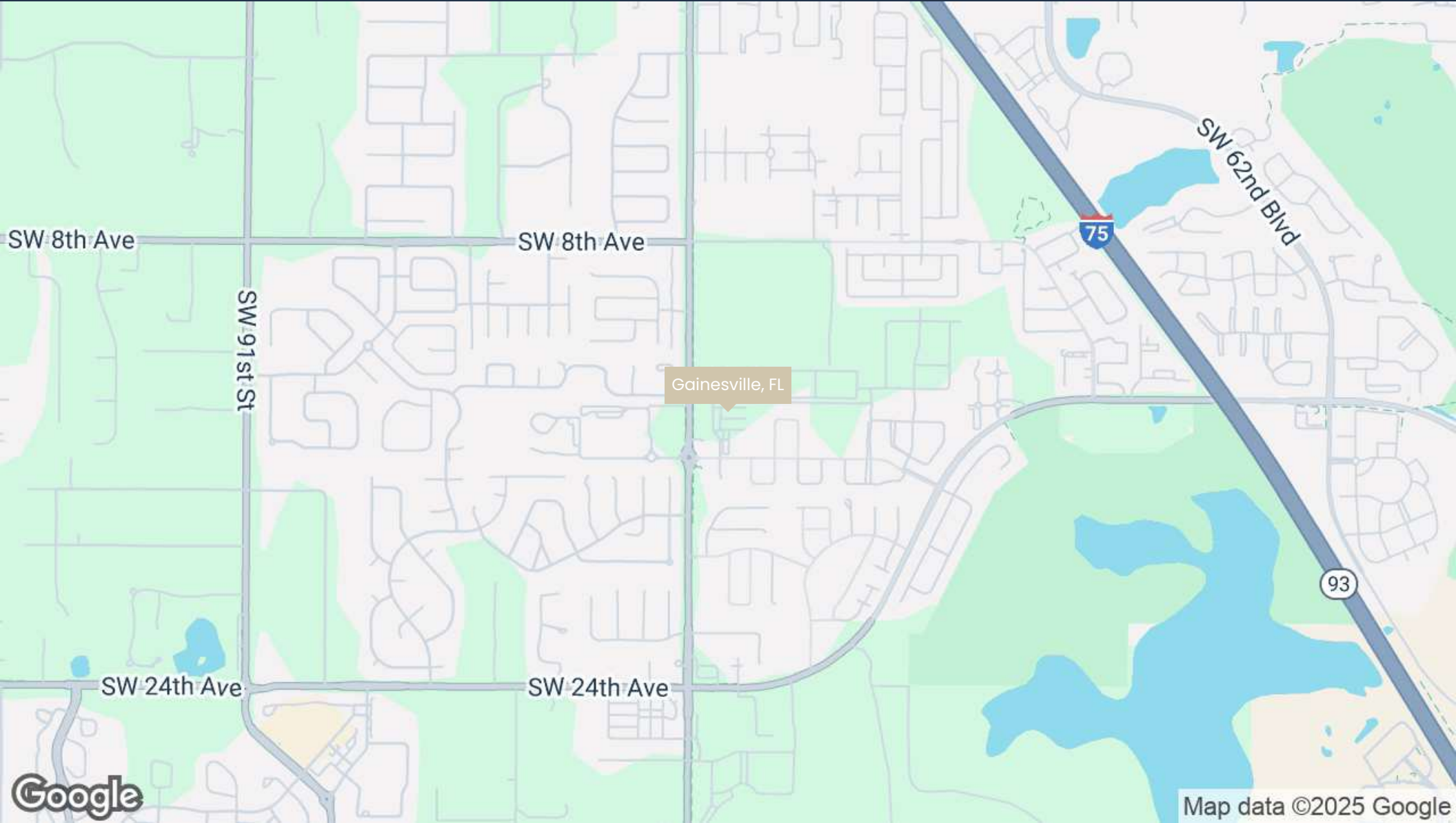


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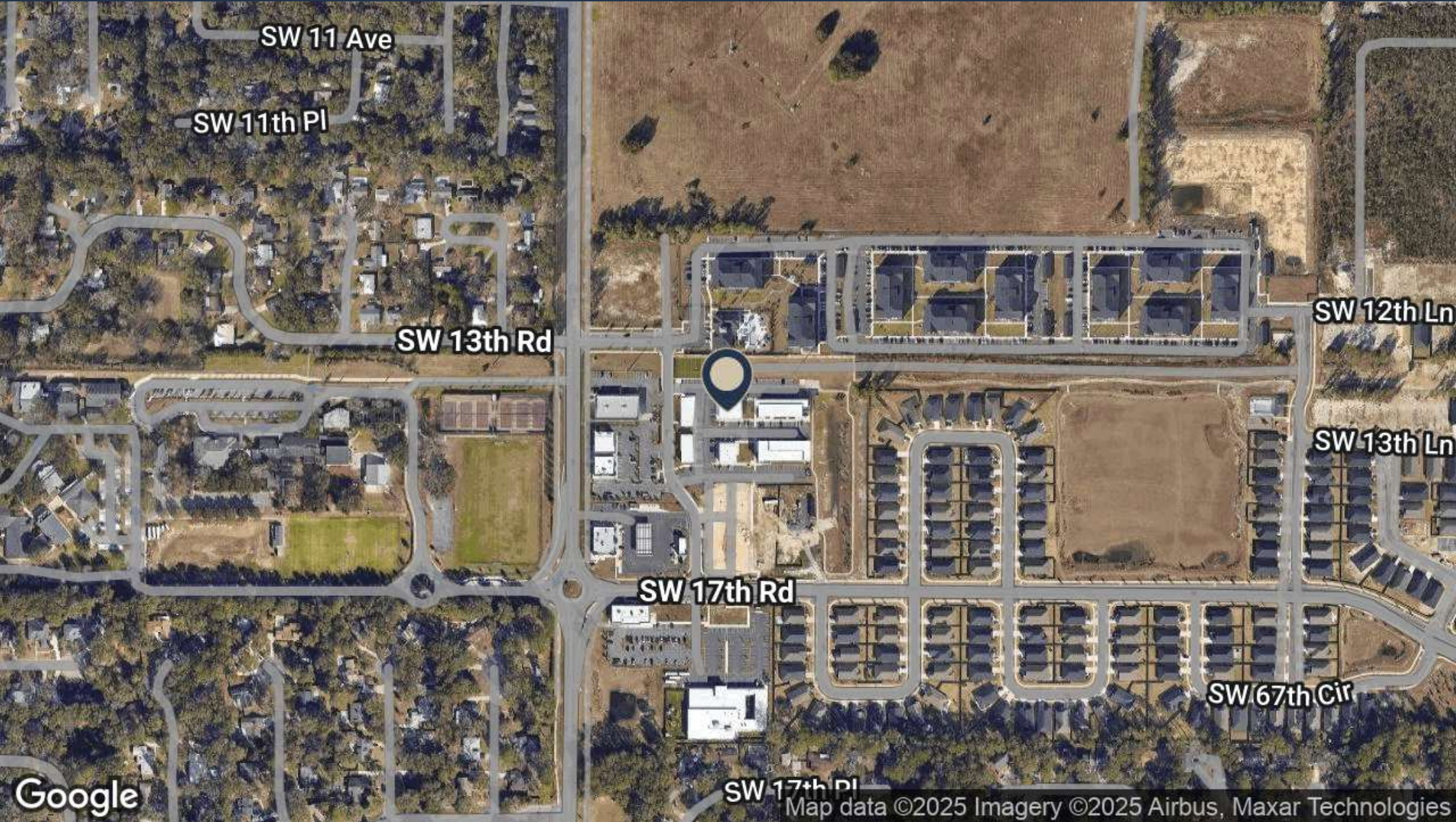
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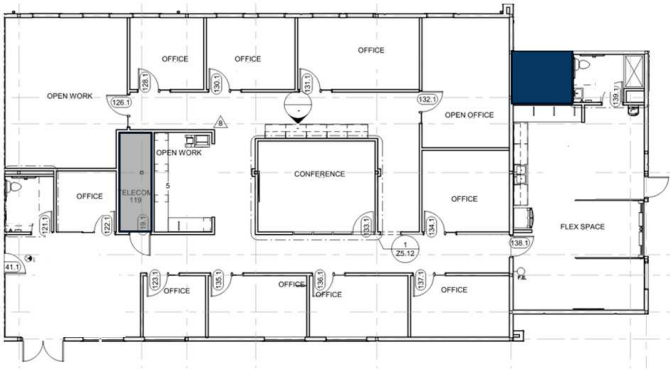


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OFFICE BUILDING FOR SALE / LEASE

Floorplan – 1st Floor Office Condo



LEGEND

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,295 SF	Lease Rate:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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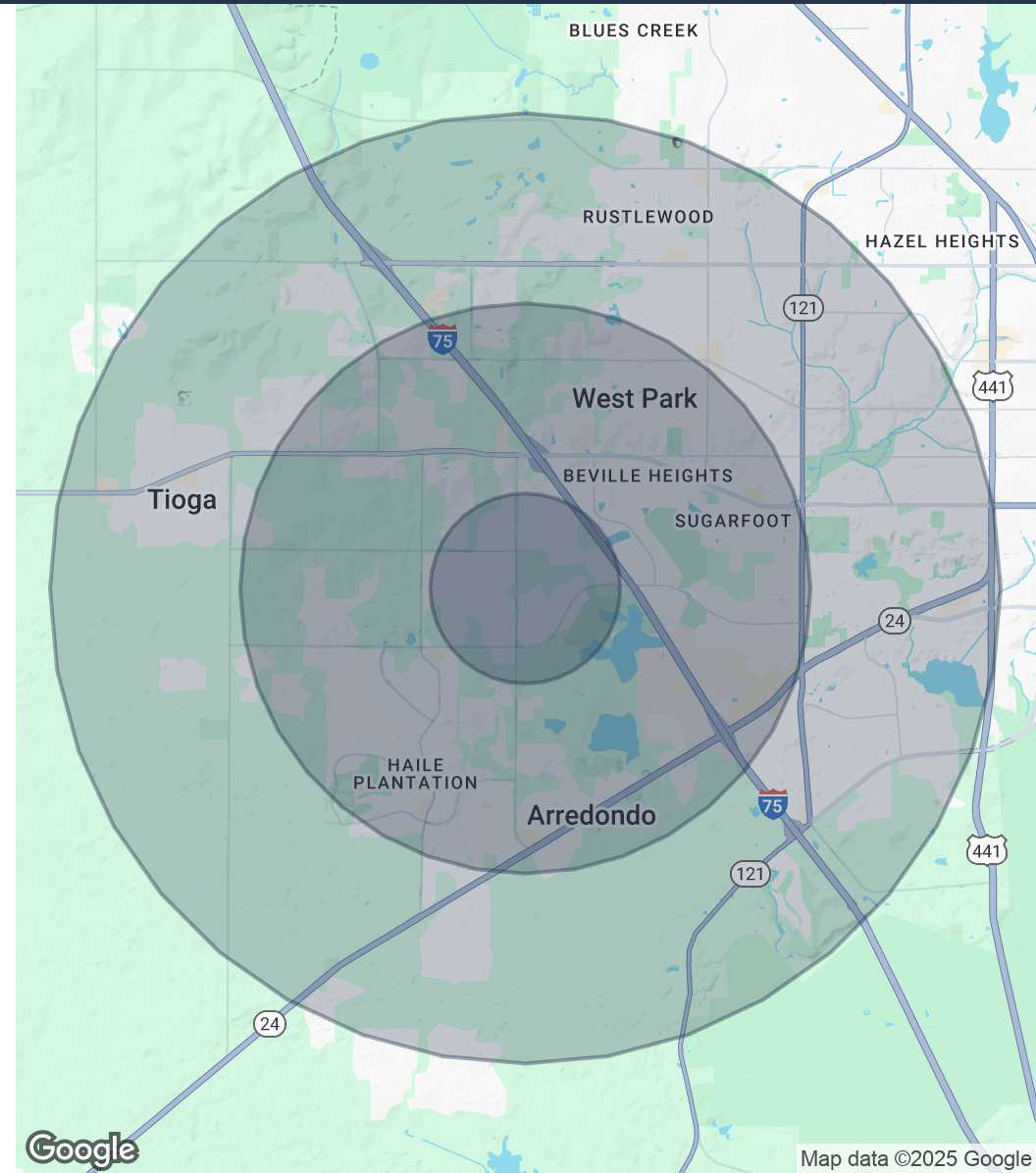
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OFFICE BUILDING FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,275	69,448	159,936
Average Age	36	37	35
Average Age (Male)	34	36	34
Average Age (Female)	37	38	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,431	28,651	63,753
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$88,093	\$107,954	\$95,572
Average House Value	\$252,490	\$337,153	\$325,186

Demographics data derived from AlphaMap



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OFFICE BUILDING FOR SALE / LEASE

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It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Concept urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs, and their contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present from previous activities at the Property. Various laws and regulations have been enacted at the Federal, State, and Local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending upon past, current, and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Project, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

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