

Executive Office for Sale

106 NW 33rd Court | Gainesville, FL 32607

Size: 2,840± SF | **Lot:** 0.28± AC | **Sale Price:** \$539,900



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Colliers

104 SW 6th Street
Gainesville, FL 32601
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Property Description

Located just one parcel off the 34th Street and W. University Avenue intersection (42,500± AADT), this two-story 2,840± SF office building couldn't be in a more convenient location! Directly across from the brand-new Westgate Publix Shopping Center, this small office park enjoys proximity to shopping, banking, restaurants and more. It is just minutes from the University of Florida and West Side Park.

Built in 1995, this two-story office building sits on 0.28± acres and is adjacent to historic Hogtown Creek. Lovely live oak trees welcome you into the parking area. The office has been newly renovated with new flooring, new lighting, a new roof in 2025, new AC units in 2023, four remodeled restrooms and new pavement in parking lot in 2023. This building showcases contemporary architecture and has large of windows to let natural light into the lobby, offices and conference room.

There is a second entrance located at the rear of the building that would give a dedicated entry point to access to the upstairs area. This would allow the building to be split into two suites, if needed - - one on the ground floor with the second suite on the second floor. Two newly renovated restrooms on each floor make this arrangement possible.

Highlights

- Great, central location (W. University Ave. & SW 34th Street)
- Steps away from shopping, restaurants, banking, services, etc.
- .5 miles to the University of Florida
- 2.5 miles to I-75
- 2.75 miles to Downtown Gainesville
- 11 parking spaces
- Tax parcel #: 06474-007-000 (0.28 AC)
- Zoning: OF (General Office)
- Remodeled Office Includes:
 - + New roof (2025)
 - + New AC units (2023)
 - + New restrooms (2023)
 - + New paved parking lot (2023)
 - + New flooring and lights (2022)



Rear Entrance



Photo Gallery



First Floor 1,352 SF

The first floor has a light and bright reception area, five offices, storage closets and two remodeled restrooms.



Photo Gallery



Second Floor 1,488 SF

The second floor could be leased as a separate office suite that can be accessed via a separate private entrance. The staircase takes you to the light-filled second-story space with cathedral ceilings adding to the open, spacious feeling. There are six private offices, an open conference room or creative co-working space, a kitchenette and two remodeled restrooms.



Aerial View



Trade Area



Area Demographics

Source: ESRI Business Analyst



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	Population (2025)	Population Projection (2030)	Average Household Income (2025)	Projected Average Household Income (2030)
1 Mile	8,312	8,355	\$101,032	\$109,588
3 Mile	114,433	115,852	\$72,141	\$79,682
5 Mile	187,270	189,416	\$85,186	\$94,835

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