OFFICE | SINGLE TENANT | 9,427 SQFT

PARK AVE MEDICAL

1014 NW 57TH ST, GAINESVILLE, FL 32605

FOR MORE INFORMATION PLEASE CONTACT

JORDAN FENNELL

PORTAL REALTY

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Portal REALTY

PROPERTY OVERVIEW

Address	**1014 NW 57TH ST** **GAINESVILLE, FL 32605**
Property Type	**Office**
Sub Type	**Medical Office, Executive Office**
Tenancy	**Single**
Lease Type	**NNN**
Class	**B**
Total Building SqFt	**9,427 SqFt**
Total Parking Spaces	**41**
Year Built	**1996**

ABOUT PROPERTY

Located just off Newberry Road, this 9,427 SF two-story freestanding medical/professional building is ideally positioned in Gainesville's Park Avenue Medical District.

Proximity to Major Medical Hubs:

- Just 0.5 mi to HCA North Florida Hospital & I-75
- Only 1.5 mi to UF Health / Shands
- Surrounded by medical and professional users

LAYOUT BREAKDOWN:

FIRST FLOOR:

- Spacious reception with check-in/check-out
- 12+ exam rooms (each with sinks)
- Multiple nurses' stations
- Break room, private offices, data room
- 4 ADA bathrooms

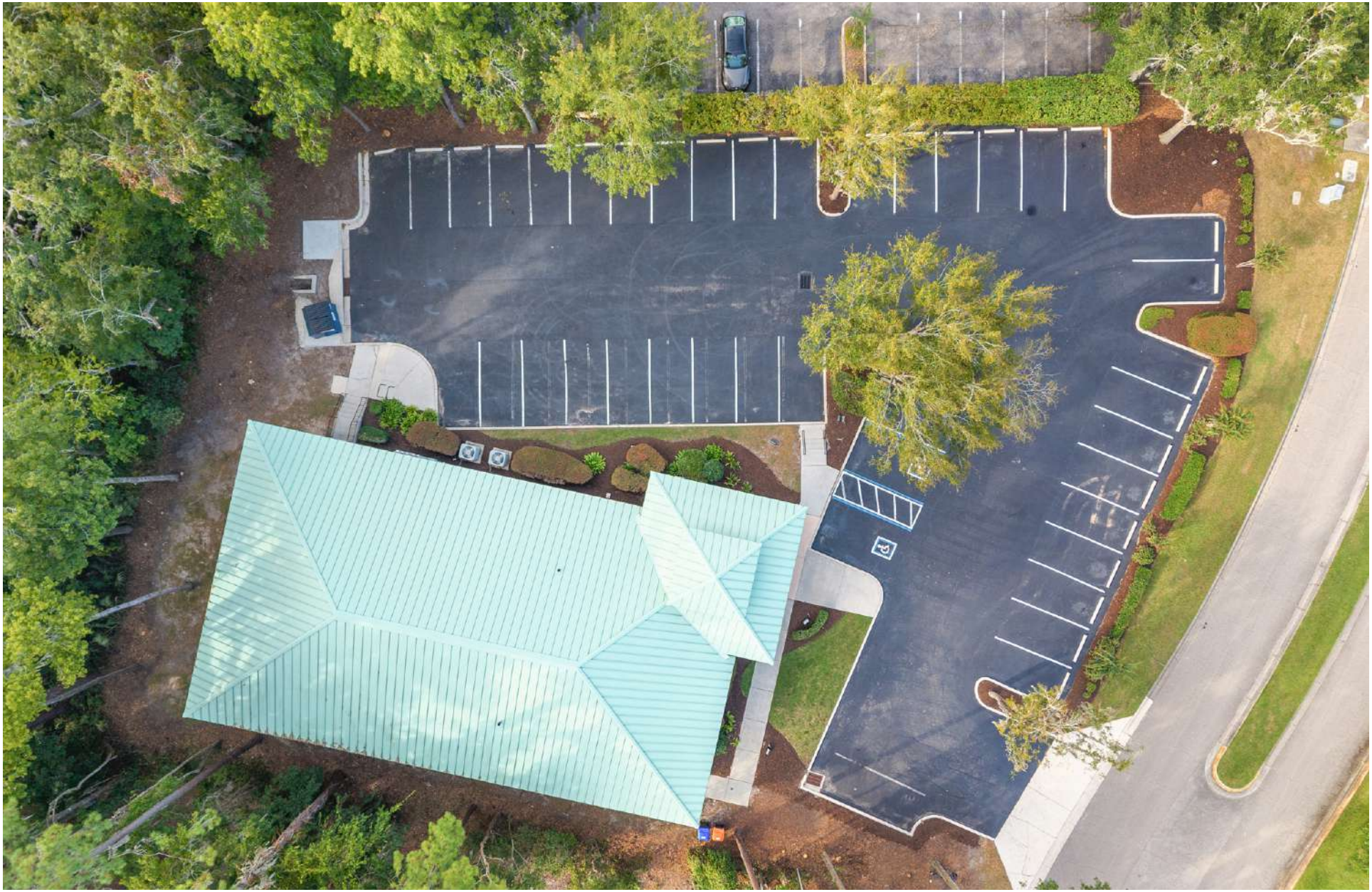
SECOND FLOOR:

- Additional waiting/reception area
- 10 + Exam rooms w/ sinks
- 4 ADA bathrooms
- Conference Room
- Break room, additional nurse/lab space

INFRASTRUCTURE:

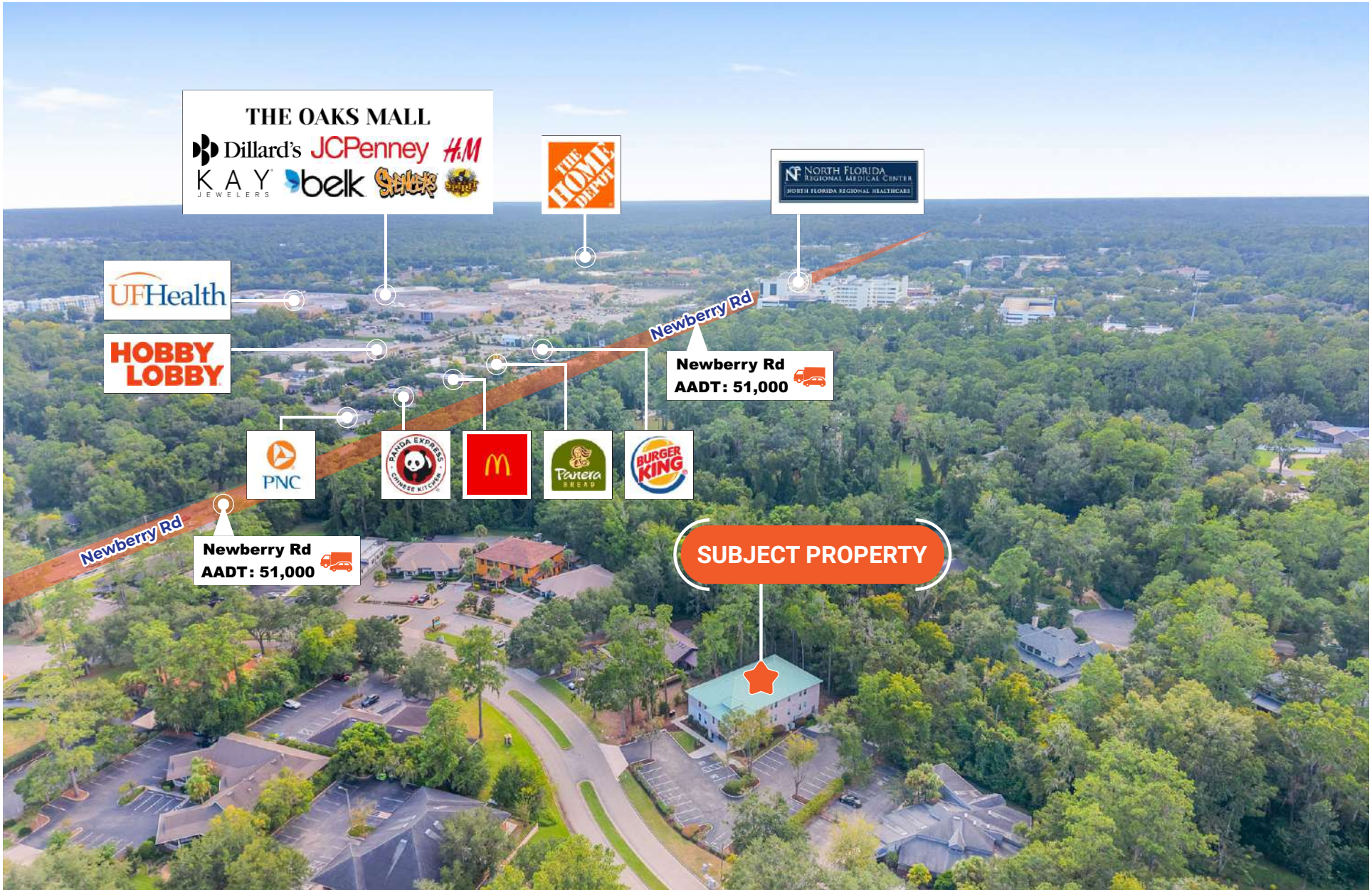
- New HVAC system
- Fresh interior paint
- Climate Controlled Data room
- 40+ parking spaces on-site

AERIAL VIEW



PROPERTY LOCATION

PARK AVE MEDICAL
1014 NW 57TH ST, GAINESVILLE, FL 32605



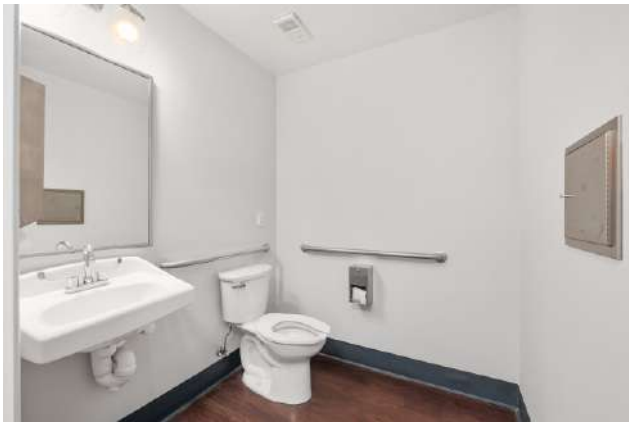
AERIAL MAP

PARK AVE MEDICAL
1014 NW 57TH ST, GAINESVILLE, FL 32605

EXTERIOR PHOTOS

INTERIOR PHOTOS

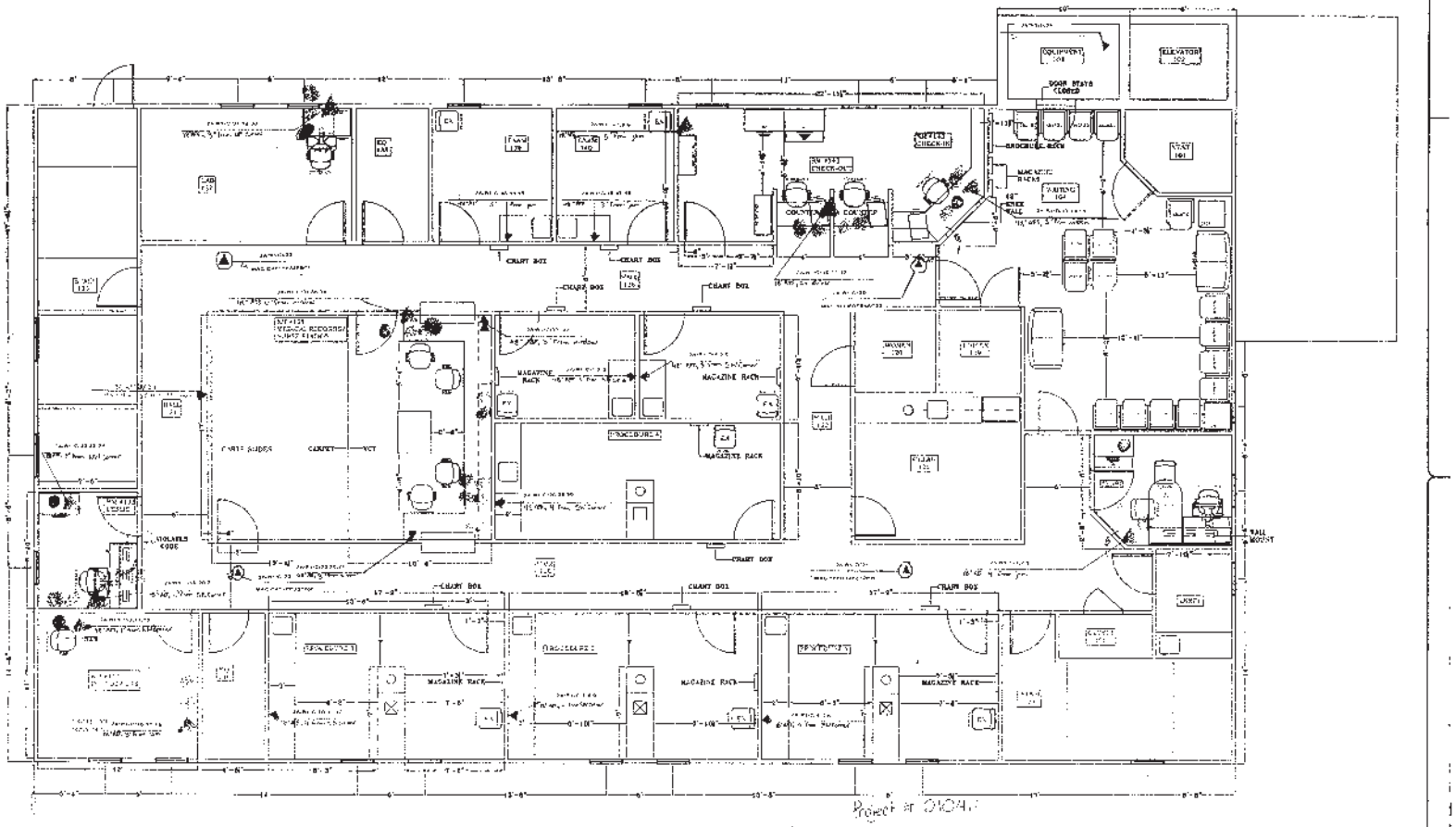
FIRST FLOOR



INTERIOR PHOTOS

SECOND FLOOR

FLOOR PLAN



1ST FLOOR

FLOOR PLAN

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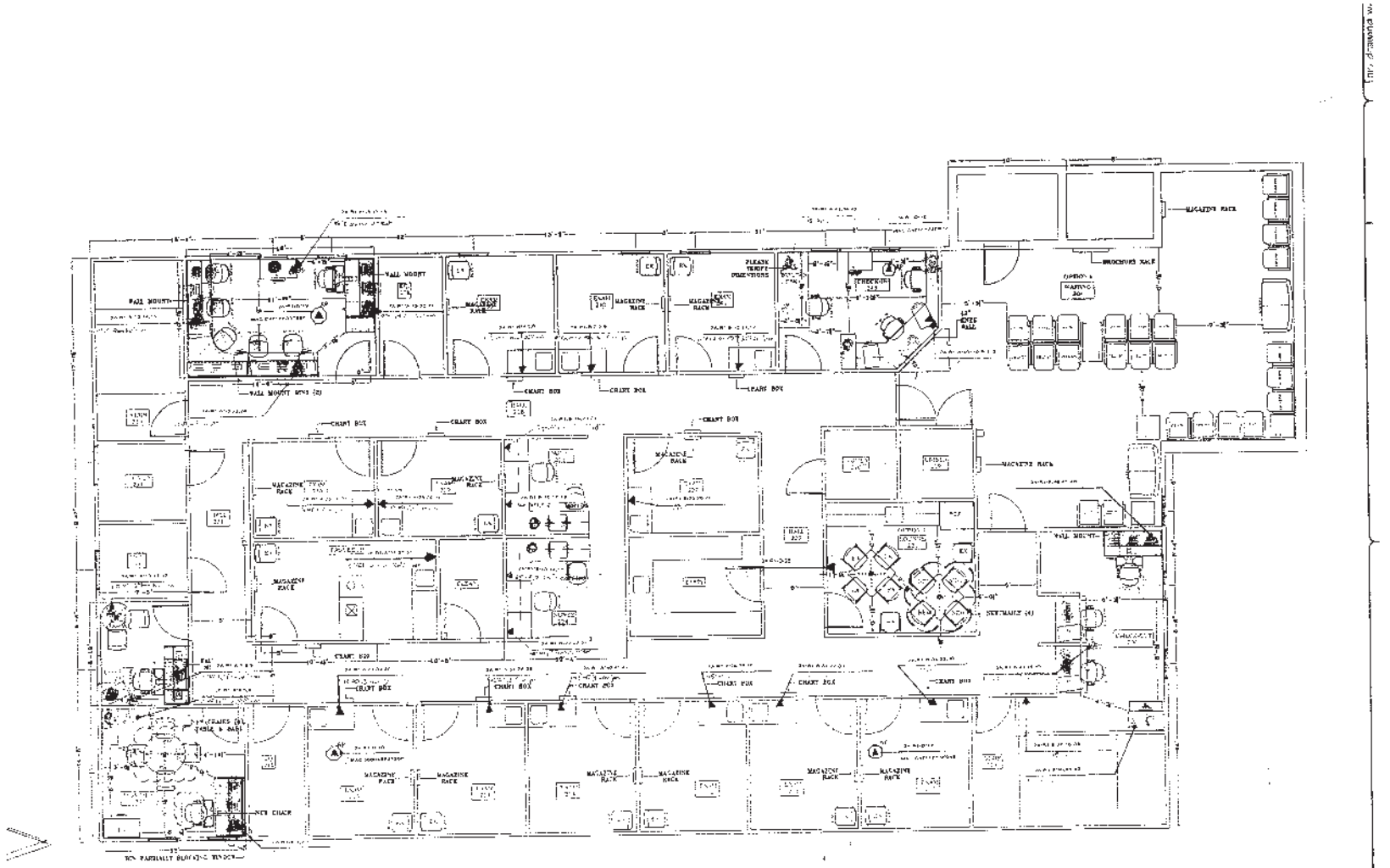

2ND FLOOR

MARKET OVERVIEW

GAINESVILLE, FLORIDA

Gainesville, Florida, is a vibrant, growing market driven by the University of Florida's prominence, expanding healthcare and tech sectors, and a diverse, educated population. The real estate market continues to grow, with strong demand for multifamily housing and investment opportunities, particularly in areas close to the university and downtown. With a mix of urban revitalization, transportation infrastructure, and a high quality of life, Gainesville presents an attractive destination for both residents and investors alike.

UF HEALTH

UF Health is a cornerstone of Gainesville's healthcare infrastructure, offering exceptional medical care, cutting-edge research, and education for the next generation of healthcare professionals. As one of the largest employers in the region, with more than 30,000 faculty and staff members across its hospitals, clinics, and research centers, UF Health plays a pivotal role in the local economy.

PARK AVE MEDICAL DISTRICT

Park Avenue Medical District – Gainesville, FL

Located just off Newberry Road, the Park Avenue Medical District is one of Gainesville's most established healthcare corridors. Home to 40+ medical and professional offices, the district is strategically positioned between UF Health and North Florida Hospital, and just minutes from the University of Florida campus and I-75.

This high-demand area offers:

Proximity to major hospitals and UF research facilities

Strong patient referral networks and specialist clustering

Easy access, high visibility, and ample supporting amenities

Long-term stability and growth fueled by Gainesville's expanding healthcare sector

Whether for investment or occupancy, the Park Avenue Medical District delivers location, synergy, and sustained value in one of North Florida's top medical office markets.

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