

OFFICE/FLEX SPACE FOR LEASE

104 SW 6th Street, Gainesville, FL 32601

1,977± SF | \$25/SF GROSS



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COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

104 SW 6th Street, Gainesville, FL 32601

Don't miss this opportunity to lease 1,977± SF of Class A office/flex space at 100 at Innovation Square, ideally located in the heart of Gainesville's Innovation District. Positioned between the University of Florida campus and Downtown Gainesville, the property offers exceptional access to both and is within walking distance of UF, leading research institutions, technology companies, restaurants, and entertainment venues.

Located on highly visible SW 6th Street just off University Avenue, this one-story building places your business among a dynamic community of innovators, startups, and established companies. Zoned Downtown (DT), the property is well-suited for office, technology, research, creative, and professional service users.

The space features a modern industrial design with polished concrete floors, exposed ductwork, high ceilings, abundant natural light, and a roll-up glass garage door. The efficient floor plan includes three private offices, a large open workstation area, kitchenette, a conference room with direct access to an outdoor patio, an auxiliary workroom, and a private restroom.



PROPERTY HIGHLIGHTS

- On building signage
- Elevated ceilings with open duct work
- Roll-up garage door
- Outdoor patio
- Polished concrete floors
- Kitchenette/Break Area
- ADA restroom
- 0.5 miles to University of Florida
- 0.4 miles to Downtown Gainesville

PHOTO GALLERY

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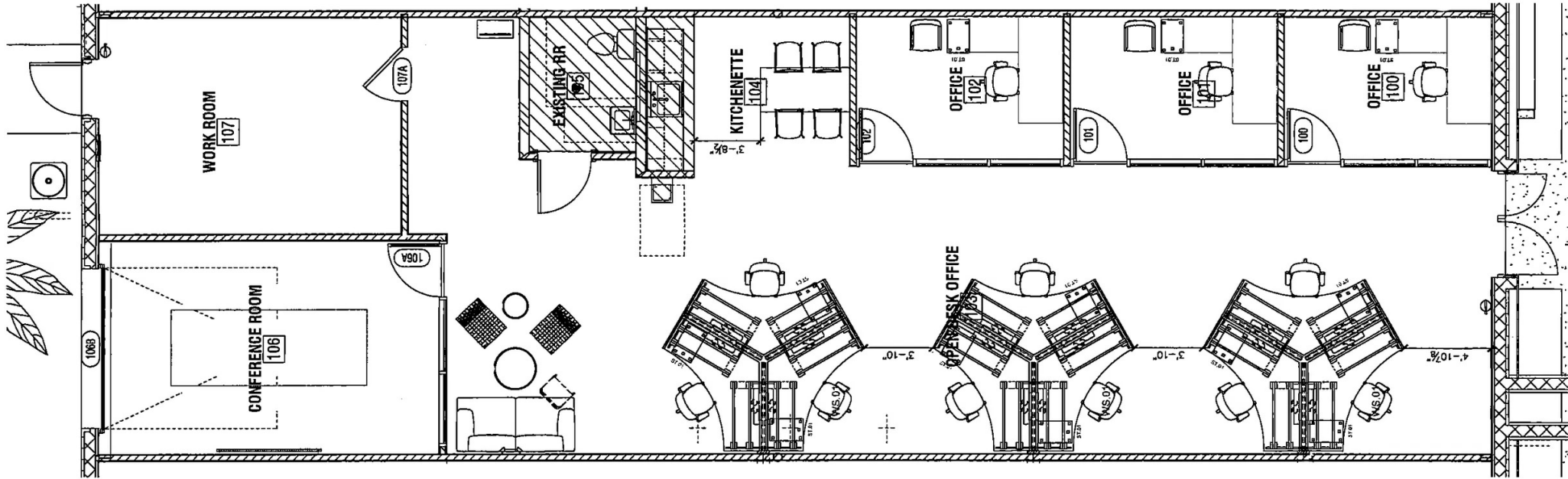
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FLOOR PLANS

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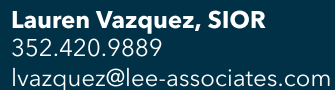


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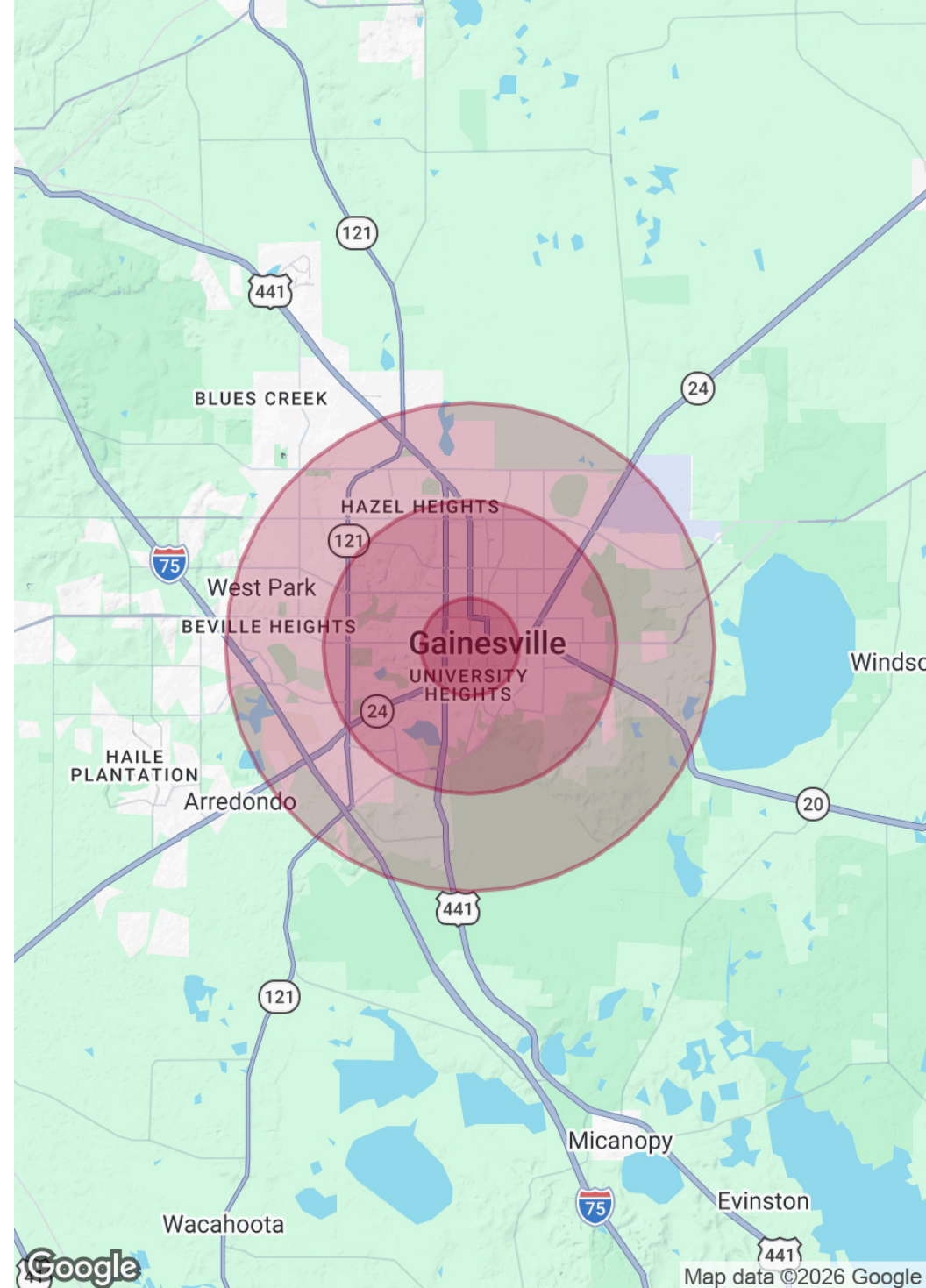


DEMOGRAPHICS MAP & REPORT

104 SW 6th Street, Gainesville, FL 32601

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,524	86,002	148,955
Average Age	24.0	29.4	32.2
Average Age (Male)	24.5	29.1	31.6
Average Age (Female)	24.1	30.3	33.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,070	32,857	59,751
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$43,367	\$64,548	\$71,206
Average House Value	\$242,672	\$240,812	\$241,107



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YOUR
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HERE

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