

# Office for Sublease

1000 NE 16th Avenue, Bldg F | Gainesville, FL 32601

Size: 9,990± SF | Lease Rate: ~~\$14.00/SF~~ \$10.00/SF Gross



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# Property Details

Don't miss this opportunity to lease 9,990± SF of office space in the heart of Northeast Gainesville. Located on a main east-west Gainesville corridor, the location couldn't be better. Nestled under the pines, this offering is a 9,990± SF stand alone building currently operating as a college with a clinic. This efficient floor plan allows access through two individual front entrances both with individual signage.

This space has many possible uses. On-building and monument signage is available for increased visibility of your business. The 12 reserved parking spaces in the generous parking lot provide convenient access for your employees, clients and patients.

Come and join this vibrant, growing area of Gainesville!

## For Sublease (through April 2026)

Availability	9,990± SF
Lease Rate	<del>\$14.86/SF</del> \$10.00/SF Gross
Zoning	Mixed Use Low Intensity (MU1)

### Highlights

- Great location on busy NE 16th Avenue
- Efficient floor plan design
- Polished linoleum floors throughout
- ADA restrooms
- 2.5 miles to University of Florida
- 1.6 miles to Downtown Gainesville
- On-building signage
- Ample parking + 12 reserved parking spaces





# Photo Gallery

## Building F

Building F is a **9,990± SF** free-standing brick building with privacy windows on exterior walls giving privacy from passersby yet allowing for natural light. The west half of the building contains nine offices, conference room, staff lounge, a 20' x 34' student lounge, a dispensary, a clinic reception area, four large and four small patient intake rooms, a wet/dry room, a 10' x 37' open treatment area, restrooms and storage areas. The east half of the building contains the IT rooms, two offices, student study room, a library, four 15' x 30' classrooms and large restrooms.



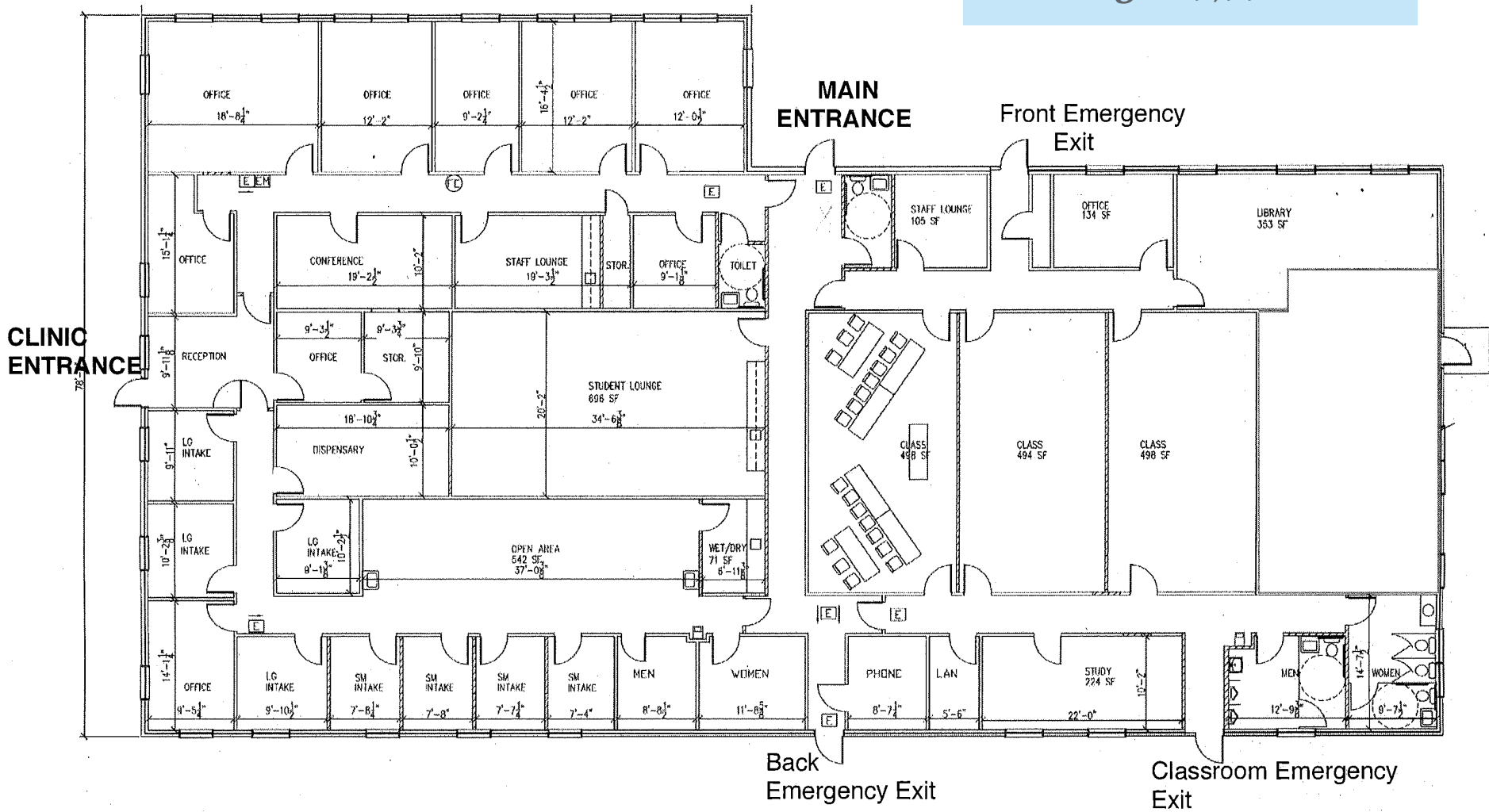


# Aerial View





Building F | 9,990± SF





# Retail Map





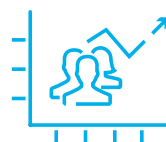
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## Area Demographics

Source: ESRI Business Analyst



Radius	Population (2023)	Population Projection (2028)	Average Household Income (2023)	Projected Average Household Income (2028)
1 Mile	8,825	8,662	\$79,847	\$95,119
3 Mile	67,210	66,540	\$63,208	\$74,833
5 Mile	131,484	131,069	\$68,961	\$80,629

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