

OFFICE/FLEX SPACE FOR LEASE

102 SW 6th Street, Gainesville, FL 32601

1,940± SF | \$25/SF GROSS

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ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

102 SW 6th Street, Gainesville, FL 32601

Don't miss this opportunity to lease 1,940± SF of end cap office/flex space in Gainesville's Innovation District.

The 100 at Innovation Square building is a one story, Class A commercial property strategically located between the University of Florida campus and Downtown Gainesville and is within walking distance of both!

The building has high visibility on SW 6th Street just off University Avenue surrounded by a network of successful companies and start-ups as well as being just steps away from downtown's dining and entertainment options. The efficient office design has a cool industrial vibe with polished concrete floors, tall ceilings with exposed duct work, and a roll-up garage door.

The floor plan offers the best of all worlds providing open, creative work areas, three glass-walled offices, a conference room, kitchen/break area, two sound-proofed phone carrels and a restroom.

As a bonus, the garage door is located on the parking lot side of the building for easy access into the space for product delivery or other business items.



PROPERTY HIGHLIGHTS

- End-cap space with efficient industrial office design
- Elevated ceilings with open duct work
- Roll-up garage door
- Polished concrete floors
- Two sound-proof phone booths
- Kitchenette/Break Area
- ADA restroom
- 0.5 miles to University of Florida
- 0.4 miles to Downtown Gainesville
- On building signage

PHOTO GALLERY

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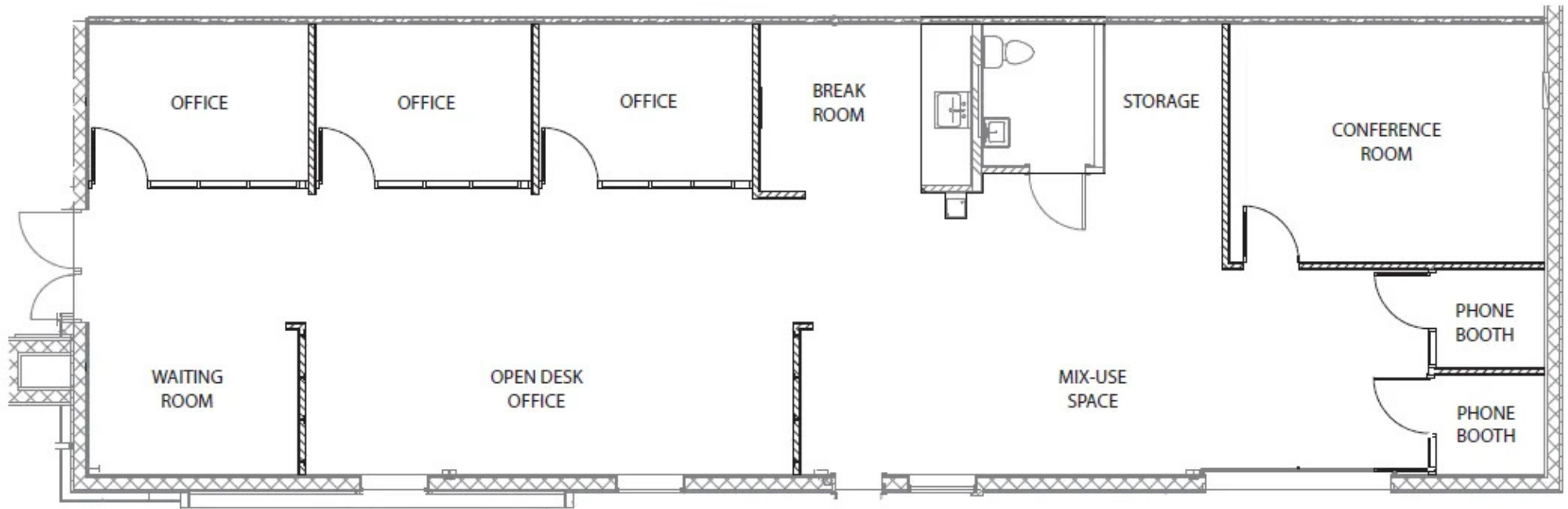
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FLOOR PLAN

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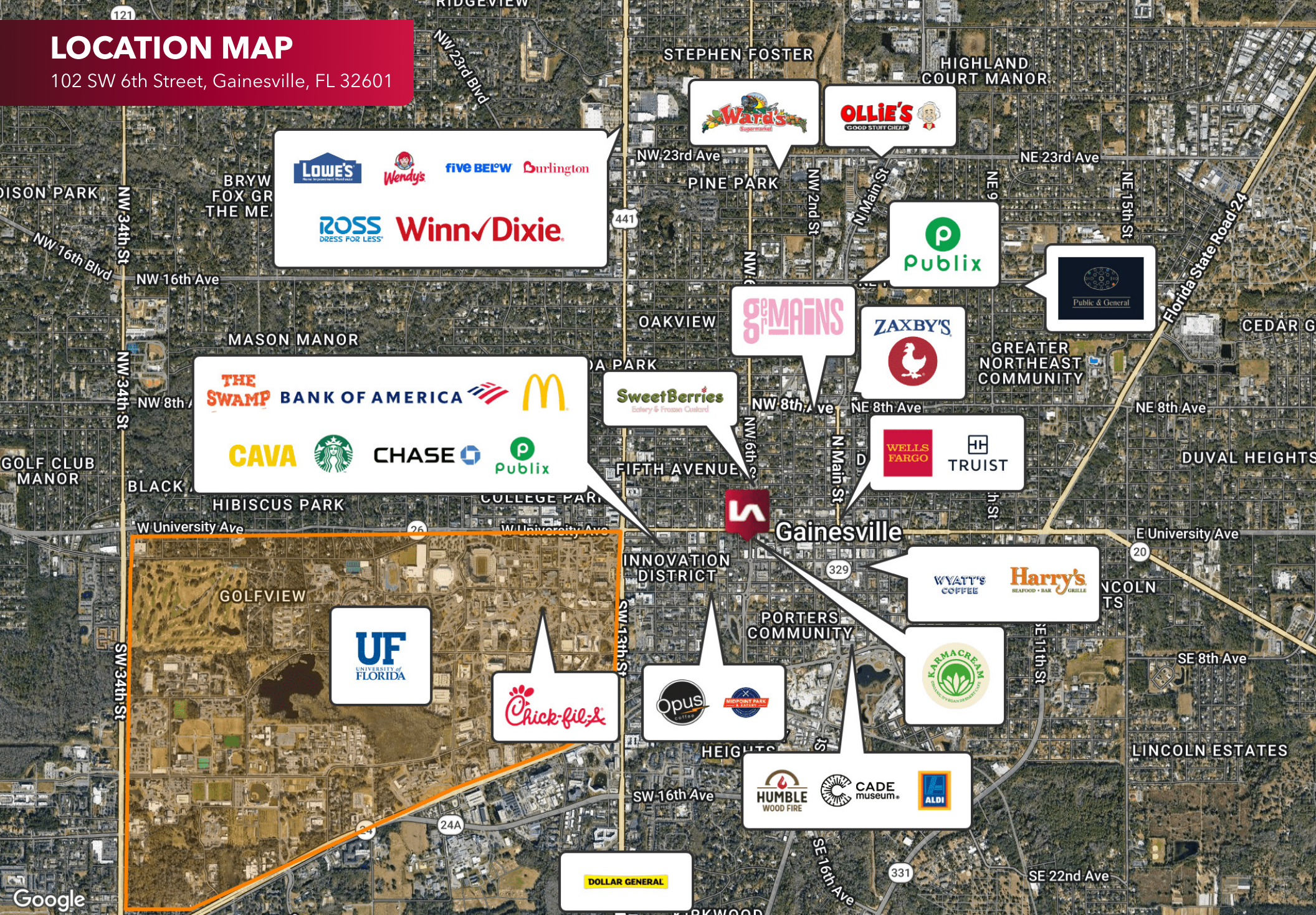


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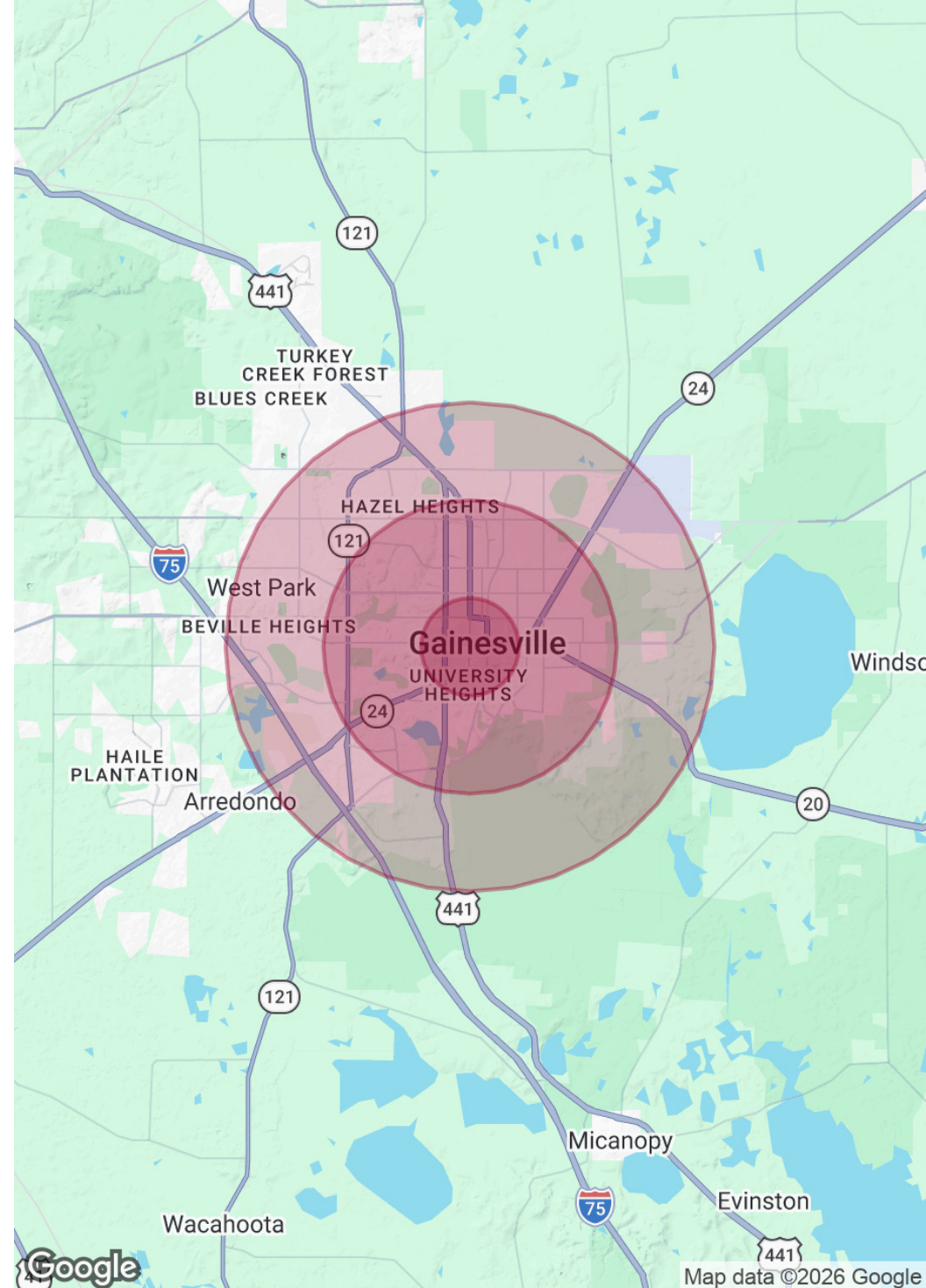
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DEMOGRAPHICS MAP & REPORT

102 SW 6th Street, Gainesville, FL 32601

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,511	85,995	149,005
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	9,073	32,853	59,774
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$43,421	\$64,577	\$71,212
Average House Value	\$243,007	\$240,883	\$241,146



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