







Sun Center East Downtown Office Space for Lease

- Premium office spaces available for lease at Sun Center East, adjacent to the Hippodrome, in the heart of downtown Gainesville.
- Spaces available include a 400 SF retail space and 2,500 SF office space in addition to a 7,790 SF space suitable for many uses including office, fitness center, retail, grocery, restaurant, bar/nightclub.
- The property is located in the heart of downtown Gainesville, within walking distance to a bustling daytime workforce population fueled by City Hall, the Alachua County Courthouse, Innovation Square, the University of Florida, and GRU.
- Downtown also serves as a popular destination to both students and residents for night life entertainment, featuring Gainesville's best restaurants, concerts and events at the Hippodrome State Theatre, Bo Diddley Plaza and Depot Park, festivals and more!

For further information

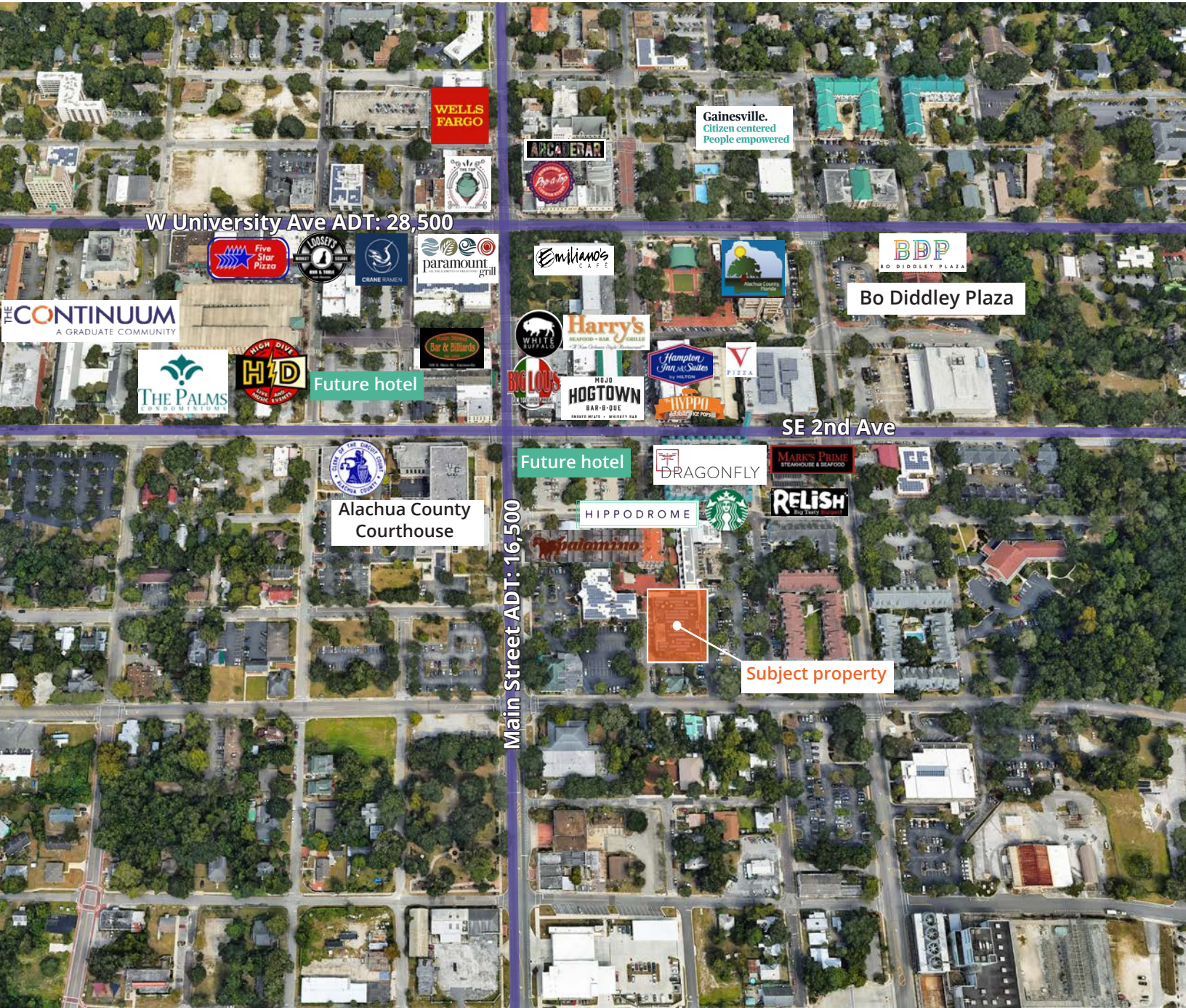
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Property summary

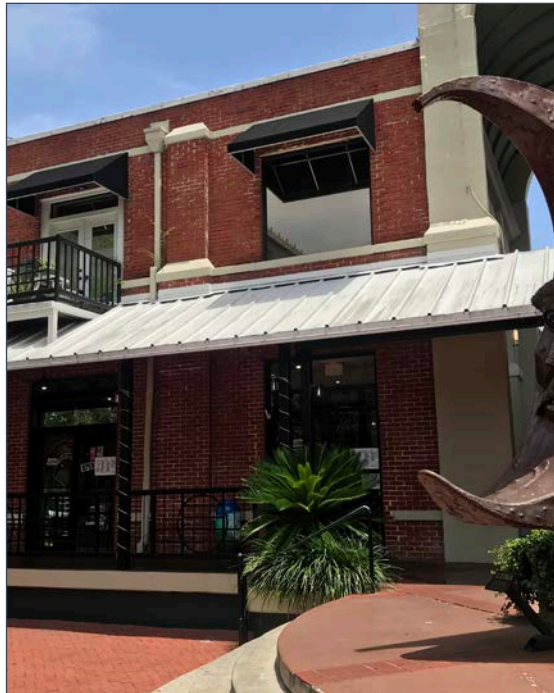
For Lease	Negotiable		Location Located in the heart of downtown Gainesville
Lease type	Modified gross		Population 130,815 people within a five mile radius
Total available sf	400 sf - 7,790 sf		Proximity Near many restaurants and lunch options
Land use	Mixed use		Parking Convenient and free parking for patrons
Zoning	Central City District (CCD)		



Aerial map



Photos

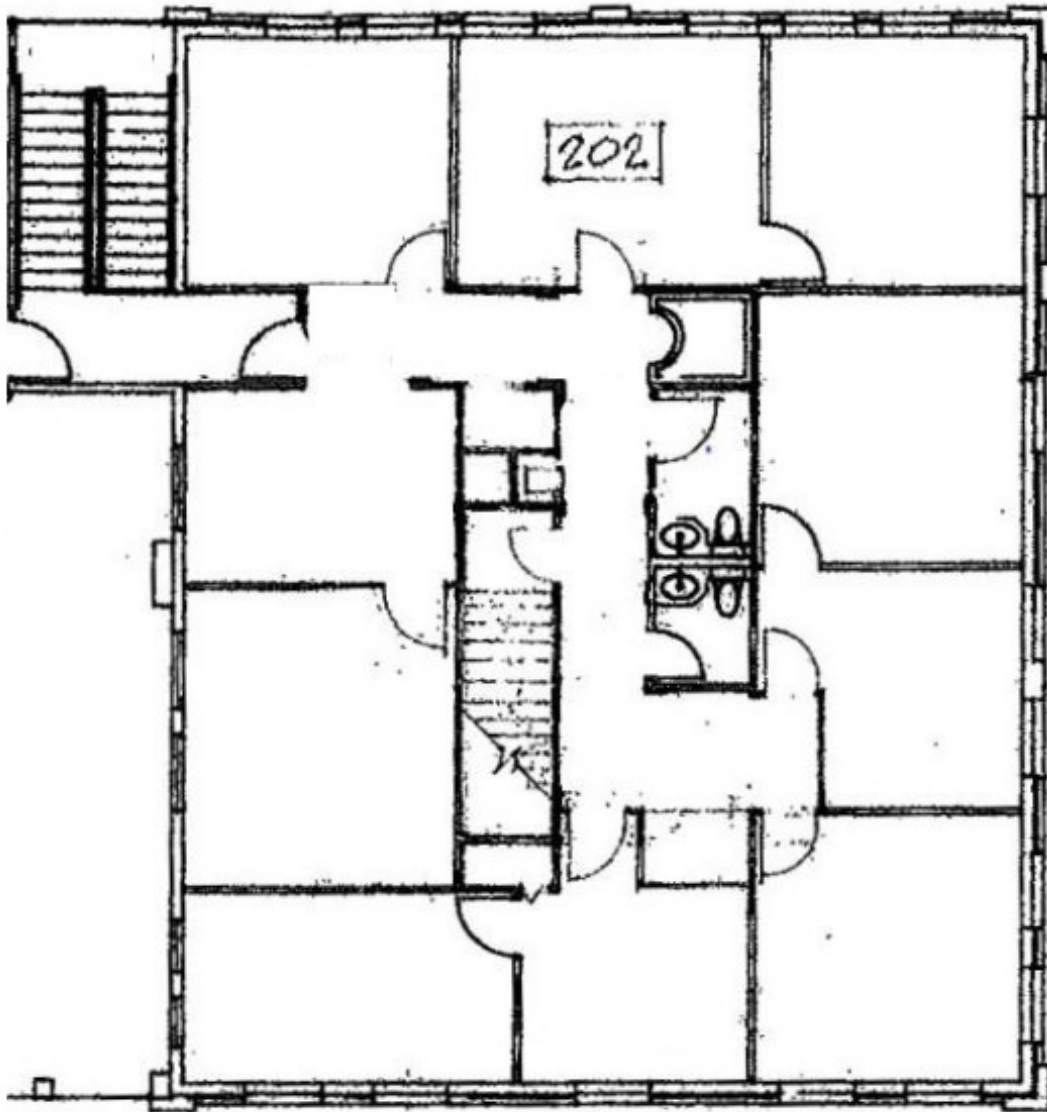


Additional photos

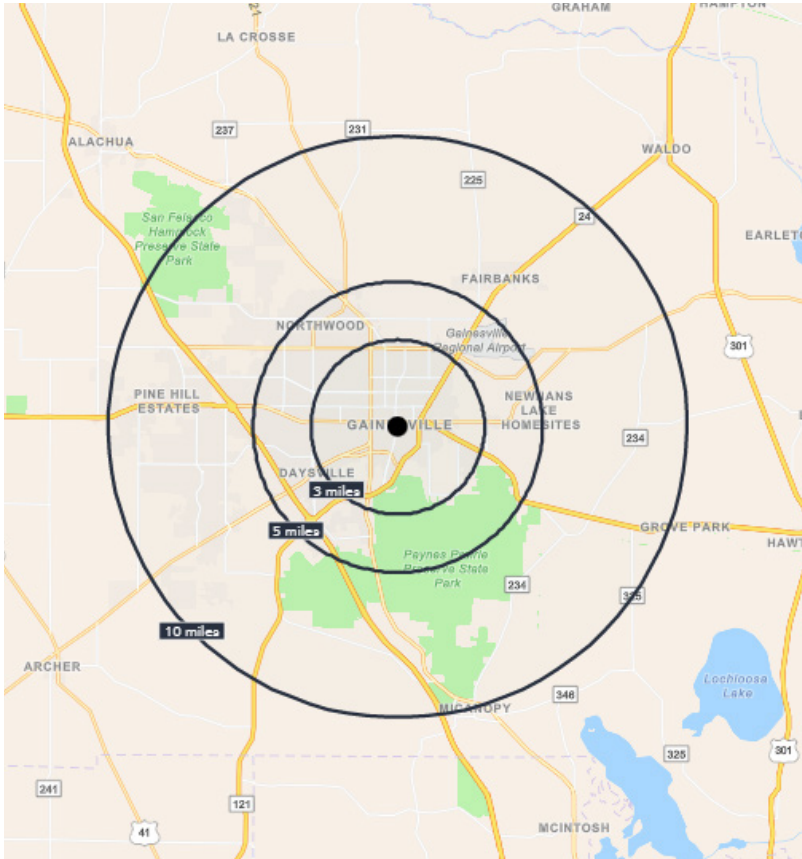


Floor plan - East

Suite E-202
2,500 sf



Demographics



Population: Over 200,000 people within a ten mile radius.



Density: Over 88,000 households within a ten mile radius.



Income: Average household income of \$83,387 within a ten mile radius.



Home Value: Median home value of \$315,208 within a ten mile radius.



Employment: Employment population of over 8,000 within a ten mile radius.

Population	3 Miles	5 Miles	10 Miles
Total population	7,664	134,846	218,296
Median age	24.6	26.3	29.9
Median age (Male)	24.9	26.7	29.5
Median age (Female)	24.4	25.8	30.5
Households & Income	3 Miles	5 Miles	10 Miles
Total households	27,764	54,192	88,831
# of persons per HH	2.22	2.23	2.29
Average HH income	\$59,387	\$63,710	\$83,387
Average house value	\$280,344	\$270,538	\$315,208
Businesses	3 Miles	5 Miles	10 Miles
Total businesses	3,507	5,987	8,537
Total employees	69,849	102,814	130,814

**If you would like to discuss this further,
please get in touch.**

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