

Downtown Gainesville Office For Lease

102 NW 2nd Avenue
Gainesville, FL 32601

3,784± SF Available | \$17.50/SF Gross



Colliers



Property Highlights



2-story,
built in 1998



3,784± SF
available



Lots of
storage



Large
offices



Ample Parking
private lot and
back entrance



Private
courtyard



Natural Light
throughout



Signage
Available

Area Demographics

5 mile radius



Population
(2021)
146,578



Average Household Income
(2021)
\$64,676



Projected Population
(2026)
146,409



Projected Average Household
Income (2026)
\$78,337

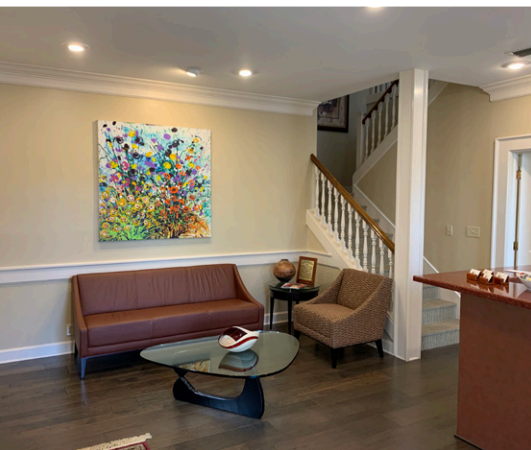
Building Overview

Beautiful Class A office **For Lease** located in downtown Gainesville, with great visibility. This two-story office space features a welcoming reception area, two offices, a conference room, two work areas and two restrooms. Take the stairs to the second floor to find three more offices, large work area, library/conference room, kitchen and restroom. Large windows in each room allow for tons of natural light throughout the office.

Trade Area



Property Photos





104 SW 6th Street
Gainesville, FL 32601
colliers.com/gainesville

Dan Drotos

Executive Director, CCIM, SIOR
+1 954 551 9846
dan.drotos@colliers.com

Rory Causseaux

Director
+1 352 317 6341
rory.causseaux@colliers.com

Lauren Edwards

Associate
+1 352 222 4590
lauren.edwards2@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2022. All rights reserved.