

1 SE 1st Ave & S Main Street, Gainesville, FL 32601

PROPERTY FOR LEASE

\$16/SF

NNN

BUILDING SIZE: 8320 SF

ACREAGE: 0.1

TYPICAL FLOOR: 4190 SF

DIVISIBLE: 1800-8320 SF



PROPERTY HIGHLIGHTS

This Prominent Downtown Gainesville Building operated as a law office for many years and is now available for lease. Located at the hard corner of South Main Street and SE 1st Avenue and less than 1 mile from UF, this charming building offers significant visibility and opportunity for any future tenant.

Suite sizes can be modified to accommodate needs anywhere from 1,800 - 8,320 SF which will include a lobby larger conference/meeting rooms, restrooms, and plentiful private offices.



LISTING
AGENT



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AERIAL HIGHLIGHTS

Located on South Main Street in the Heart of Downtown Gainesville and the Entertainment District

Located Less than 1 Mile from the University of Florida

8320 SF, Divisible space to accomodate any business, Cozy Interior



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PROPERTY SUMMARY

- DT Zoning
- Built in 1900
- Desirable location on S Main



Income
 Median Household Income
 \$29,059



Housing
 Total Housing Units
 10,882



Families & Living Arrangements
 Total Households
 9,015



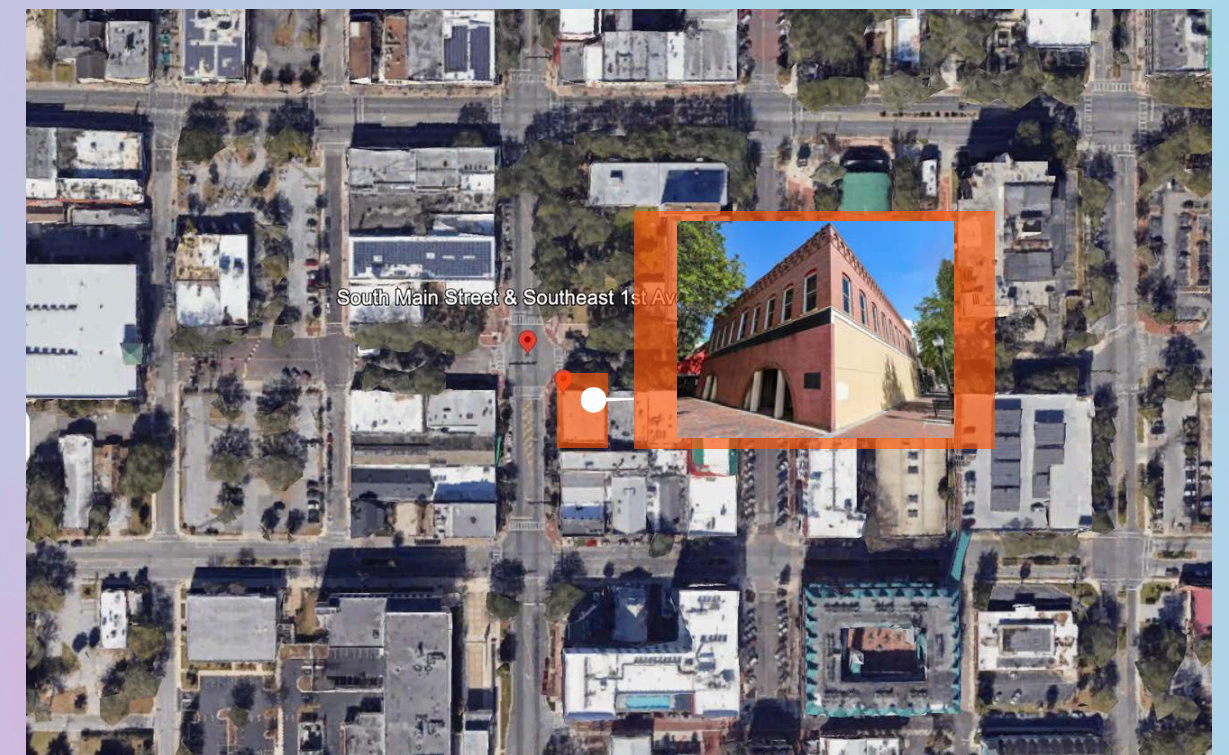
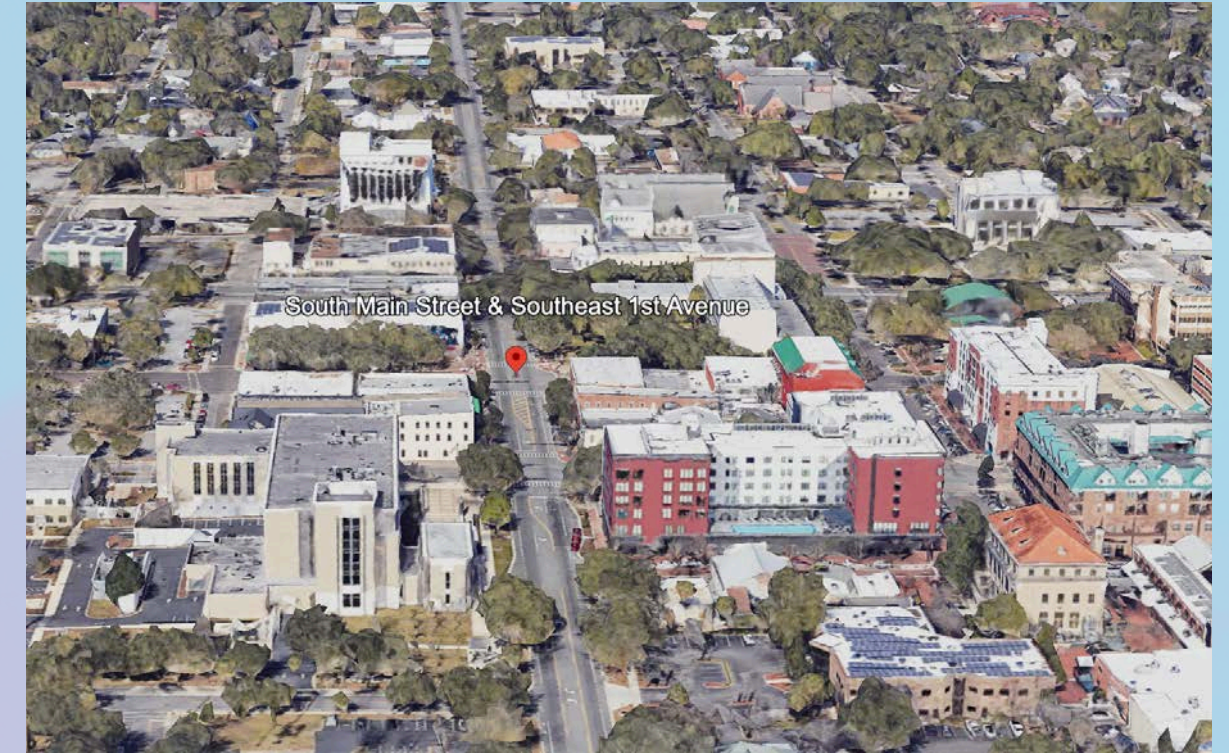
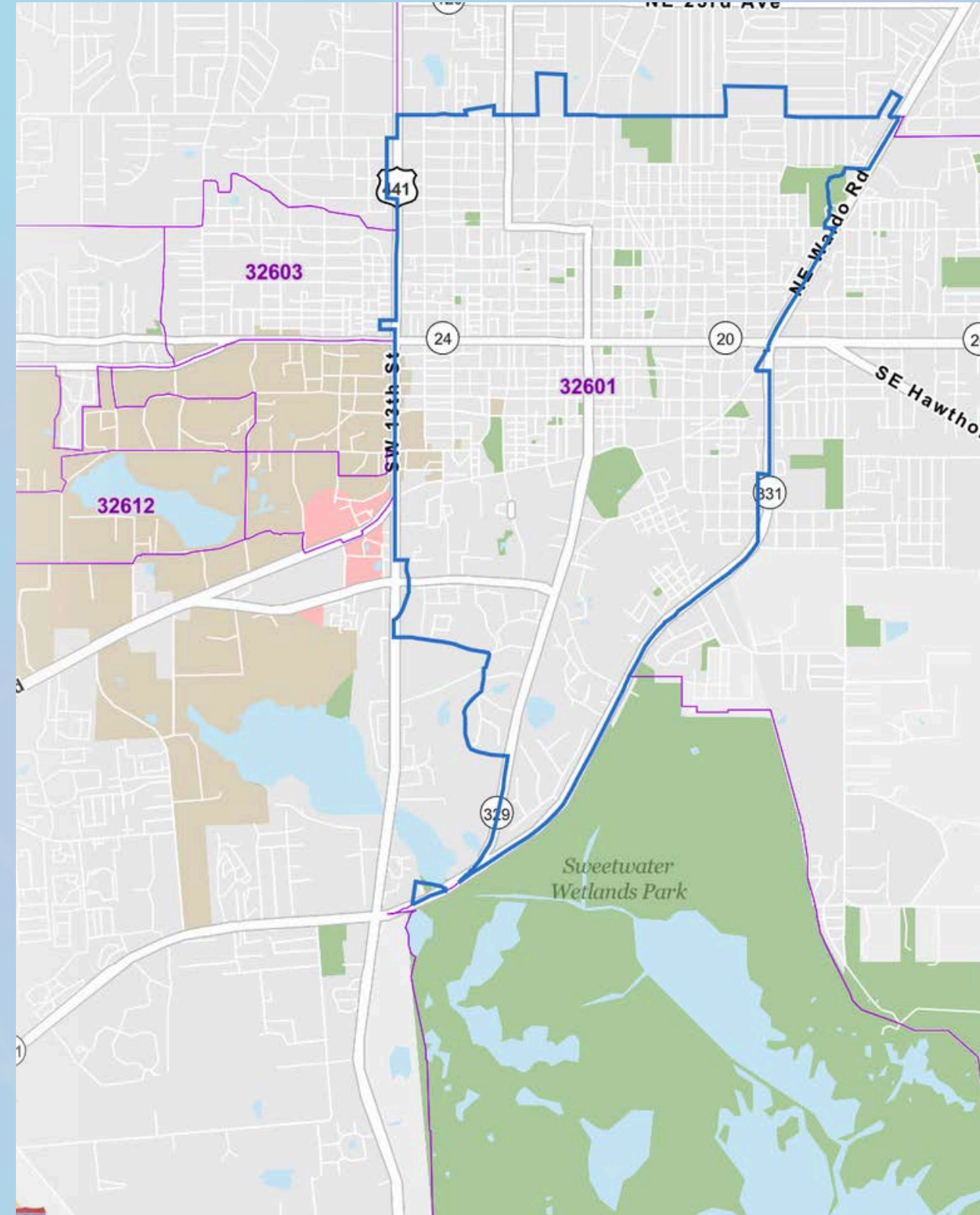
Populations and People
 Total Population
 22,039



Median Age
 Populations & People
 22.8

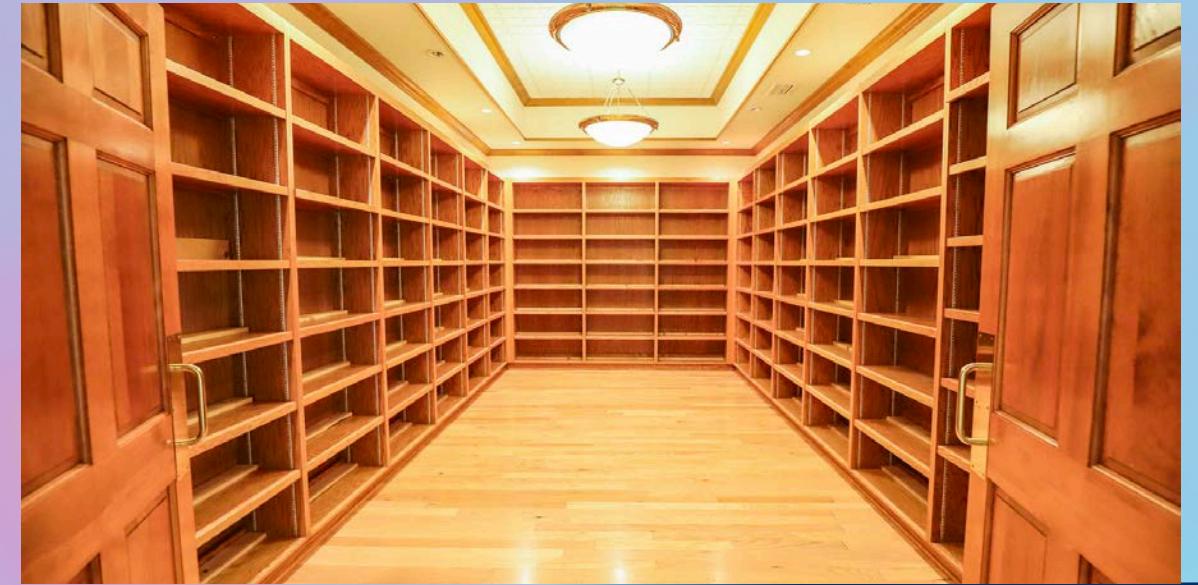
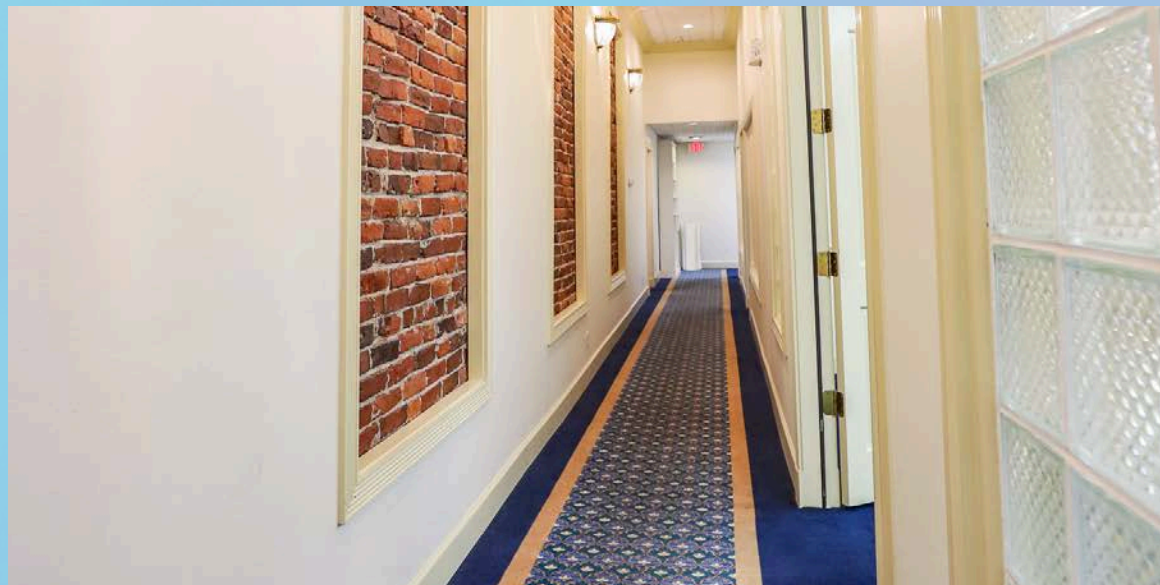


Business and Economy
 Total Employer Establishments
 786



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PROPERTY PHOTOS: INTERIOR



PROPERTY PHOTOS: EXTERIOR



GAINESVILLE OVERVIEW



DOWNTOWN GAINESVILLE

Gainesville's Downtown is the symbolic heart of the city. A quintessentially quaint tight-knit gathering of shops, restaurants, theatres and parks it somehow pulls off always feeling lively, yet open and personal at the same time. By day, walk down tree-lined streets. Take in the sounds of live music as it bounces off the buildings surrounding the Bo Diddley Plaza.

Fulfill your quest for knowledge at the Alachua County Library District Headquarters and browse books, music, movies and attend educational events and programs. By night, take in a play or movie at the Hippodrome Theatre or wander by the one-of-a-kind shops and fun boutiques around Union Street Station before sitting down to dinner at a mouth-watering restaurant and enjoy a pint of local craft beer. Just like downtown itself, there's something for everyone.



INNOVATION DISTRICT

Nestled between downtown and the University of Florida, the Gainesville Innovation District is home to more than 80 thriving businesses. Join the vibrant and active community for a concert on the lawn at Midpoint Park and Eatery or attend professional networking events at The Hub. There's always something to do in district.



UNIVERSITY OF FLORIDA

The University of Florida (UF), located in Gainesville, is a top-tier public research university renowned for its academic excellence and vibrant campus life. Established in 1853, UF is one of the largest universities in the United States, serving over 56,000 students across diverse undergraduate, graduate, and professional programs. As a member of the prestigious Association of American Universities, UF is committed to advancing research, with robust programs in fields such as agriculture, engineering, business, and health sciences. The university boasts a dynamic community, rich in traditions and opportunities, where students engage in a multitude of extracurricular activities, sports, and leadership roles. With a strong emphasis on innovation and a global perspective, the University of Florida is dedicated to preparing students for success in a rapidly evolving world.