

# FLEXIBLE OFFICE SUITES FOR LEASE

4424 NW 13<sup>th</sup> Street | Gainesville, FL 32609

UP TO 10,452± SF



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# PROPERTY OVERVIEW

4424 NW 13<sup>th</sup> Street | Gainesville, FL 32609

Discover a rare opportunity to lease office space in a highly visible and convenient location along NW 13th Street (US Hwy 441) in Gainesville, Florida. Located just north of Publix and Aldi and south of Home Depot and Tractor Supply, this office complex benefits from steady traffic, excellent accessibility and a thriving commercial corridor with nearly 18,000 vehicles per day (AADT).

## PROPERTY HIGHLIGHTS:

- Variety of leasing options to suit solo professionals or small teams
- High-traffic location with strong visibility and signage potential
- Shared parking for tenants and visitors
- Located near major retail, grocery, dining and home improvement stores
- Easy access to downtown Gainesville, UF, and US-441/I-75 corridor, with additional connectivity to the Airport and Santa Fe College via NW 39<sup>th</sup> Ave

## IDEAL TENANTS:

- Professional services (legal, accounting, consulting)
- Medical or wellness practitioners
- Therapists or counselors
- Real estate, insurance or small-scale sales teams
- Freelancers or remote workers seeking private space

## AVAILABLE SPACE OPTIONS:

- Executive offices and private suites - great for independent professionals and start-ups
- 650±, 750± & 850± SF of dedicated suites - include multiple private offices and reception/workspace areas
- Combined suites from 5,625± SF up to 10,452± SF - ideal for small teams, service providers or corporate headquarters needing collaborative space

*All suites offer functional layouts with flexible configurations, in-suite bathrooms and plenty of parking.*

AERIAL VIEW



NW 13<sup>TH</sup> STREET VIEW

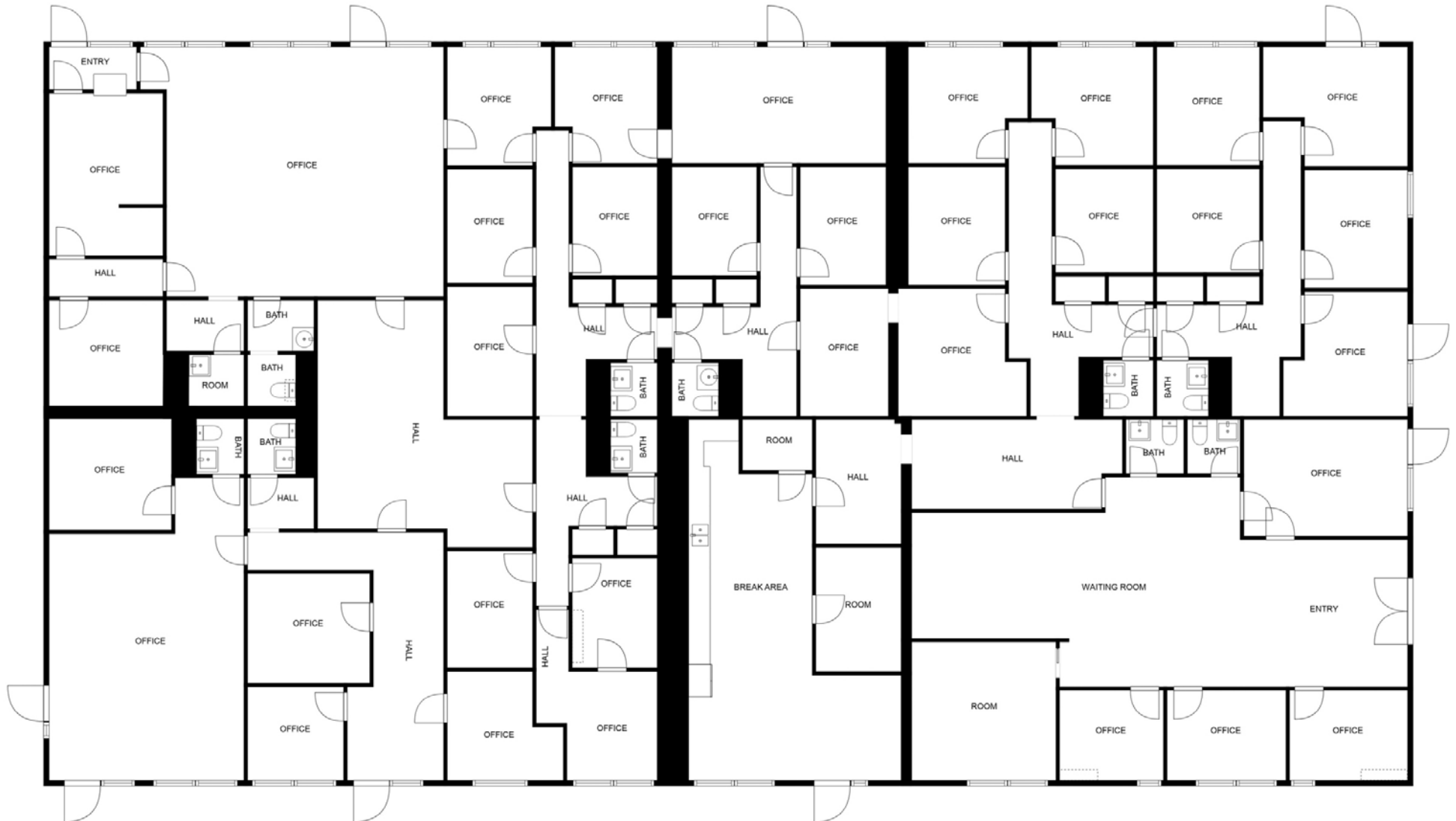


**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# FLOOR PLAN | BUILDING A

4424 NW 13<sup>th</sup> Street | Gainesville, FL 32609

**10,452± SF | \$13/SF GROSS**

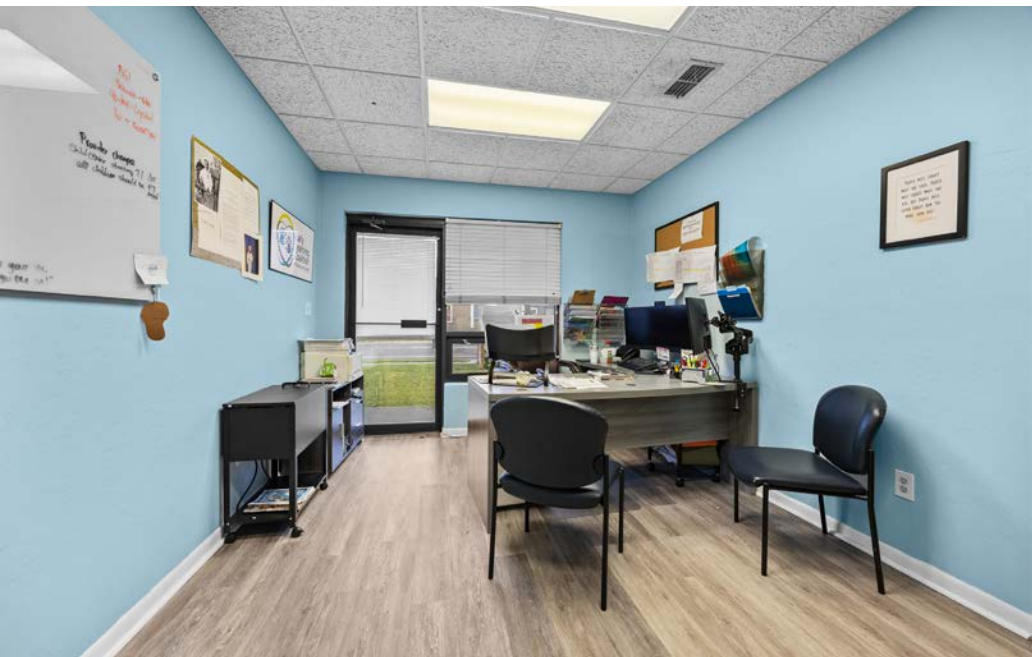


# PHOTO GALLERY | BUILDING A

4424 NW 13<sup>th</sup> Street | Gainesville, FL 32609

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# PHOTO GALLERY | BUILDING A

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# AVAILABILITIES | BUILDING B

4424 NW 13<sup>th</sup> Street | Gainesville, FL 32609

UNIT	STATUS	SQUARE FEET	ROOMS	RENT
<b>B1</b>	<b>Available</b>	<b>850</b>	<b>5 offices, 1 bath</b>	<b>\$1,062.50/month Gross</b>
B2	Leased	1,125		
<b>B3</b>	<b>Available</b>	<b>750</b>	<b>Build-out required</b>	<b>\$937.50/month Gross</b>
<b>B5</b>	<b>Available</b>	<b>750</b>	<b>5 offices, 2 bath</b>	<b>\$937.50/month Gross</b>
B6	Leased	1,175		
<b>B7</b>	<b>Available</b>	<b>750</b>	<b>Build-out required</b>	<b>\$937.50/month Gross</b>
B8, B10, B12 (Combined)	Leased	2,050		
<b>B9</b>	<b>Available</b>	<b>650</b>	<b>Build-out required</b>	<b>\$812.50/month Gross</b>
B11	Pending	650		

<b>B1</b>	<b>B3</b>	<b>B5</b>	<b>B7</b>	<b>B9</b>	<b>B11</b>
<b>B2</b>	<b>B6</b>	<b>B8</b>	<b>B10</b>	<b>B12</b>	

KEY	
<span style="background-color: #003366; color: white; padding: 2px;"> </span>	Available
<span style="background-color: #cccccc; color: black; padding: 2px;"> </span>	Leased

# PHOTO GALLERY | SUITE B1

4424 NW 13<sup>th</sup> Street | Gainesville, FL 32609

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**850± SF | \$1,062.50/MONTH GROSS**

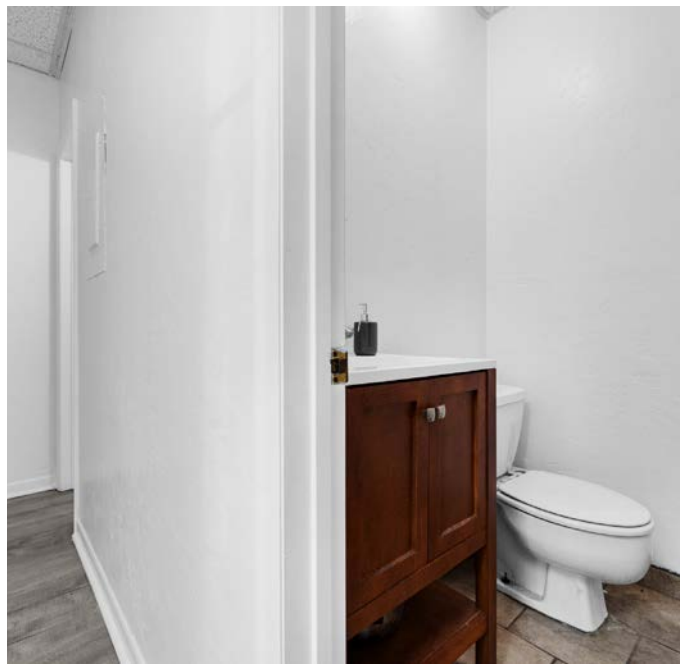


# PHOTO GALLERY | SUITE B5

4424 NW 13<sup>th</sup> Street | Gainesville, FL 32609

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**750± SF | \$937.50/MONTH GROSS**



# AVAILABILITIES | BUILDING C

4424 NW 13<sup>th</sup> Street | Gainesville, FL 32609

UNIT	STATUS	SQUARE FEET	ROOMS	RENT
<b>C1</b>	<b>Available</b>	<b>850</b>	<b>5 offices, 1 bath</b>	<b>\$1,062.50/month Gross</b>
C2	Leased	850		
C3, C5	Leased	850, 750		
<b>C4</b>	<b>Available</b>	<b>850</b>	<b>Executive offices</b>	<b>\$1,062.50/month Gross</b>
<b>C6</b>	<b>Available</b>	<b>750</b>	<b>4 offices, 2 bath</b>	<b>\$937.50/month Gross</b>
C7	Leased	750		
C8, C10	Leased	750, 650		
<b>C9</b>	<b>Available</b>	<b>750</b>		<b>\$937.50/month Gross</b>
C11	Leased	650		
C12	Leased	650		

<b>C1</b>	<b>C3</b>	<b>C5</b>	<b>C7</b>	<b>C9</b>	<b>C11</b>
<b>C2</b>	<b>C4</b>	<b>C6</b>	<b>C8</b>	<b>C10</b>	<b>C12</b>

KEY	
<span style="background-color: #003366; color: white; padding: 2px;"> </span>	Available
<span style="background-color: #cccccc; color: black; padding: 2px;"> </span>	Leased

# PHOTO GALLERY | SUITE C4

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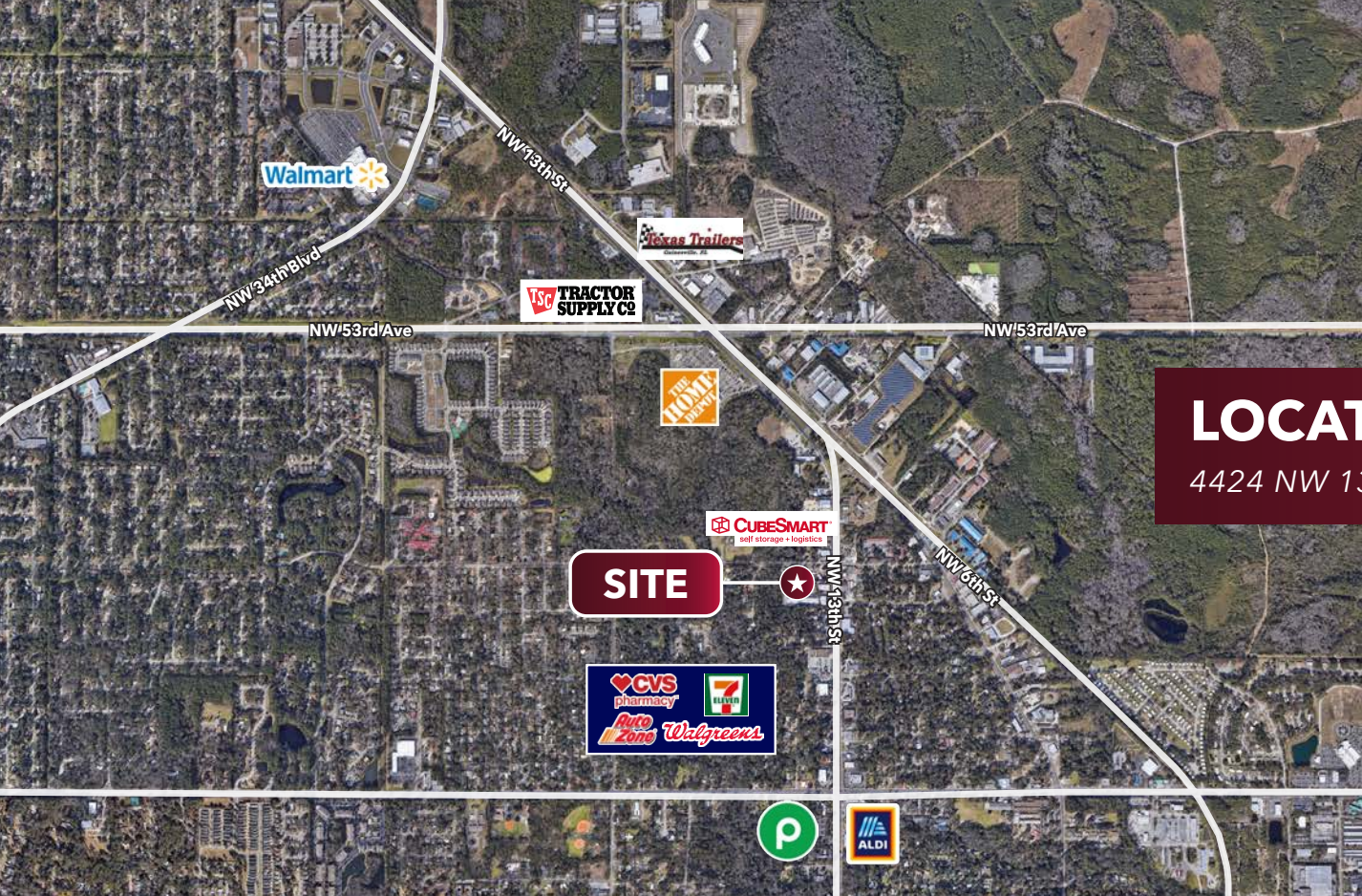
# PHOTO GALLERY | SUITE C6

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# LOCATION HIGHLIGHTS

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- Excellent exposure along NW 13th St (US 441) - 17,900 vehicles/day
- Close proximity to Downtown Gainesville, UF and major arterials (I-75 and US HWY 301)
- Surrounded by a mix of commercial, retail, and industrial activity

## AREA DEMOGRAPHICS

Source: ESRI Business Analyst, 2025



	Population (2025)	Population Projection (2030)	Average Household Income (2025)	Projected Average Household Income (2030)
<b>5 Miles</b>	124,289	124,199	\$85,780	\$95,762
<b>10 Miles</b>	236,045	241,185	\$96,469	\$108,577
<b>20 Miles</b>	313,320	322,292	\$98,802	\$111,808

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