

OFFICE BUILDING FOR LEASE

7000 NW 11th Place, Gainesville, FL 32605

4,745± SF - 9,891± SF | \$20/SF NNN | PASS THRU: \$5.63/SF



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COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

7000 NW 11th Place, Gainesville, FL 32605

Discover an exceptional opportunity to establish your business at this prestigious Gainesville address. With a new owner and exciting renovations underway, this 9,891± square foot building is ideally suited for medical or professional office use. Tenants can take advantage of two interior layout options currently in development, offering flexibility to meet a variety of operational needs.

Upon completion, the space will be delivered in clean shell condition, providing a blank canvas for a custom design build-out. A tenant improvement allowance is also available, helping bring your unique vision to life in this highly desirable location.

Here's what's in store for this property: A new interior layout will create a modern, functional workspace tailored to specific operational needs. Existing valuable features will be incorporated, including customized treatment vaults designed to support cancer treatment and medical imaging procedures. These purpose-built rooms can be adapted to accommodate equipment such as x-ray machines, MRI scanners, radiation therapy devices and other advanced medical imaging systems, allowing providers to deliver cutting-edge healthcare services in a single location.

The property will also benefit from a new roof, offering added durability and protection, along with updated landscaping to enhance curb appeal. Exterior building improvements will further elevate the professional appearance of the property, while new monument signage in an improved location will increase visibility and prominence along the corridor.



PROPERTY HIGHLIGHTS

- 4,745± SF - 9,891± SF Building size
- Convenient access to I-75
- Renovated in 2023
- Ample parking
- Walking distance to HCA North Florida Hospital
- Zoning AP (Administrative, Professional)

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 **LEE &
ASSOCIATES**
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PHOTO RENDERINGS

7000 NW 11th Place, Gainesville, FL 32605



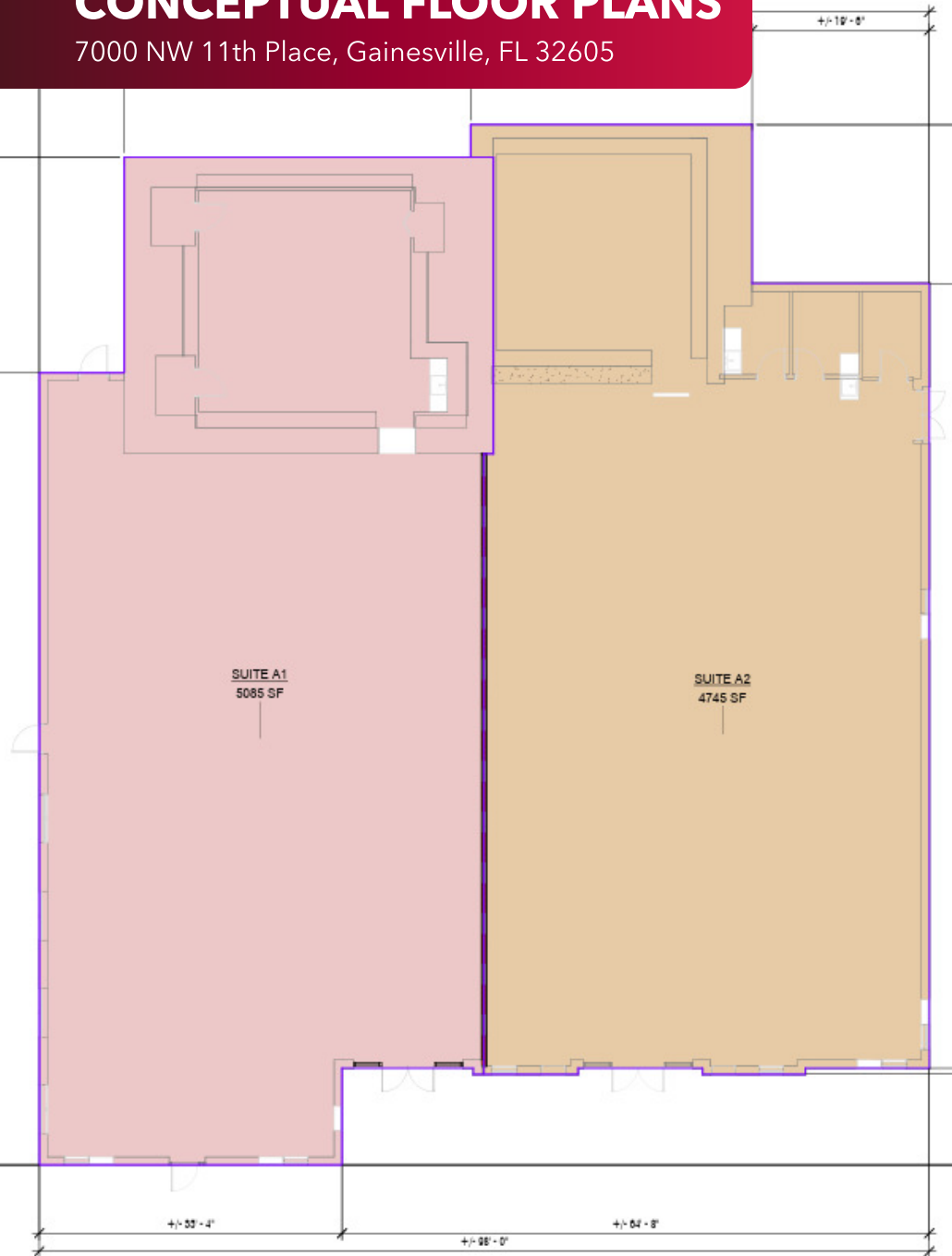
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CONCEPTUAL FLOOR PLANS

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LOCATION OVERVIEW

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AREA MAP

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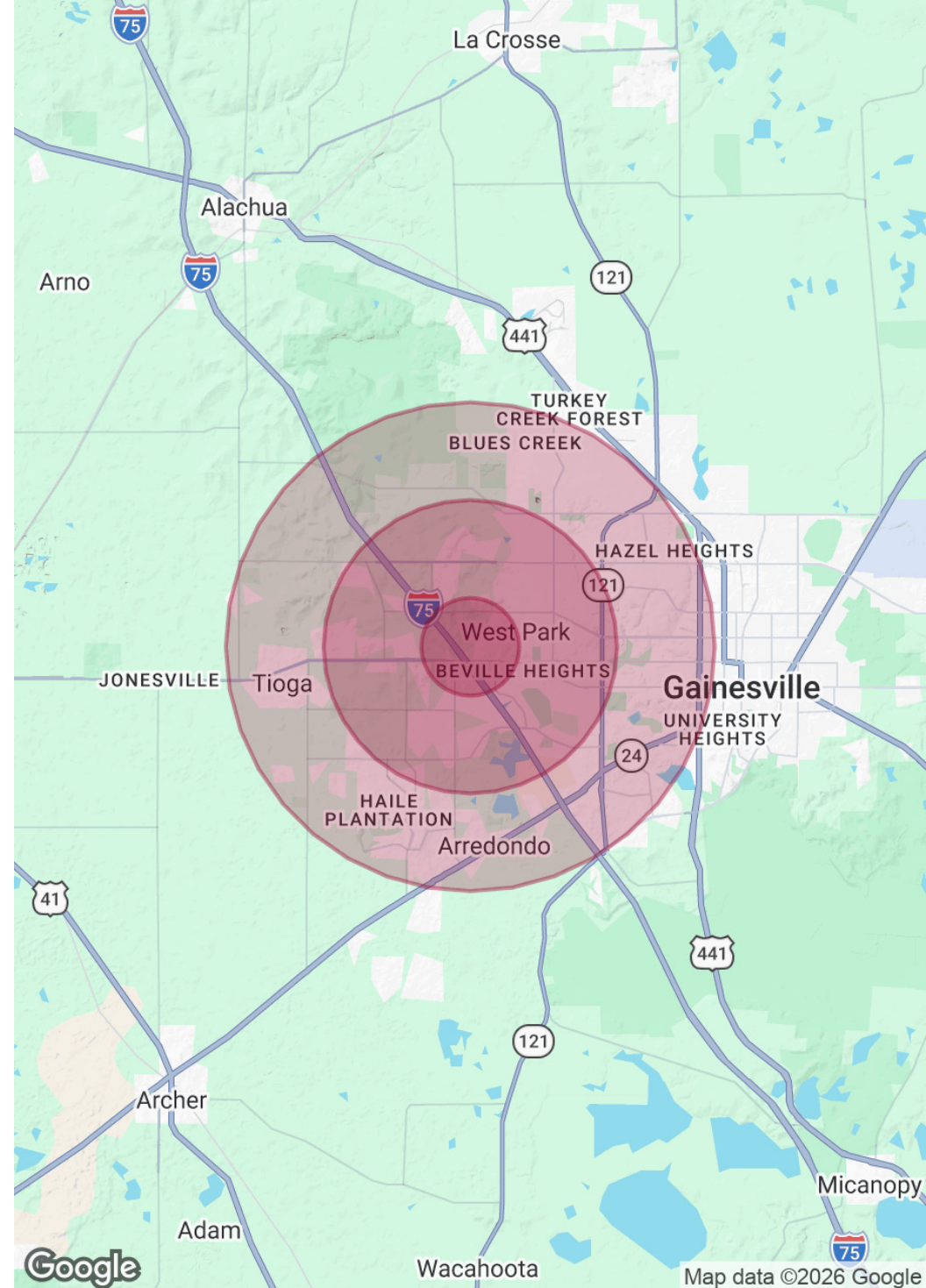
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,460	57,523	155,961
Average Age	36.1	37.9	34.6
Average Age (Male)	35.5	37.1	33.9
Average Age (Female)	36.5	39.1	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,813	25,484	63,691
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$78,718	\$98,170	\$93,801
Average House Value	\$281,866	\$318,045	\$322,011



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