



## Tower Hill Office Park

Full-Service, Turnkey & Fully Furnished Sublease

7525 NW 4th Blvd, Suite 10 | Gainesville, FL 32607

**Size:** 5,287± SF - 10,575± SF | **Price:** ~~\$28.50/SF~~ \$22.00/SF Full Service

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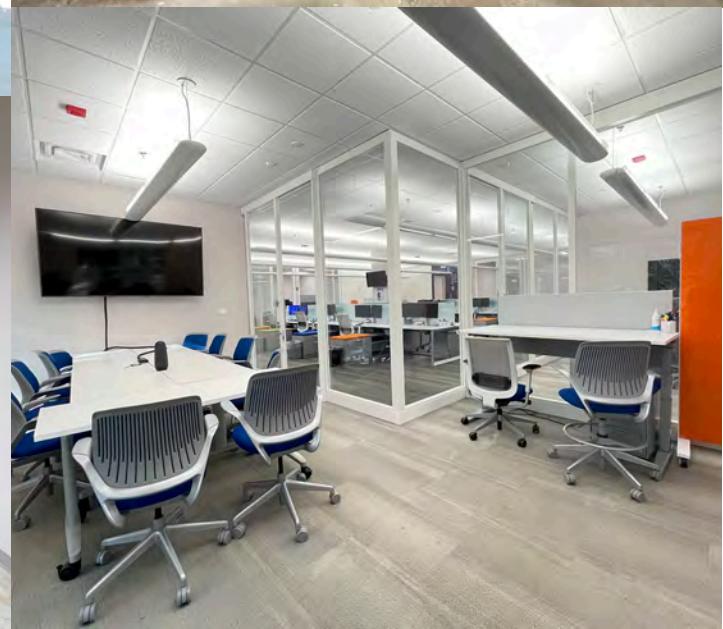
# Property Details

This **5,287± SF to 10,575± SF** modern office space is available as a full-service sublease, offering a seamless leasing experience in the highly visible Tower Hill Office Park. Located along NW 75th Street (Tower Road) with 21,000± average daily vehicles, this premier office setting combines functionality, creativity and convenience. The space is turnkey and fully furnished.

Designed to inspire collaboration and innovation, the space features a light-filled, contemporary lobby and an open-concept floor plan with glass-walled offices. Previously utilized as a video production learning center, the space includes:

- Five multipurpose studios that are ready to be reimaged for any purpose or can be easily used as private offices
- A circular, raised area providing optimal oversight of the studio spaces
- Multi-user restrooms for both men and women, plus a private restroom with a shower
- Rear commercial roll-up door for easy equipment loading/unloading
- Multiple storage areas for added functionality
- Turnkey, fully furnished





# Floor Plan

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Common Area  
Available Space



Tenants will enjoy a spacious common break room, fully equipped with kitchen amenities, vending machines, seating areas and a recreational space—creating an engaging and relaxed work environment.

For added security and peace of mind, the space is outfitted with electronically controlled access and camera surveillance. Ample parking and highly visible monument signage further enhance accessibility and branding opportunities.

Join reputable tenants such as Orthopedic Solutions Management, Pure Aesthetics, Studio MJG and more in this thriving business environment.





## Area Demographics

Source: ESRI Business Analyst, 2024



**Population (2024)**

**Population Projection (2029)**

**Average Household Income (2024)**

**Projected Average Household Income (2029)**

**1 Mile**

9,932

**3 Mile**

61,338

**5 Mile**

155,296

9,866

61,947

158,700

\$73,271

\$99,621

\$100,239

\$86,435

\$116,864

\$117,588

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