

For Lease | Office Space Available in Bristol Park

4715 NW 53rd Avenue, Suite C | Gainesville, FL 32653

Size: 1,250± SF | Lease Rate: \$20/SF Gross



Dan Drotos, MSRE, SIOR, CCIM

Senior Vice President
+1 954 551 9846
dan.drotos@colliers.com

Rory Causseaux, P.E.

Vice President
+1 352 317 6341
rory.causseaux@colliers.com

Lauren Edwards

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

Colliers

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





Property Details

1,250± SF of great, move-in ready, office space

Professional office for lease located off Millhopper Road (NW 53rd Avenue) in the well-maintained Bristol Park executive office park directly adjacent to Hunter’s Crossing Shopping Center, with Publix as the anchor tenant.

The office boasts a large reception/waiting area with an adjoining large conference room separated by pocket doors for maximum efficiency of space. Off the main hallway there are four large private offices, a break area with a kitchenette, an IT closet/copy/storage room and a restroom. There is luxury vinyl flooring in all common areas with commercial carpet in the private offices. There is a side door for additional exterior access.

The simple floor plan makes this office suitable to several business types. There is a \$20/mo charge for water usage.

Property Highlights

- Convenient to restaurants and well-known retail
- Ample parking
- 3 miles to US HWY 441
- 4.7 miles to I-75



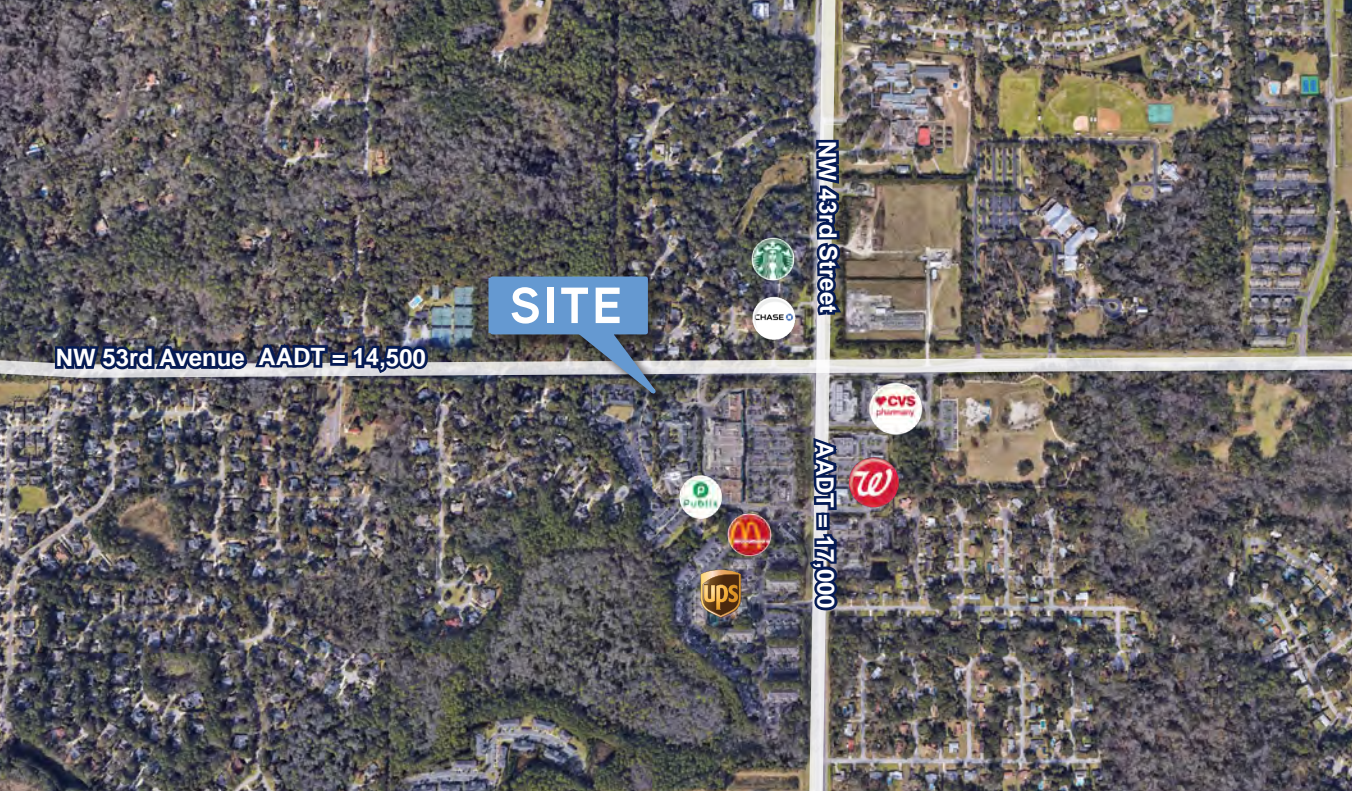
Address	4715 NW 53rd Ave, Ste C Gainesville, FL 32653
Size	1,250± SF
Zoning	PD
Lease Rate	\$20/SF Gross

Photo Gallery



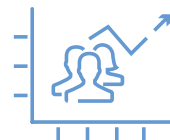


104 SW 6th Street
Gainesville, FL 32601
colliers.com/gainesville



Area Demographics

Source: ESRI Business Analyst | 5 mile radius



	Population (2024)	Population Projection (2029)	Average Household Income (2024)	Projected Average Household Income (2029)
1 Mile	6,167	6,041	\$119,306	\$119,306
3 Mile	45,309	44,992	\$115,380	\$115,380
5 Mile	117,280	117,240	\$91,186	\$91,186

This document/email has been prepared by Colliers for advertising and general information only. Colliers 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 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 and /or its licensor(s). ©2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC

Contact Us

Dan Drotos, MSRE, SIOR, CCIM
Senior Vice President
+1 954 551 9846
dan.drotos@colliers.com

Rory Causseaux, P.E.
Vice President
+1 352 317 6341
rory.causseaux@colliers.com

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