



Newberry Road Office for Lease

4960 Newberry Rd, Gainesville, FL 32607

Size: 2,500± SF | Lease Rate: ~~\$19.50 SF/yr (Gross)~~
\$19.00 SF/yr (Gross)

Brian Oen
Senior Vice President
+1 352 664 2567
brian.oen@colliers.com

Ken Mears
Associate
+1 352 664 2564
ken.mears@colliers.com

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



Property Details

This 2,500 square foot space features six (6) private offices, reception + waiting area, multiple restrooms, several open work spaces and a large second floor area, perfect for storage, a break room or additional work space.

- Highly visible office space for lease facing busy Newberry Road in Gainesville, Florida.
- The office park has access to both Newberry Road and 8th Avenue.



Description: Newberry Road Office for Lease



Size: 2,500± SF



Units: 1



Location: Gainesville, FL

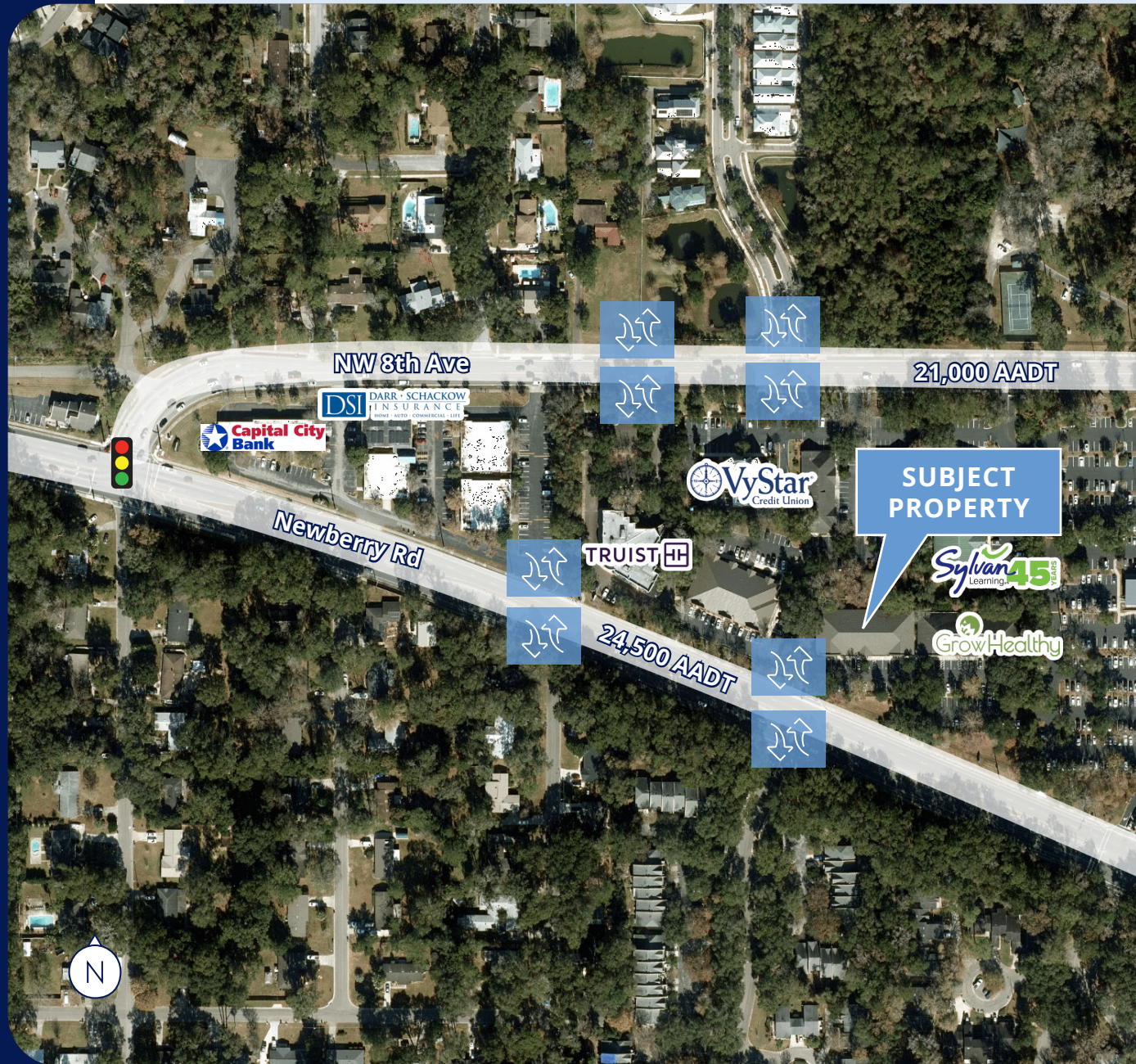


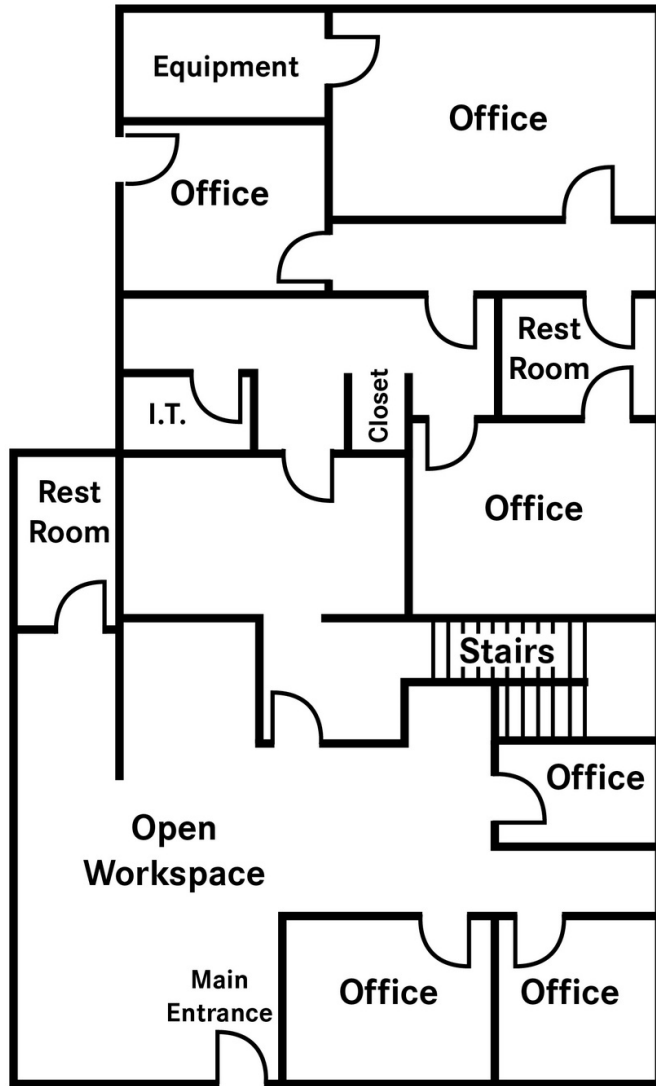
Photo Gallery



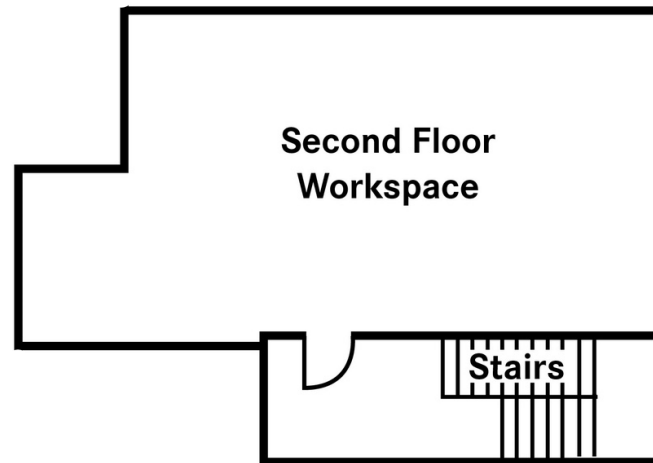
Floor Plan



First Floor



Second Floor



Trade Area



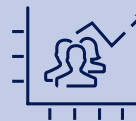
Area Demographics

Source: ESRI Business Analyst



2024 Population

1 Mile: 6,061
3 Mile: 81,111
5 Mile: 188,807



2029 Projected Population

1 Mile: 6,051
3 Mile: 81,679
5 Mile: 190,446



2024 Average HH Income

1 Mile: \$110,240
3 Mile: \$86,550
5 Mile: \$88,504



2029 Projected HH Income

1 Mile: \$127,139
3 Mile: \$100,924
5 Mile: \$104,159

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the rectangle are three horizontal stripes in yellow, red, and blue from top to bottom.

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

Contact Us

Brian Oen

Senior Vice President

+1 352 664 2567

brian.oen@colliers.com

Ken Mears

Associate

+1 352 664 2564

ken.mears@colliers.com

4960 Newberry Rd, Gainesville, FL 32607

Size: 2,500± SF | Lease Rate: ~~\$19.50 SF/yr (Gross)~~

\$19.00 SF/yr (Gross)

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