

The Colliers logo, featuring the word "Colliers" in a white serif font inside a blue rounded rectangle with a yellow and red horizontal stripe at the bottom.

Office for Lease | Building for Sale

3715 NW 97th Blvd, Suite A | Gainesville, FL 32606

Suite A: 3,426± SF | **Lease Rate:** \$15.50/SF Gross

Building: 7,500± SF | **Sale Price:** \$1,600,000



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104 SW 6th Street
Gainesville, FL 32601
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Property Details

Looking for office space in Gainesville with direct access to I-75? Look no further! This is a rare opportunity to lease a 3,426± SF space, conveniently located on NW 97th Blvd. with easy access to I-75 and NW 39th Blvd, a main east-west Gainesville corridor. The zoning is BW (Wholesale and Warehousing), making it an ideal location for many different types of businesses.

Highlights:

- Convenient location with direct access to I-75
- Efficient floor plan
- 0.1 mile to NW 39th Avenue
- 0.3 miles to I-75
- Located in an industrial park at the SW quadrant of I-75 and NW 39th Ave.
- Ample parking
- Available September 1, 2025

Zoning	BW
Available SF	3,426± SF
Tax Parcel#	06233-002-001
Lease Rate	\$15.50/SF Gross
Sale Price	\$1,600,000





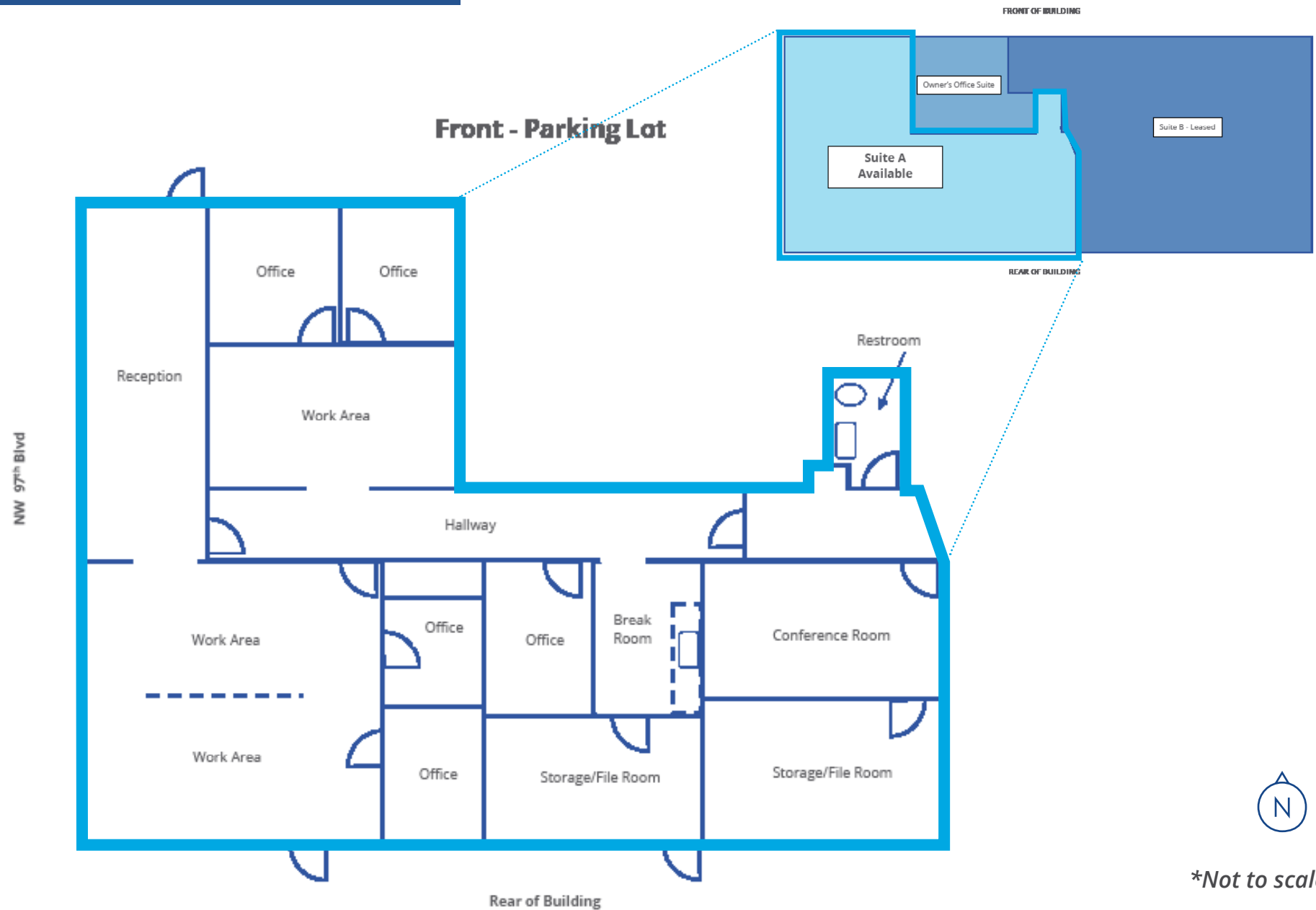
The building is in excellent condition with white exterior walls, blue metal roof and a recently pressure washed large cement parking area. With ample parking, there's no need to worry about parking for your employees or customers.

Inside, the office interior has been well maintained and boasts a light-filled reception area conveniently located steps from ample parking, five private offices, two large, open work areas with plenty of room for multiple work stations or desks, a conference room, break room, two very large secure storage/file rooms and one restroom. Flooring is a combination of commercial-grade carpet and luxury vinyl plank.

Don't miss out on the opportunity to lease this amazing space in Gainesville at an excellent price point! With its exceptional location and efficient floor plan, this is a wonderful property for your business. Contact us today to schedule a showing and secure your spot in this prime location.

Floor Plan - Suite A

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**Not to scale*

Photo Gallery - Suite A

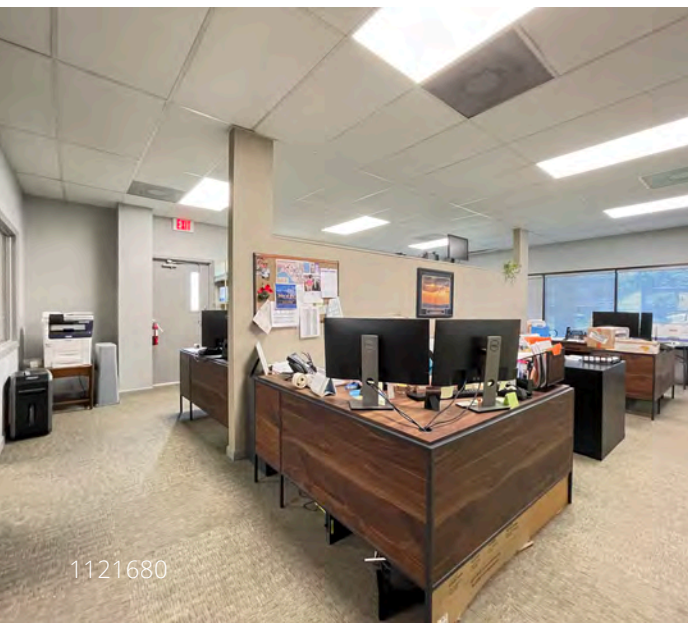
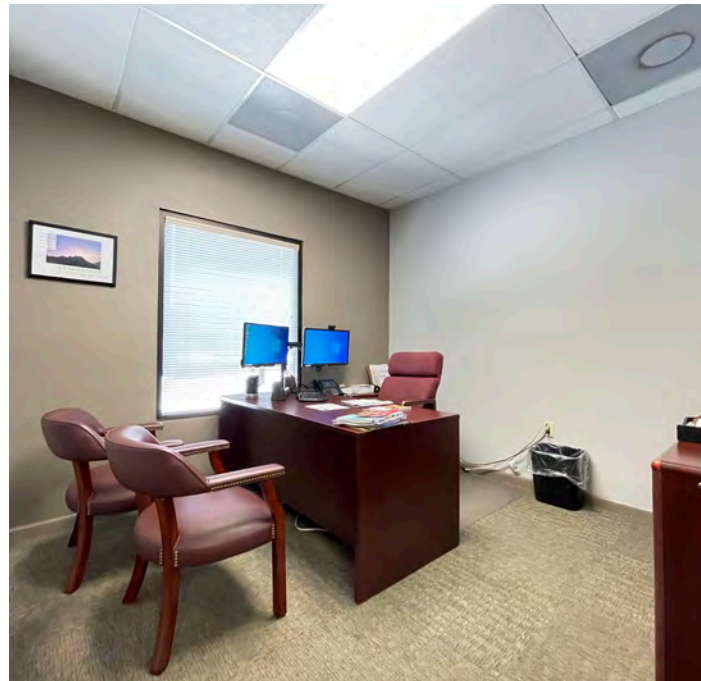


Photo Gallery - Suite A

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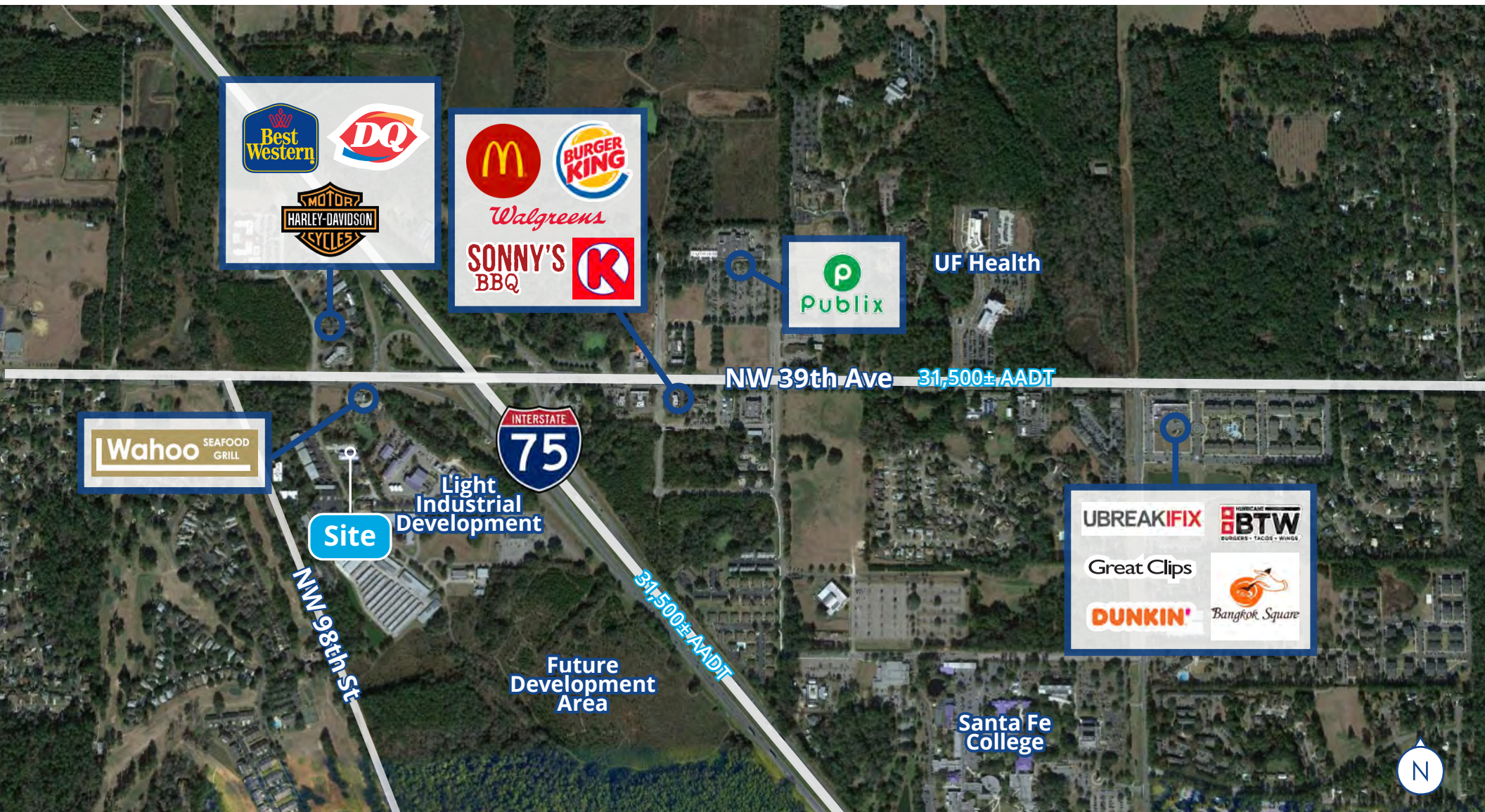


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Aerial Map

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Area Demographics

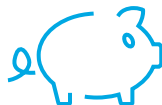
Source: ESRI Business Analyst



Population
(2024)



Population
Projection (2029)



Average Household
Income (2024)



Projected Average
Household Income (2029)

	Population (2024)	Population Projection (2029)	Average Household Income (2024)	Projected Average Household Income (2029)
1 Mile	2,479	2,562	\$101,748	\$125,035
3 Mile	27,964	28,838	\$124,191	\$147,704
5 Mile	86,471	88,558	\$116,964	\$138,644

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