305 SE 2nd Ave & SW 3rd Street, Gainesville, FL 32601

PROPERTY FOR LEASE

$15-17/SF MODIFIED GROSS

BUILDING SIZE: 6896 SF

LAND: 8395 SF

TYPICAL FLOOR:3647 SF

PARKING: 11 SPACES

PROPERTY HIGHLIGHTS

Class A office space available for immediate occupancy in the heart of Gainesville's Downtown District. Adjacent to Union Street Station and the Downtown Parking Garage, this space is ideal for institutional tenancy, Law and Doctor's office. 305 SE 2nd boasts 6896 SF of private access prime office with 2 stories, update finishes and a beautiful floor plan to accommodate a multitude of uses. Step into a light filled reception area, enjoy an apple conference room for your staff meetings, as well as a multitude of private offices, a convenient kitchen area and picturesque stairway. Additionally, this space contains private parking and is on a major bus line. Adjacent to excellent restaurants and entertainment venues, there is no better private space available in Downtown Gainesville.

LISTING AGENT

TERESA CALLEN

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352.871.5865

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AERIAL HIGHLIGHTS

Located on 2nd Ave in the Heart of Downtown Gainesville and Bo Diddley

Located about 1 Mile from the University of Florida

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PROPERTY SUMMARY

Income
Median Household Income
$29,059

Housing
Total Housing Units
10,882

Families & Living Arrangements
Total Households
9,015

Populations and People
Total Population
22,039

Median Age
Populations & People
22.8

Business and Economy
Total Employer Establishments
786

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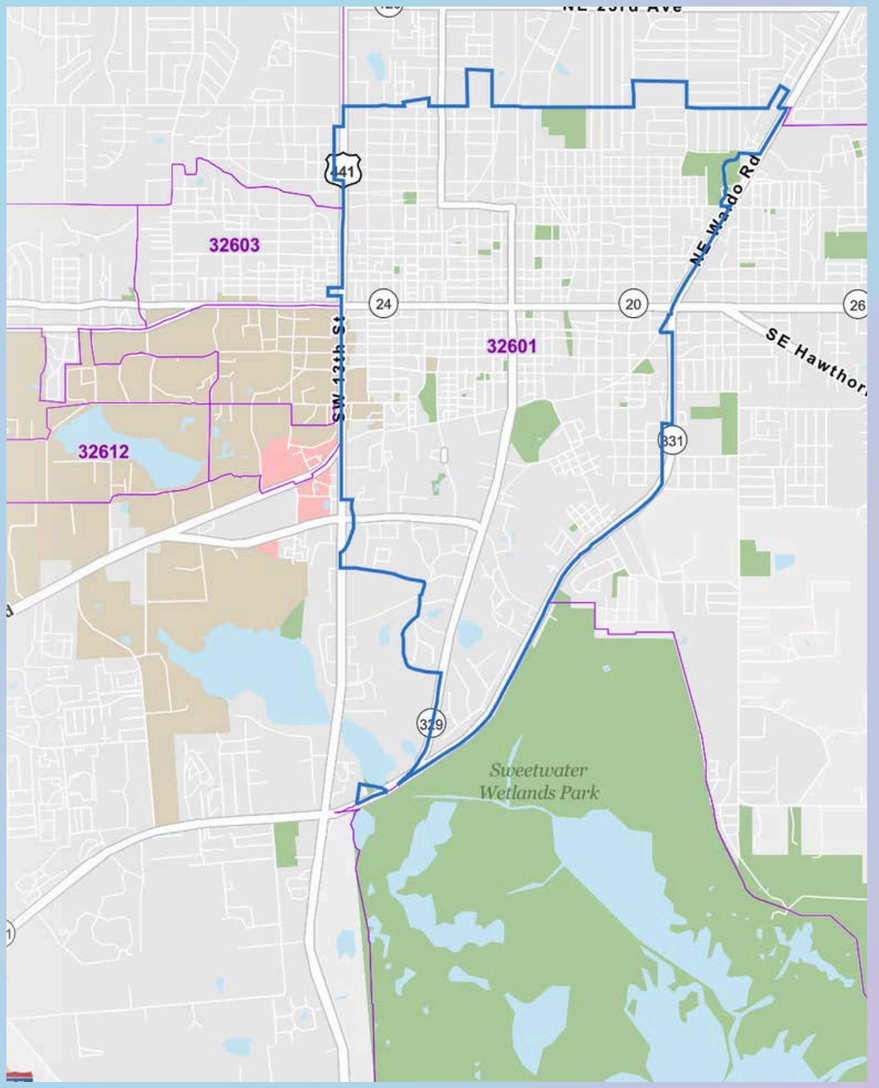

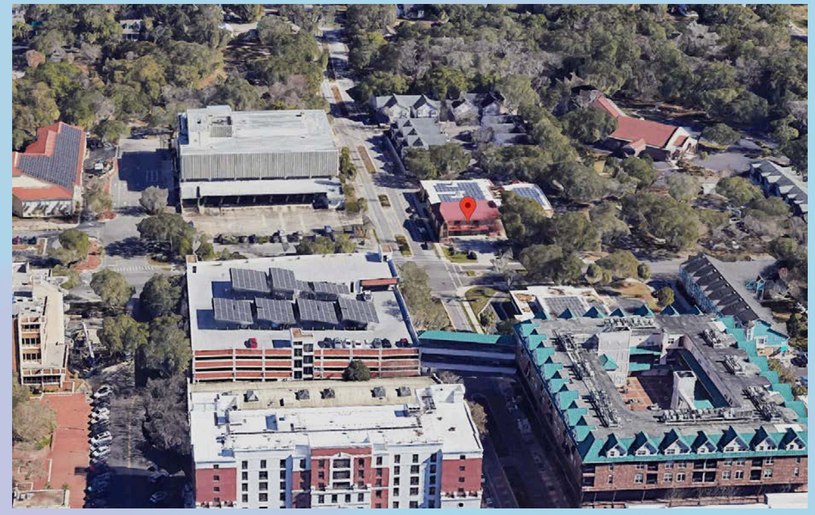

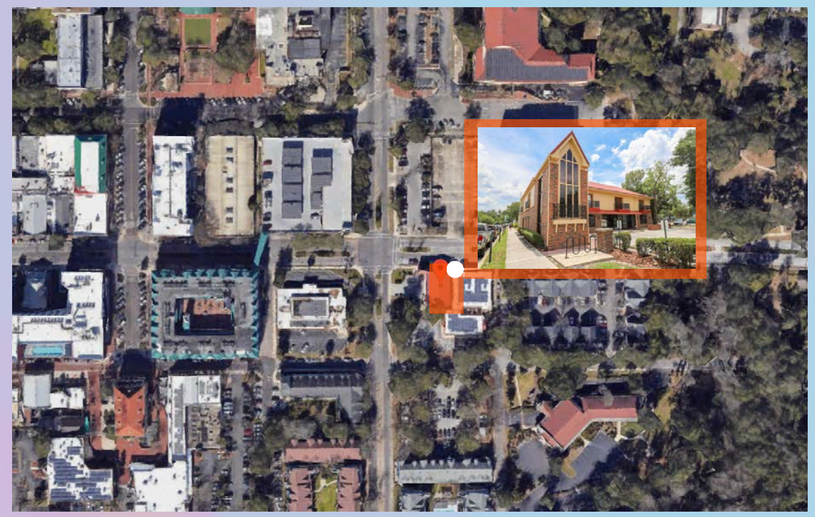

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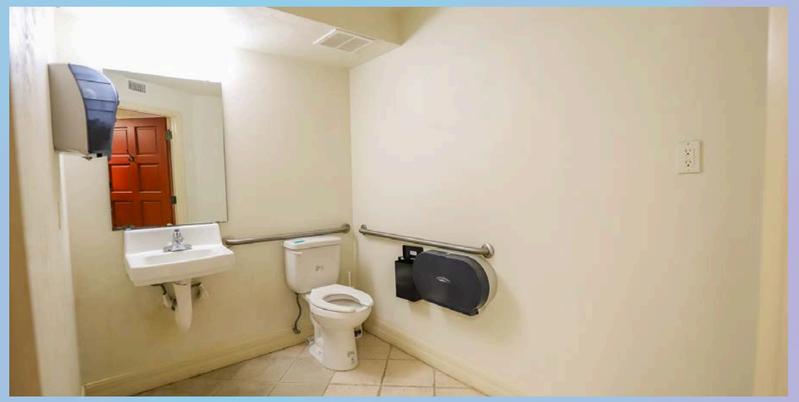
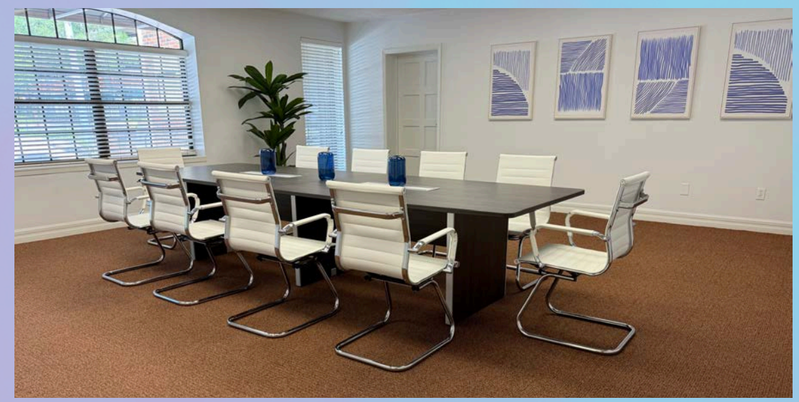
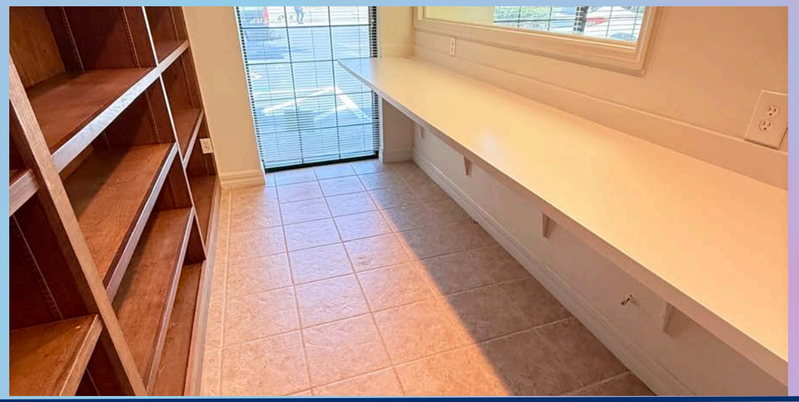
PROPERTY PHOTOS: INTERIOR







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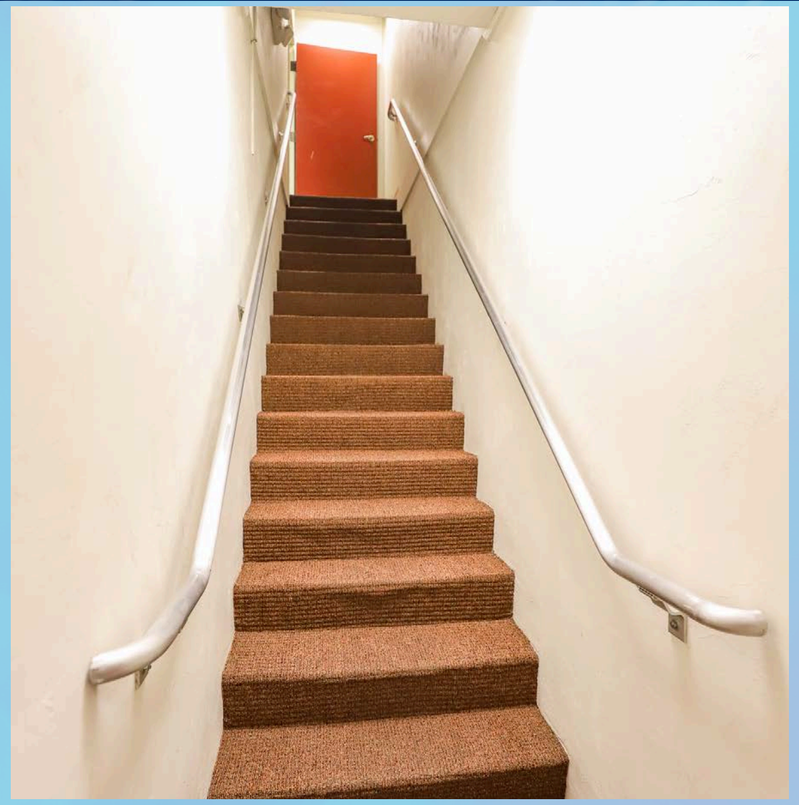

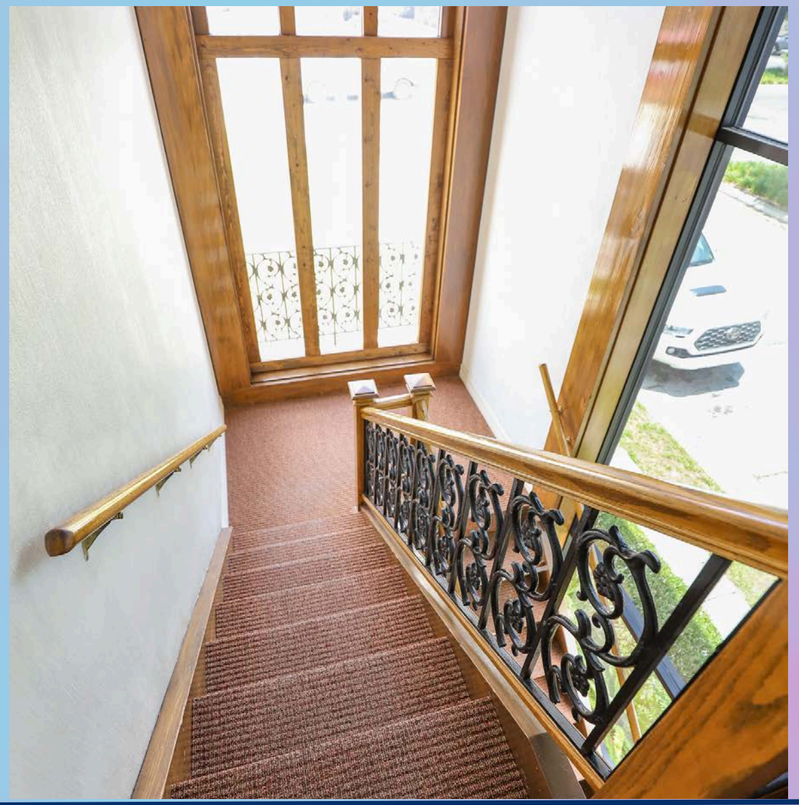

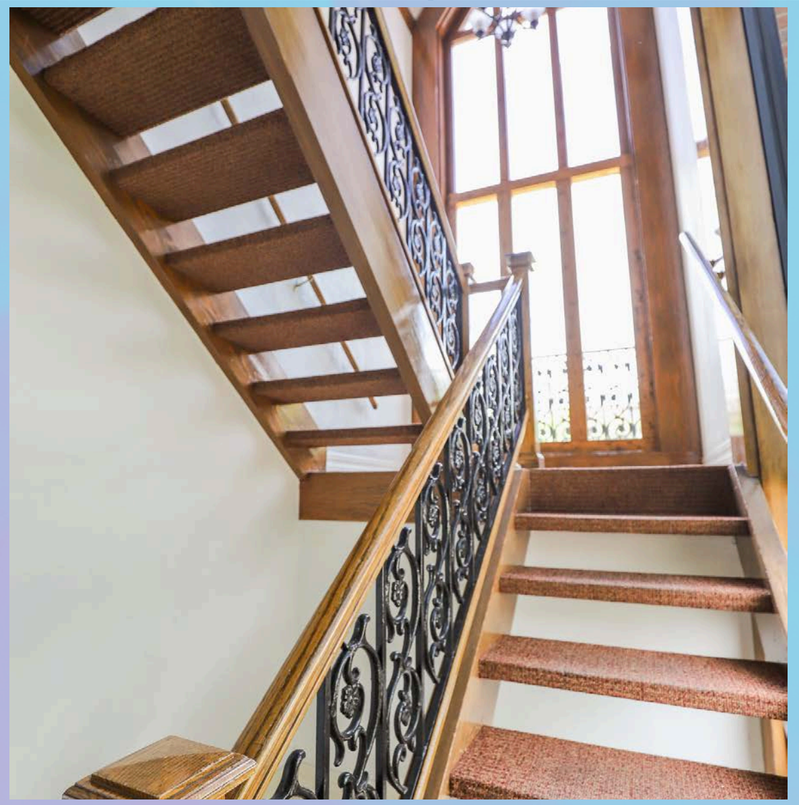

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PROPERTY PHOTOS: EXTERIOR

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GAINESVILLE OVERVIEW

DOWNTOWN GAINESVILLE

Gainesville's Downtown is the symbolic heart of the city. A quintessentially quaint tight-knit gathering of shops, restaurants, theatres and parks it somehow pulls off always feeling lively, yet open and personal at the same time. By day, walk down tree-lined streets. Take in the sounds of live music as it bounces off the buildings surrounding the Bo Diddley Plaza.

Fulfill your quest for knowledge at the Alachua County Library District_Headquarters and browse books, music, movies and attend educational events and programs. By night, take in a play or movie at the Hippodrome Theatre or wander by the one-of-a-kind shops and fun boutiques around Union Street Station before sitting down to dinner at a mouth-watering restaurant and enjoy a pint of local craft beer. Just like downtown itself, there's something for everyone.

INNOVATION DISTRICT

Nestled between downtown and the University of Florida, the Gainesville Innovation District is home to more than 80 thriving businesses. Join the vibrant and active community for a concert on the lawn at Midpoint Park and Eatery or attend professional networking events at The Hub. There's always something to do in district.

UNIVERSITY OF FLORIDA

The University of Florida (UF), located in Gainesville, is a top-tier public research university renowned for its academic excellence and vibrant campus life. Established in 1853, UF is one of the largest universities in the United States, serving over 56,000 students across diverse undergraduate, graduate, and professional programs. As a member of the prestigious Association of American Universities, UF is committed to advancing research, with robust programs in fields such as agriculture, engineering, business, and health sciences. The university boasts a dynamic community, rich in traditions and opportunities, where students engage in a multitude of extracurricular activities, sports, and leadership roles. With a strong emphasis on innovation and a global perspective, the University of Florida is dedicated to preparing students for success in a rapidly evolving world.

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