Tower Hill Office Park

Space Available

FOR SALE/LEASE

310 NW 76th Street Suite B | Gainesville, FL 32607

Bright open layout is ready for you. This 5,109 +/- SF building, is conveniently located in the desirable Tower Hill Office Park and has a versatile open design that is perfect for a variety of office and medical needs. The location boasts convenient access to I75, North Florida Medical Center, Haile Plantation and the Oaks Mall. Buildout allowance available with acceptable offer to lease. Tenant to pay pro-rata share of utility costs.

The entire building is split into two suites 2,908 SF (Suite C) and 2,146 SF (Suite B) with a 55 SF common area emergency exit. Suite B, consisting of 2,146 SF (currently vacant) is being offered For Sale or For Lease individually, and is made up of two large open areas, two private restrooms, and two closed storage/office spaces. Suite C, consisting of 2,908 SF, has been the home to the FDIC for over 20 years and can be purchased in conjunction with Suite B for added rental income. Current Term ends 2/28/21 and Tenant has one option to extend for 3 additional years. NOI for Suite C is $33,958.

This opportunity is perfect for either a Tenant looking to benefit from a high-end office in a great location or and end-user wanting professional office space with the added rental income of a government tenant.

Total Building For Sale
(5,109 SF): $875,000

Suite B For Sale
(2,146): $385,000

Suite B For Lease
(2,146 SF): $15/SF
Modified Gross

DAN DROTOS
Senior Director, CCIM, SIOR
+1 954 551 9846
dan.drotos@colliers.com

RORY CAUSSEAUX
Associate Director
+1 352 317 6341
rory.causseaux@colliers.com

COLLIERS INTERNATIONAL
NORTHEAST FLORIDA
3620 NW 43rd Street, Unit B
Gainesville, FL 32606

INTERIOR PHOTOS

LOCATION AERIAL

2018 TOTAL POPULATION

1 Mile: 8,379
3 Mile: 55,586
5 Mile: 56,006

2023 PROJECTED POPULATION

1 Mile: 8,755
3 Mile: 58,582
5 Mile: 58,853

2018 AVERAGE HH INCOME

1 Mile: $61,443
3 Mile: $81,279
5 Mile: $75,930

2023 PROJECTED HH INCOME

1 Mile: $71,060
3 Mile: $94,110
5 Mile: $88,179

Source: Esri Business Analyst Online

Contact us:

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