

# FOR SALE | 10,000± SF OFFICE BUILDING 7000 NW 11TH PLACE GAINESVILLE, FL 32605



## GNV COMMERCIAL ADVISORY TEAM

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This building would be perfect for a medical user or professional office space. Zoning allows for medical office/lab, general office (professional services).

# PROPERTY DETAILS

Impressive, low maintenance split face block building. In current configuration, there are six private offices, one 4-person office, nine examination rooms, a conference room, waiting room (holds 30), 6 bathrooms, one with shower. Several open areas easily custom reconfigured. Could be converted to a surgical center with two surgical suites, private recovery room, one shared staging or recovery area-without change in walls; includes upgraded electricity, chiller. Ample parking with overflow allowed at adjacent office. Zoning allows many use possibilities!



**10,000± SF**  
Total



Porte-cochère



**Ample**  
Parking



**Convenient**  
Access to I-75



**2003**  
Year built



**Within**  
Walking distance to  
North Florida Regional  
Medical Center



- > Directly behind North Florida Regional Medical Center (HCA Hospital)
- > 0.25 miles to I-75
- > .90 acres and
- > Zoning of AP, Administrative Professional
- > 42 parking spaces
- > AADT (Newberry Road) = 51,000+
- > 2019 Taxes: \$22,060.91
- > **Price: : \$1,699,000**

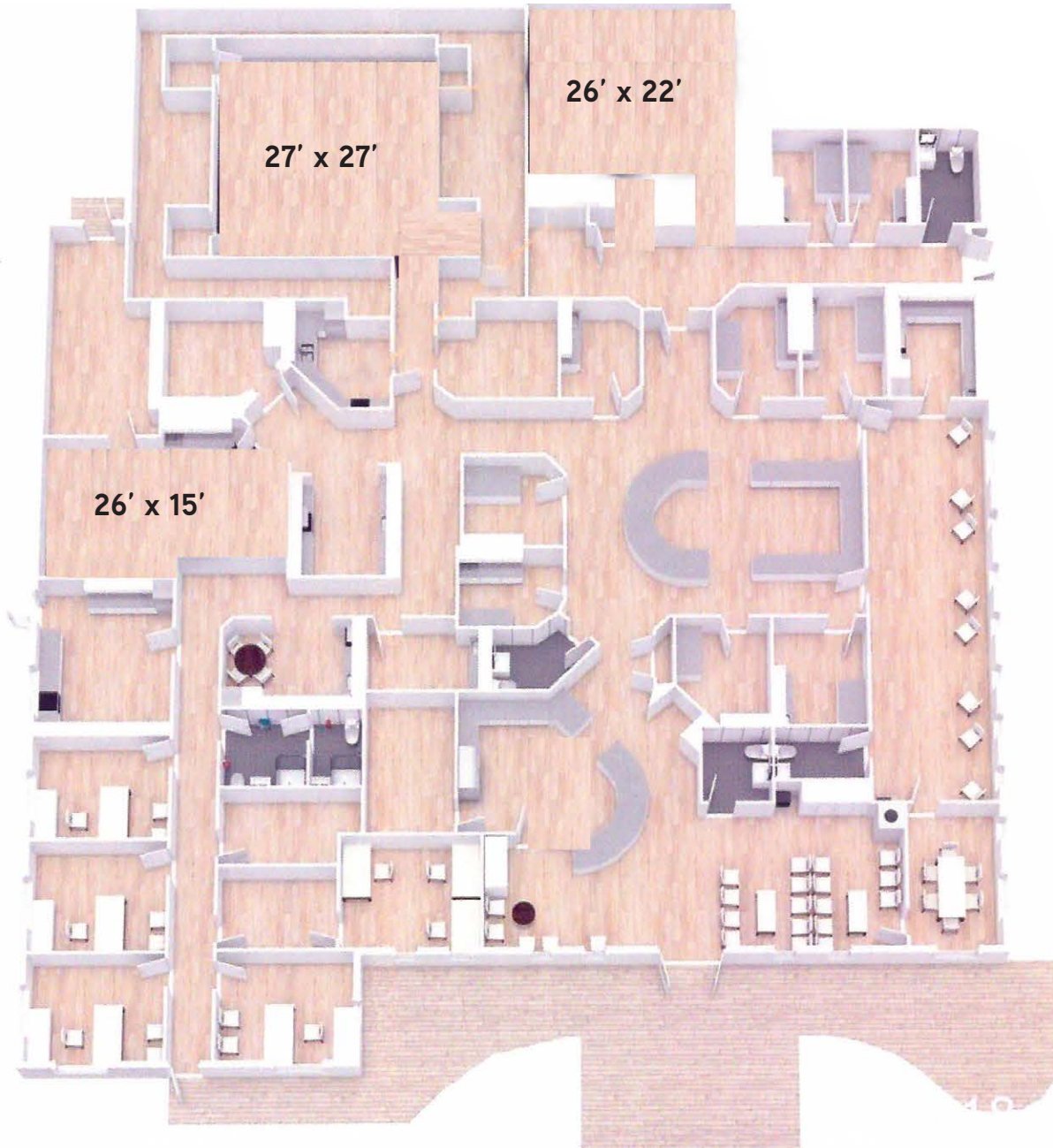
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY FLOOR PLAN

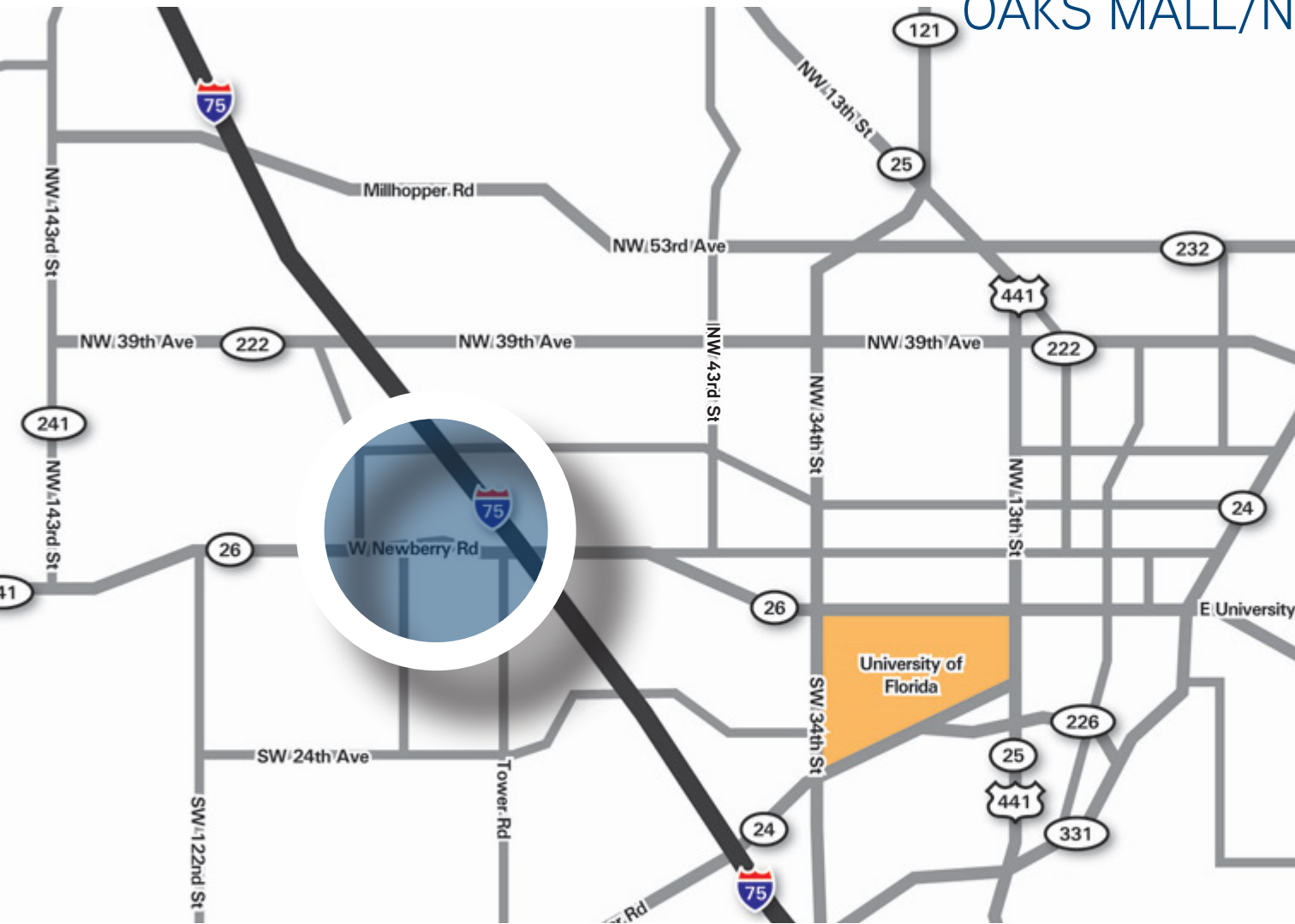


# AREA OVERVIEW

Gainesville is centrally located (midway between the Gulf of Mexico and the Atlantic Ocean) between the three major Florida cities of Jacksonville, Orlando and Tampa. Situated at the heart of North Central Florida, the city of Gainesville serves as one of Florida's major centers of culture, education, medicine, sports, and commerce. Gainesville is home to Florida's largest and oldest university, the University of Florida, as well as Santa Fe College, City College, UF Health, and North Florida Regional Medical Center. Gainesville has frequently been recognized as one of the nation's "best cities to live in" due to its unique intersection of urban life with surrounding abundance of natural parks, springs, lakes, and untouched landscapes. The climate consists of mild winters, warm summers, with an average of 28,000 hour of sunshine annually. The average high temperature in June is 89 degrees, while the average high in January is 65F degrees, and we have a 255-day growing season.



# MARKET AREA OAKS MALL/NEWBERRY ROAD



This market area is home to both the Oaks Mall and North Florida Regional Medical Center. The Oaks Mall is Gainesville's largest shopping mall which houses 108 stores including Dillards, and Belk. Directly across from the Oaks Mall is North Florida Regional Medical Center, a 100,000 SF full-service medical/ surgical, acute care center hospital. NFRMC offers heart, cancer, senior care, women's services, diabetes treatment, and neuromusculoskeletal services. NFRMC has been named in the "top 100" hospitals in America for the last 6 years.

Tower Road boasts professional offices and prime retail. Tower Hill office park is one of Gainesville's larger office parks including orthodontists, home builders, and CPAs to name a few. Tower Center provides prime retail location with Home Depot as the main tenant in the strip center and a new 6,300 SF retail outparcel

The main intersection in this area is W Newberry Road & I-75 with an average daily traffic count of 59,500



# LOCATION AERIAL

NW 39th Ave

31,000± AADT



NW 13th St 17,400±AAD

Millhopper

Publix, PETSMART, Great Clips

Newberry Square

Publix, FLOOR DECOR, H&R BLOCK, CATO

Newberry Crossing

BEALLS outlet, TJ-maxx, EARTH ORIGINS MARKET, HomeGoods

**SITE**

Buchholz High School  
2,295 students

Gainesville High School  
1,950 students

New Publix Development  
GLA: 76,587 SF

North Florida Regional Medical Center  
414 beds

Oaks Mall

UFHealth, macy's, Dillard's, belk, JCPenney

NW 16th Ave 20,500± AADT

NW 8th Ave 14,500± AADT

Newberry Rd 49,500± AADT

Tower Center

THE HOME DEPOT, Pizza Hut, Advance Auto Parts, AMERIS BANK

Oaks Mall Plaza

petco, ULTA, Office DEPOT, DSW, BED BATH & BEYOND

**UF**  
UNIVERSITY of FLORIDA  
Total Enrollment: 55,862  
Employee Count: 15,035

Oak Hall School  
798 students

Butler North

ALDI, Sam's Club, Lowe's, Ashley HOMESTORE, DICK'S SPORTING GOODS, Marshalls, Walmart

Plaza Royale

Meat's, BENTO, chico's

UF Health Shands Hospital  
425 beds

34th Street Plaza

Advance Auto Parts, mepro, CRACKER, SUPERCUTS

Haile Publix

Publix, WELLS FARGO, UFHealth

Celebration Pointe

REGAL CINEMAS, hotel INDIGO, NIKE, Bass Pro Shops

Butler Town Center

WHOLE FOODS, PF CHANG'S, grub, Chickadee Factory, SEPHORA, BURGERFI

Butler Plaza

OfficeMax, TARGET, Publix, Starbucks

20,000± AADT



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