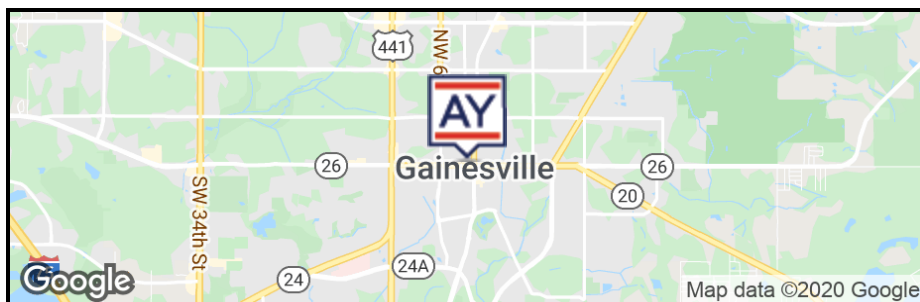


## Downtown Wells Fargo Building

104 N Main Street, Gainesville, FL 32601



## FOR LEASE



1,500 - 4,000 sf Available  
\$20.00 SF/yr (MG; Gross)  
Office, Retail Pad

### HIGHLIGHTS

- Premium office space available in downtown Gainesville at the intersection of N Main Street and NW 2nd Avenue.
- This property features ample downtown parking via a dedicated multi-story parking garage with 140 spaces. The space available for lease is on the fourth floor. There's an additional 3,000 sf available in the basement suitable for secured storage.
- Pad site is also available next to the Wells Fargo building suitable for up to 5,000 SF of restaurant space. Landlord will consider build-to-suit or ground lease. Parcel dimensions are approximately 60' x 125'.
- The subject property is located in the heart of downtown Gainesville, within walking distance to a bustling daytime workforce population fueled by City Hall, the Alachua County Courthouse, Innovation Square, the University of Florida, GRU and more. Downtown also serves as a popular destination to both students and residents alike for nightlife entertainment, featuring Gainesville's best restaurants, concerts and events at the Hippodrome State Theatre, Bo Diddley Plaza and Depot Park, festivals, art walks, and more!

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### Aerial Map



#### Location

In the heart of  
downtown Gainesville



#### Features

Fourth floor  
available for lease



#### Proximity

Within walking distance to  
restaurants and lunch options



#### Parking

Dedicated multi-story  
parking garage



### Aerial Map

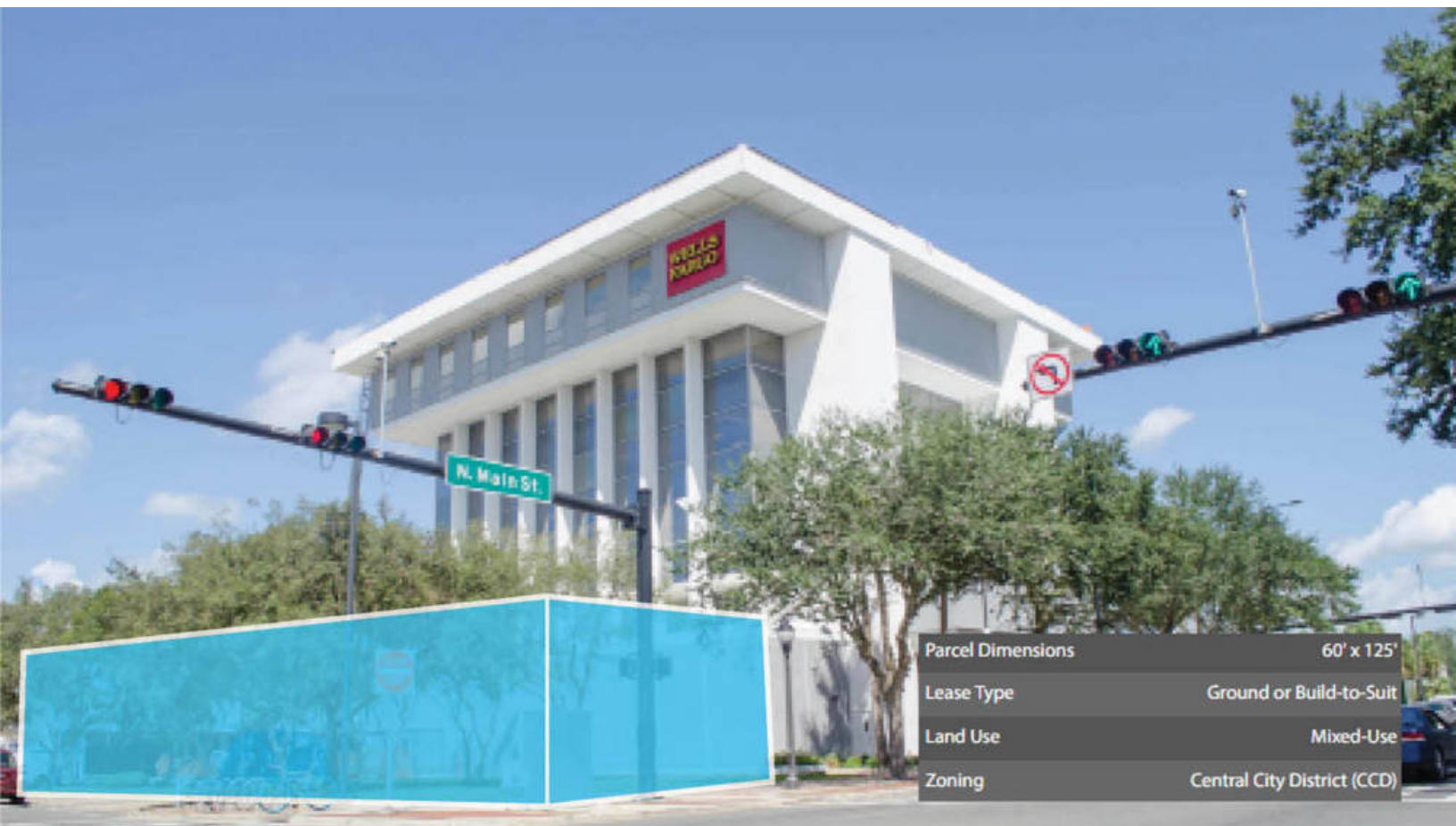




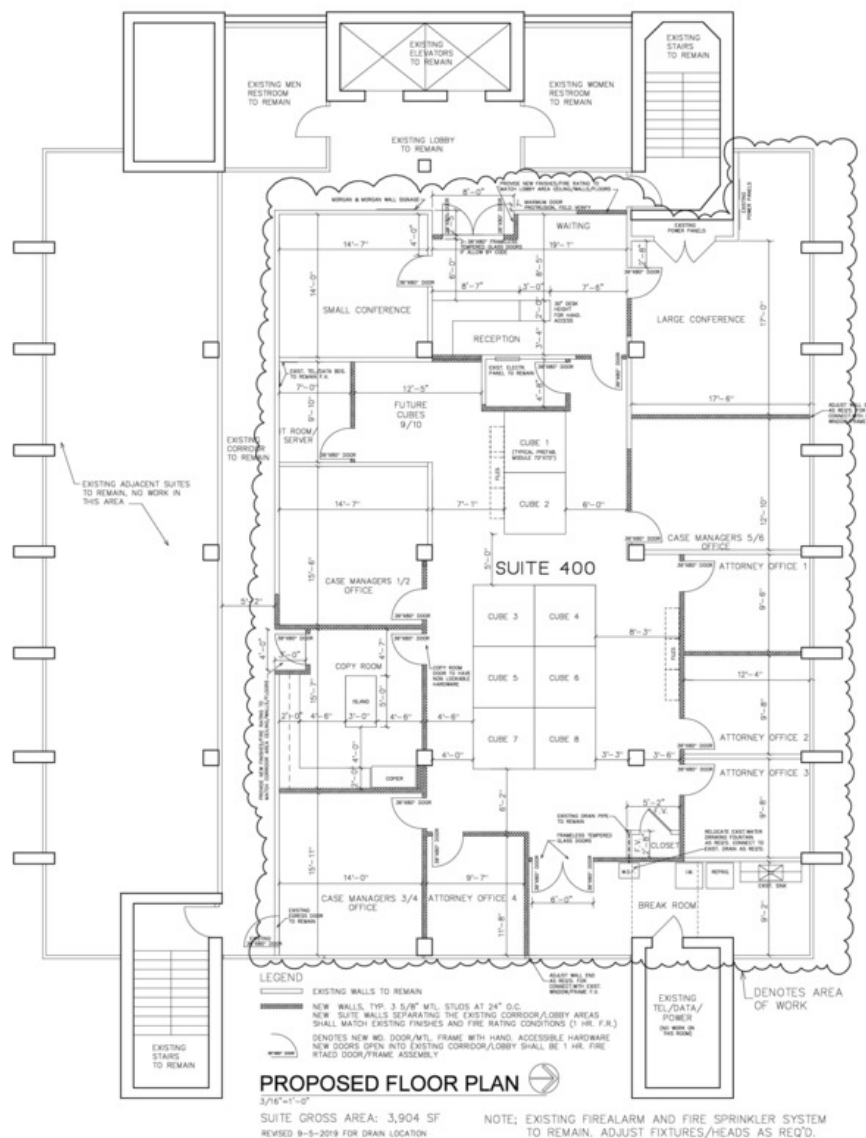
## Downtown Wells Fargo Building

104 N Main Street, Gainesville, FL 32601

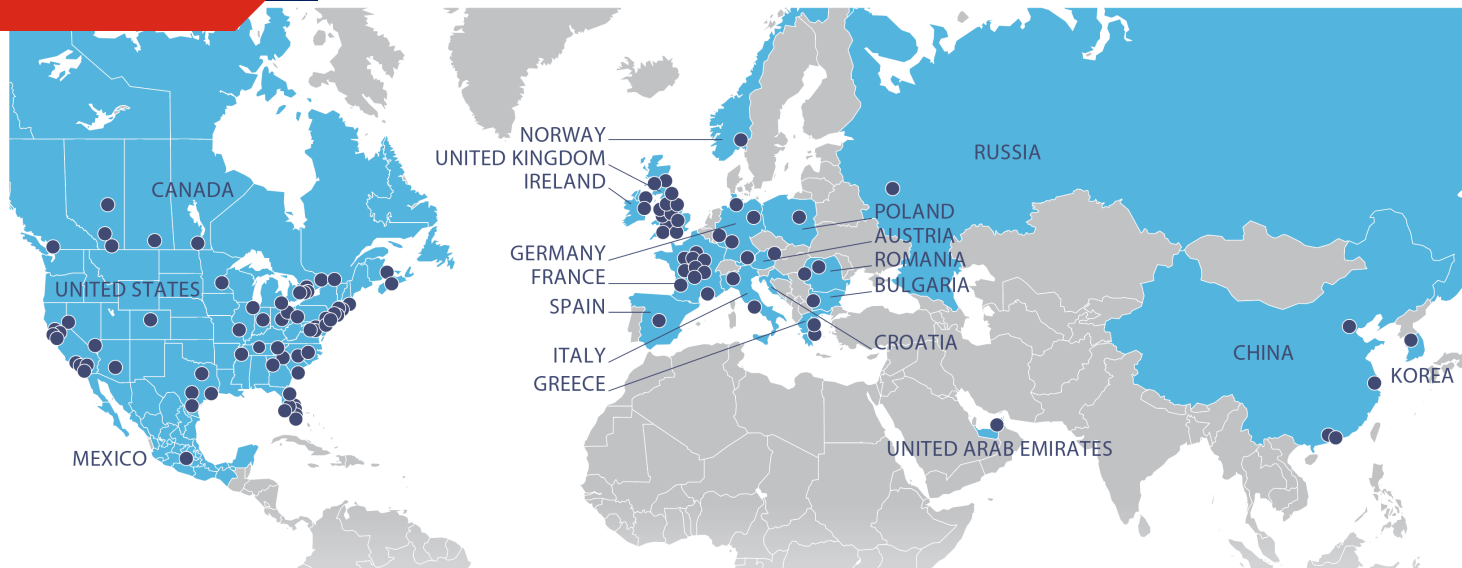
### Additional Photos



### Floor Plan - Fourth Floor



### About Us



### Avison Young at a Glance

Founded: **1978**  
 Total Real Estate Professionals: **5,000**  
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 Countries: **20**  
 Brokerage Professionals: **1,600**  
 Property Under Management: **290 million sf**

Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its Principals. Founded in 1978, with legacies dating back more than 200 years, the company comprises approximately 5,000 real estate professionals in 120 offices in 20 countries. The firm's experts provide value-added, client-centric investment sales, leasing, advisory, management and financing services to clients across the office, retail, industrial, multi-family and hospitality sectors.



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