



Lease Rate:
\$15/SF NNN
per SF gross
Available May 1st, 2021

FOR LEASE | 2440 SW 76TH STREET SUITES 140 & 150 GAINESVILLE, FL 32608

Tower 24 | Lease Spaces

Rare opportunity to lease an end-cap retail/office space in Tower 24, an exciting mixed-use development in one of the most desirable areas of Gainesville. Tower 24 is located at the corner of SW 24th Avenue and Tower Road. This site has convenient access to Haile Plantation, Tioga, The Oaks Mall, Butler Plaza, Archer/Newberry Road, and the University of Florida. This 2,963± SF open space is perfect for a boutique gym, dance studio, specialty shop, professional/medical office, etc. The combined suites feature a reception area, two large open rooms, two restrooms, plenty of storage space, two exits to the parking lot in rear, and abundant windows to allow tons of natural light.

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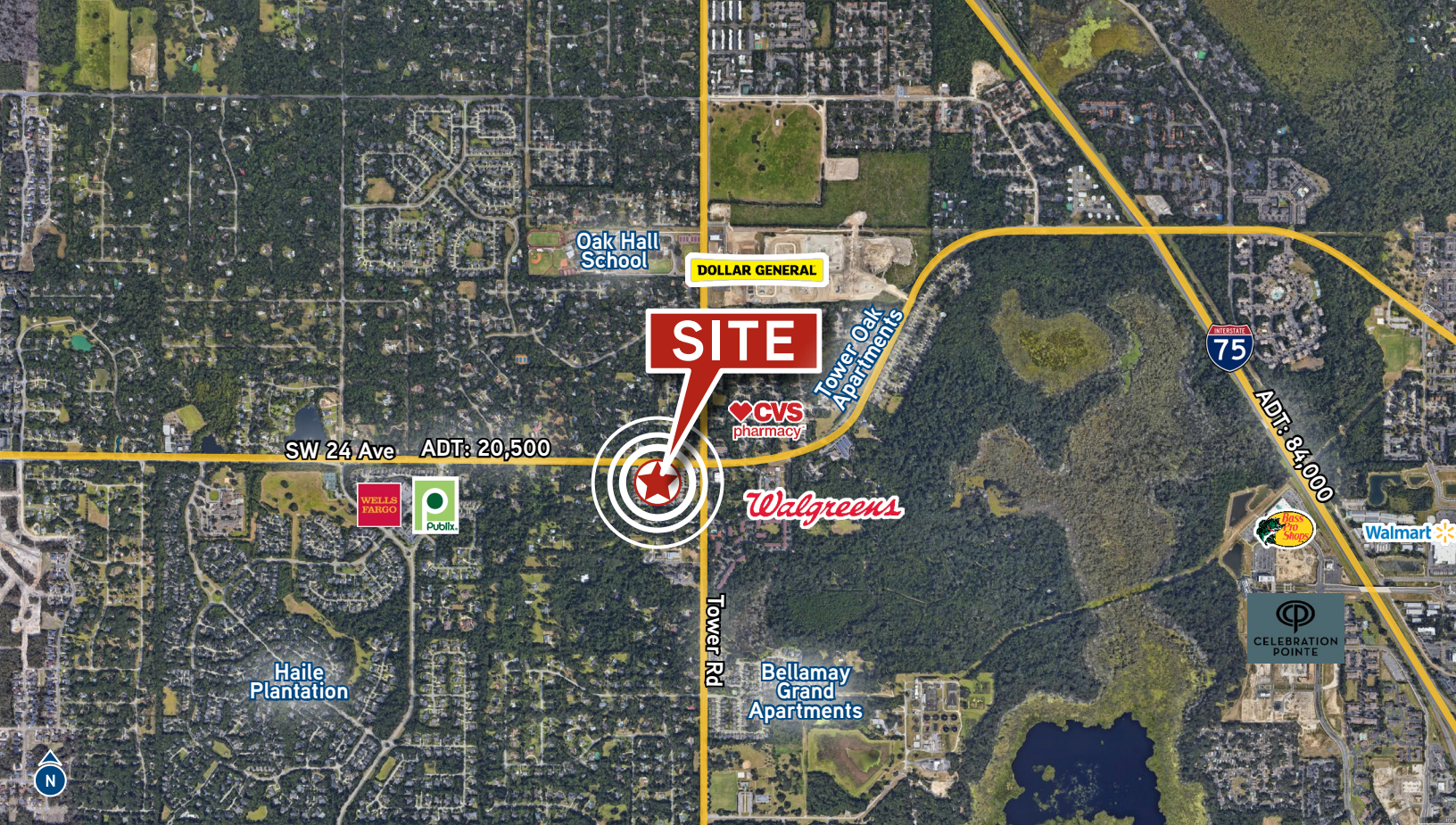
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Colliers International
Northeast Florida
3620 NW 43rd Street, Unit B
Gainesville, FL 32606



Accelerating success.





Building Specifications

Address	2440 SW 76th Street Suites 140 & 150 Gainesville, FL 32608
Total RBA	2,963 ±SF
Rate:	\$15/SF NNN (pass thru = \$4.38/SF)
Property type	Retail/Office
Parking	Ample on site

Come join the synergy provided by surrounding Tenants: Tipple's Brews & Wine, Columbia Bank, Allen Law Firm, Lentz-Dodd Financial Group, Emergency Physicians Medical Center, Zoetic, Jeffrey Wilde Builders, and more!

Area Demographics

5 mi. radius

Source: ESRI Business Analyst



Current Population
(2019)

122,435



Projected Population
(2024)

129,066



Average Household Income (2019)

\$76,103



Projected Household Income (2023)

\$87,020

Contact us:

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