



# Robinshore Office Park

## 9,970± SF Building

Sale Price:

# \$1,375,000

Lease Price:

\$15.50/SF Gross (Partial Building)

\$14.00/SF Gross (Entire Building)

### FOR SALE/LEASE

5830 NW 39th Avenue | Gainesville, FL 32606

Stand-alone office building in Robinshore Office Park on NW 39th Avenue with unlimited possibilities. This incredible office space is an all brick building with high visibility in a great NW location for easy access to I-75 and major business locations. Current office configuration boasts reception area, 33 private offices, three conference rooms including a 1,312 SF training room with an additional break area and exterior access, large break room, library, copy/work room and storage. Two conference rooms have motorized retractable viewing screens. The building also has two secure entries and alarm systems in place. Plans are available for division of space into 2 or 4 separate suites ranging from 990 SF to 4,991 SF. Ideal for clients who need visibility with maximum privacy, a quiet location with beautiful green space, proximity to major business areas, Santa Fe College, Millhopper center, Shands Spring Hill complex and prestigious residential neighborhoods.



#### DAN DROTOS

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

#### RORY CAUSSEAUX

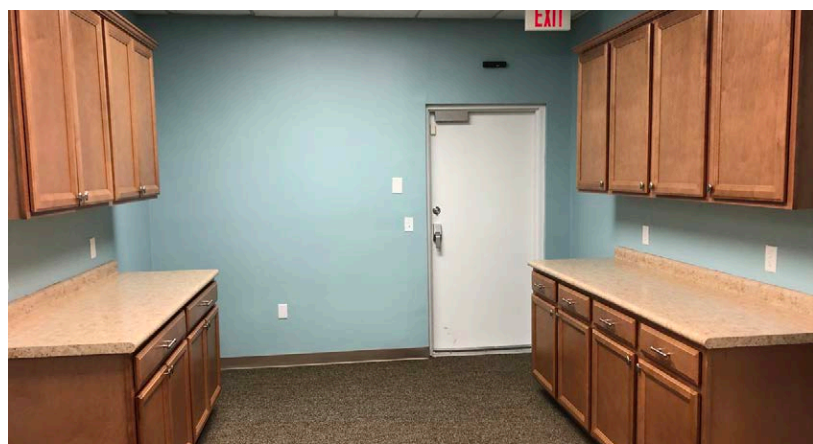
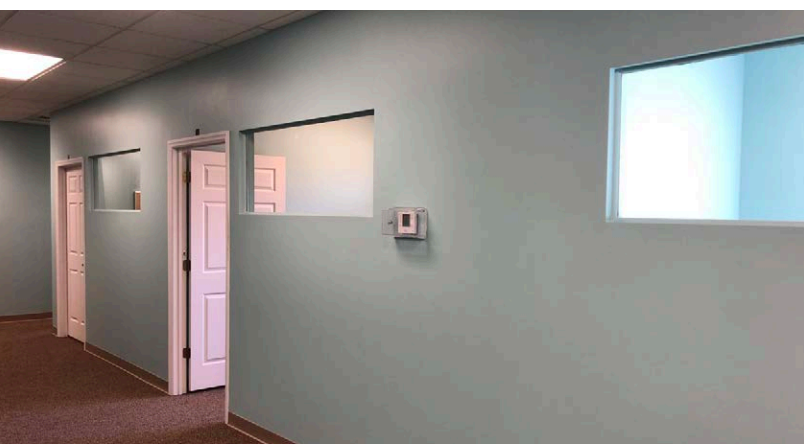
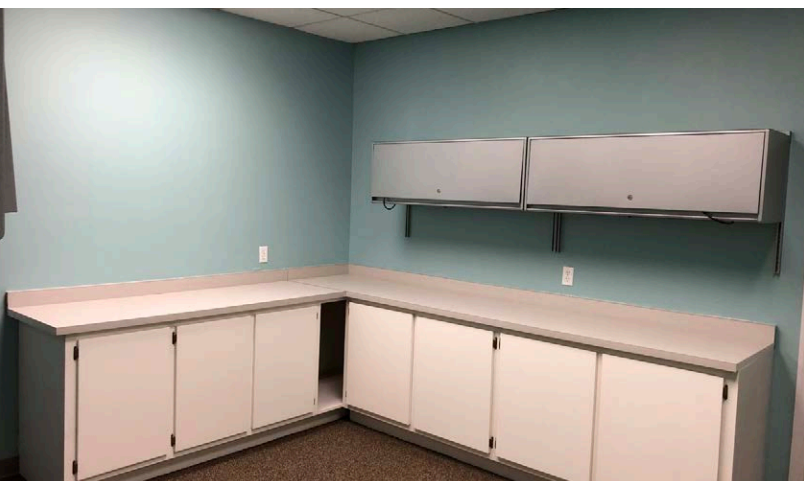
Associate Director  
+1 352 317 6341  
rory.causseaux@colliers.com

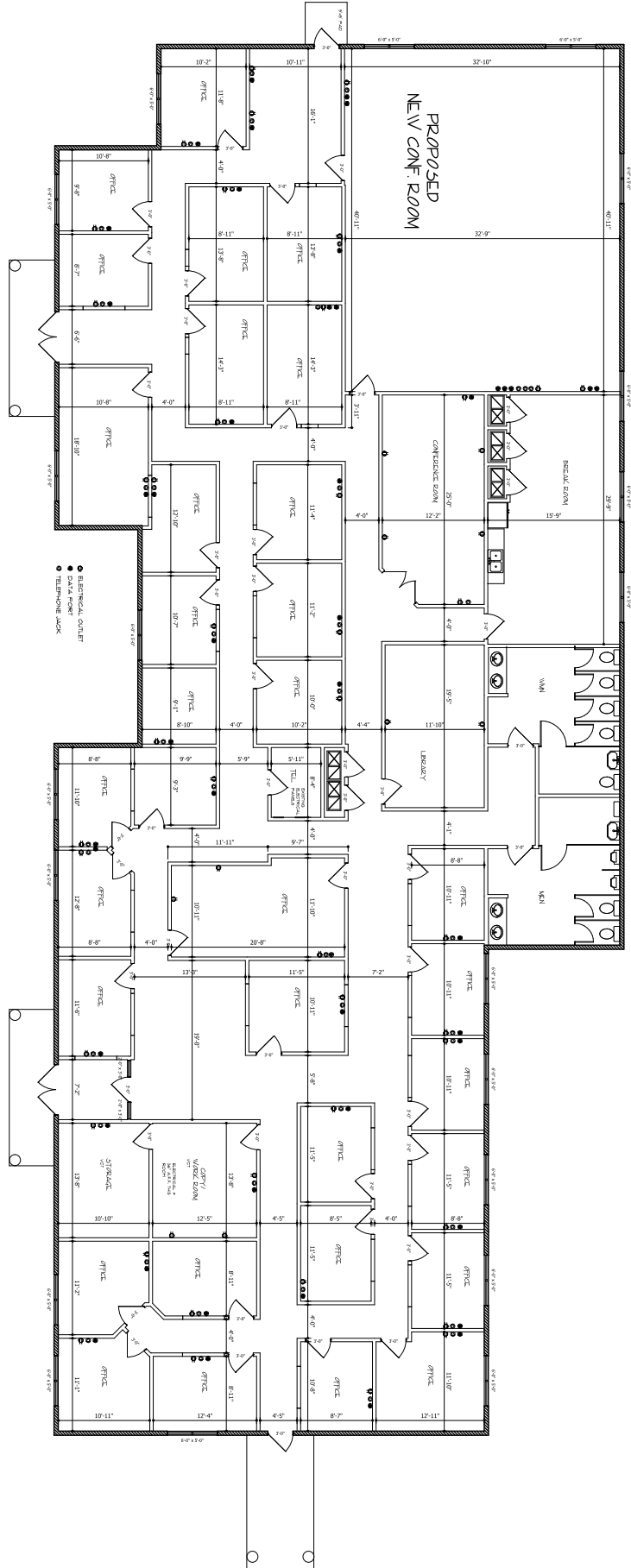
#### LAUREN EDWARDS

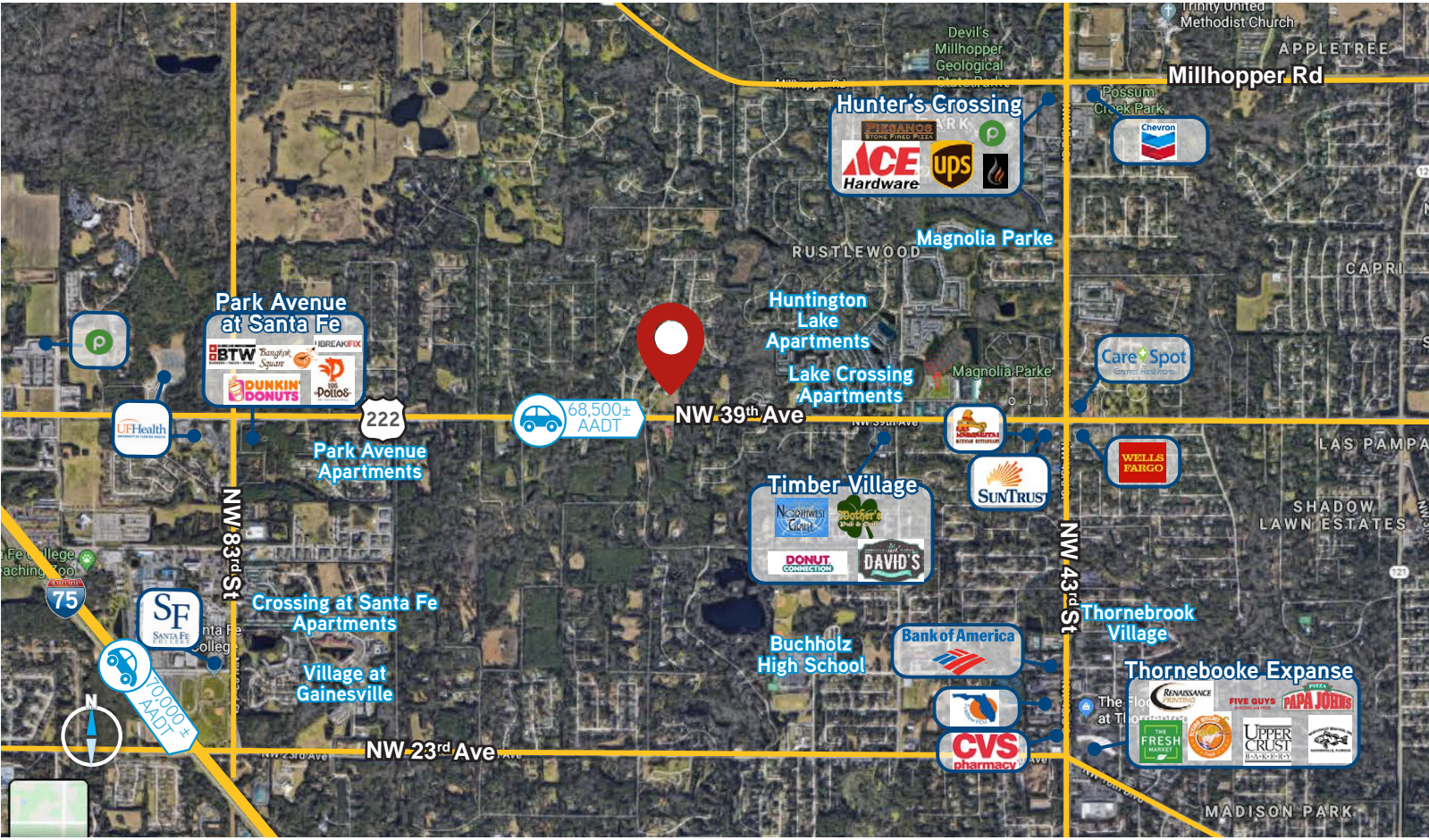
Associate  
+1 352 222 4590  
lauren.edwards2@colliers.com

Colliers International  
107 SW 7th Street  
Gainesville, FL 32601









## Property Highlights

- Great visibility on NW 39th Avenue
- Abundant parking
- Convenient access to I-75 and major traffic arteries
- Association Fee: \$3,293/qtr
- Development potential
- Building is fully networked
- Network can be certified
- Each room has a category 5 data jack for computer and phone
- Two conference rooms have retractable screens
- Ceiling wiring present for projectors
- Speakers in main conference room
- Automatic privacy glass window in one conference room
- All rooms wired for security system



### 2020 TOTAL POPULATION

1 Mile: 7,886  
3 Mile: 52,289  
5 Mile: 126,445



### 2025 PROJECTED POPULATION

1 Mile: 8,188  
3 Mile: 54,737  
5 Mile: 132,430



### 2020 AVERAGE HH INCOME

1 Mile: \$92,394  
3 Mile: \$85,496  
5 Mile: \$72,953



### 2025 PROJECTED HH INCOME

1 Mile: \$111,493  
3 Mile: \$99,794  
5 Mile: \$84,777

Source: Esri Business Analyst Online

Contact us:

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

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

**LAUREN EDWARDS**  
Associate  
+1 352 222 4590  
lauren.edwards2@colliers.com



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