

## FOR LEASE

4,582 - 12,682 sf Available  
Negotiable (MG)  
Office Spaces and Retail Pad

### HIGHLIGHTS

- Up to 12,682 square feet (SF) of office space available in downtown Gainesville at the intersection of N Main Street and NW 2nd Avenue.
- An 8,100-square-foot space available on the sixth floor includes a large, open workspace with offices along the perimeter. On the fourth floor, a partially built out 4,582-square-foot space is available.
- The building also has up to 3,000 SF of basement space available for lease as storage.
- This property features ample parking as part of a dedicated multi-story parking garage with 140 spaces.
- Located in downtown Gainesville, the property is surrounded by a dynamic workforce and centrally located around some of the city's most popular restaurants, attractions and nightlife destinations.

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### Aerial Map



#### Location

In the heart of downtown Gainesville



#### Features

Fourth and sixth floor available for lease



#### Proximity

Within walking distance to restaurants and nightlife



#### Parking

Dedicated parking inside an adjacent parking garage



### Area Overview

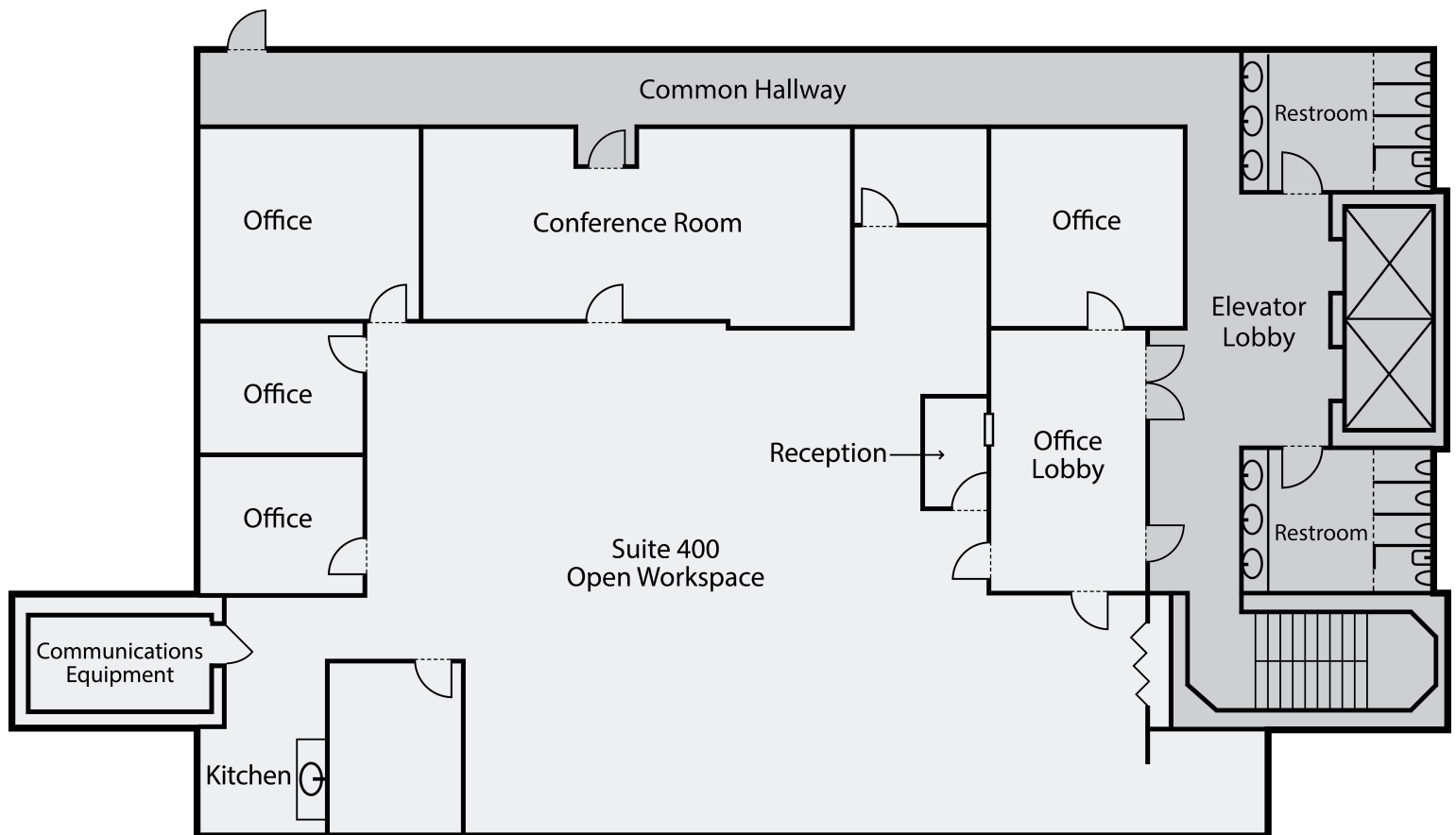




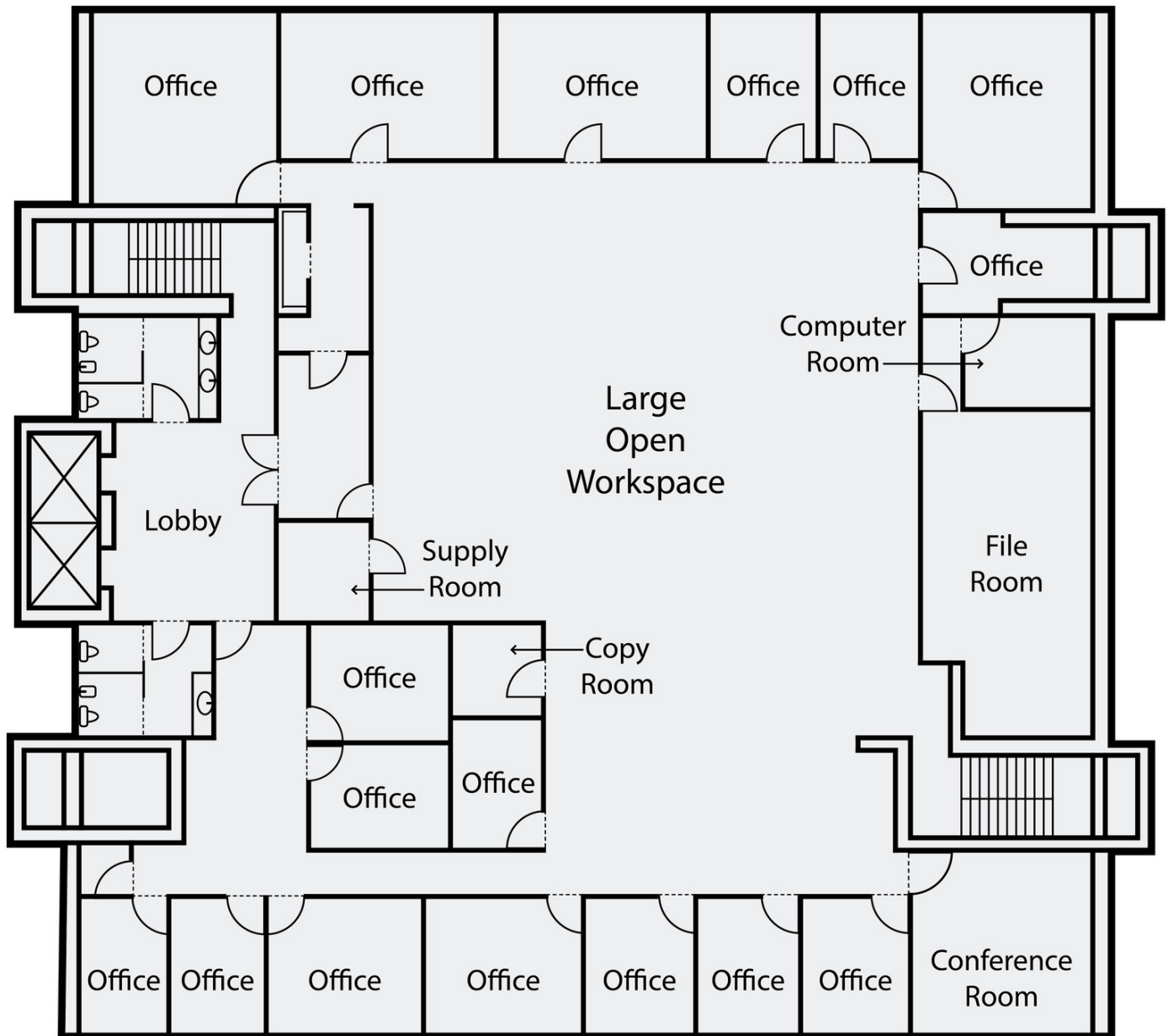
Sample Office After Construction



**Floor Plan – Fourth Floor**

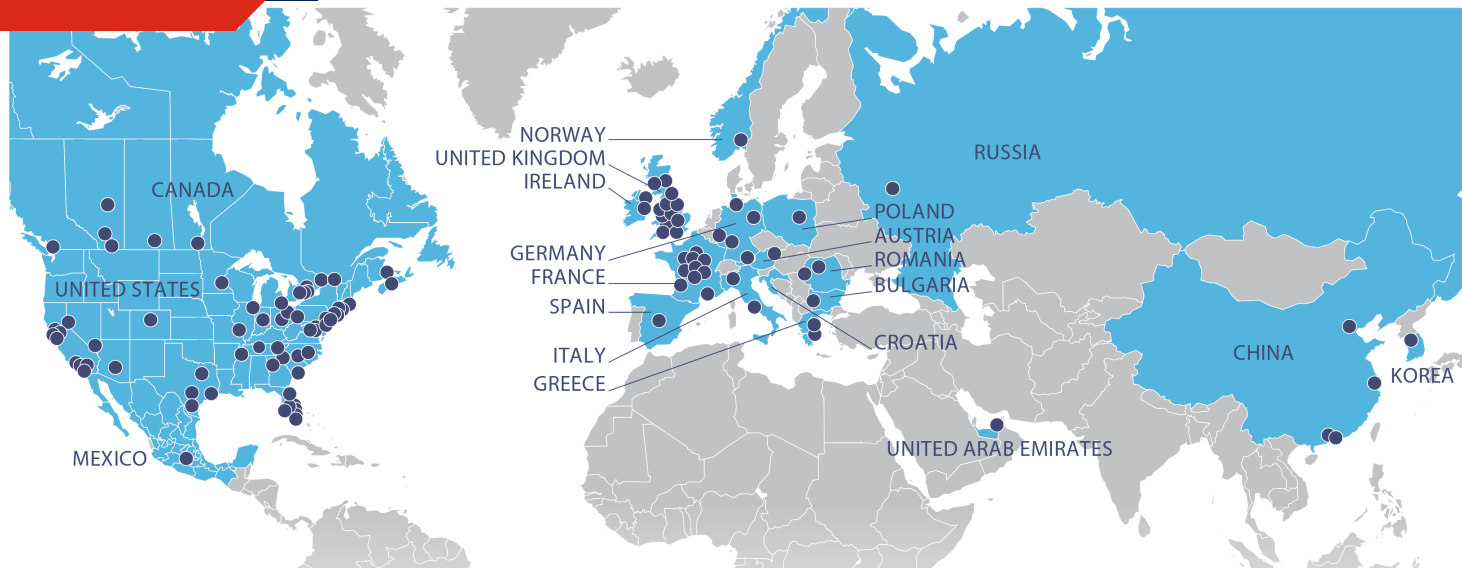


**Floor Plan – Sixth Floor**





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 Countries: **20**  
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