

### FOR LEASE

1,871 - 4,777 sf Available  
\$15.00 sf/yr (MG)  
Office

#### HIGHLIGHTS

- Award-winning, LEED certified office building available for lease at the corner of NW 5th Avenue and NW 8th Street in Gainesville, FL.
- The first floor features 1,871 sf of office space including two private offices, a conference room, kitchenette, two restrooms, and an open workspace suitable for 10 workstations. The second floor features 2,906 sf of office spaces including a private office, conference room, two restrooms, a breakroom, reception area, and an open workspace suitable for 11 workstations. The first and second floor spaces can be leased separately or combined for a total of 4,777 sf.
- This building is located less than one mile from the University of Florida, Gainesville's Innovation District, and downtown Gainesville. This office building is also available for sale.

**Rick Cain, CCIM**

352.505.7588

Rick.Cain@avisonyoung.com

**Nick Banks**

352.505.4609

Nick.Banks@avisonyoung.com



### Aerial Map



#### Location

Less than one mile from the University of Florida



#### Features

Lots of natural light, 9 foot ceilings



#### Proximity

Near downtown and Gainesville's Innovation District



#### Additional Features

Flexible layout options, energy efficient, and LEED certification



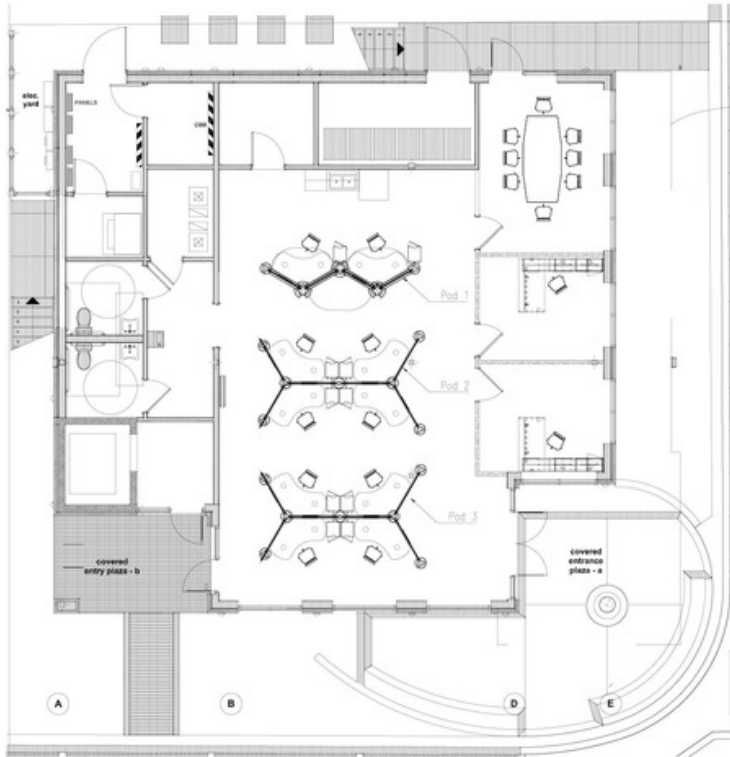




### Floor Plan

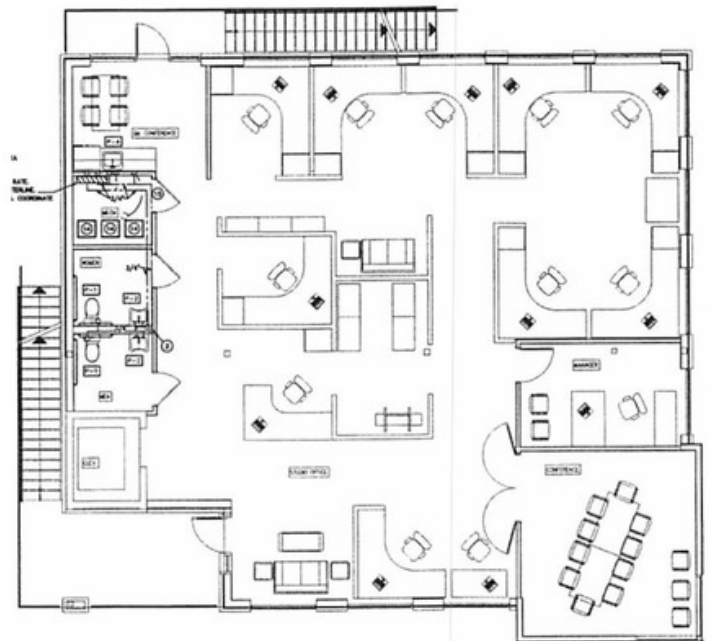
#### TOTAL SPACE AVAILABLE

4,777 sf



#### 1ST FLOOR

1,871 sf



#### 2ND FLOOR

2,906 sf

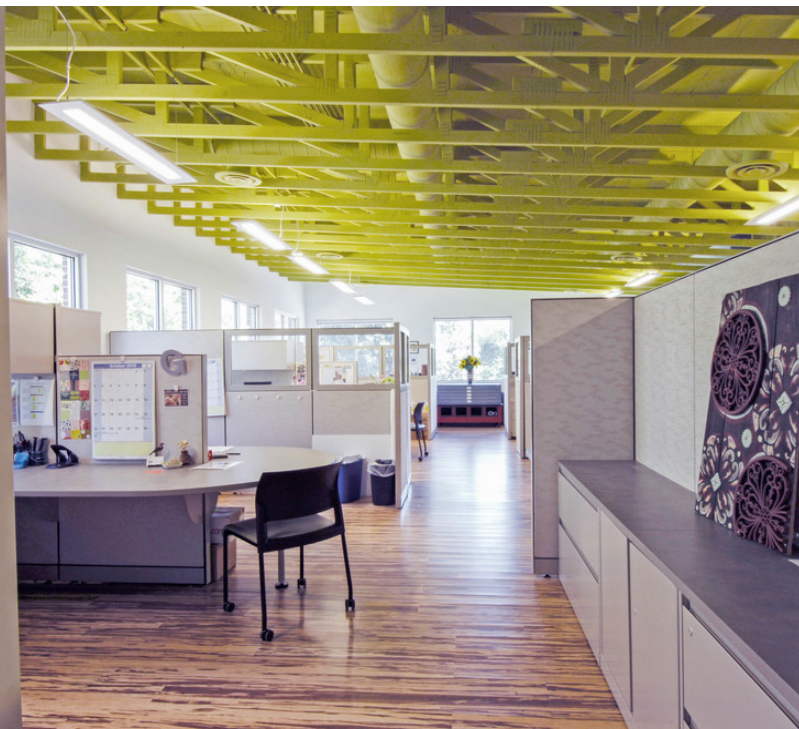
Drawn to depict office layout. Not drawn to scale.

### Additional Photos

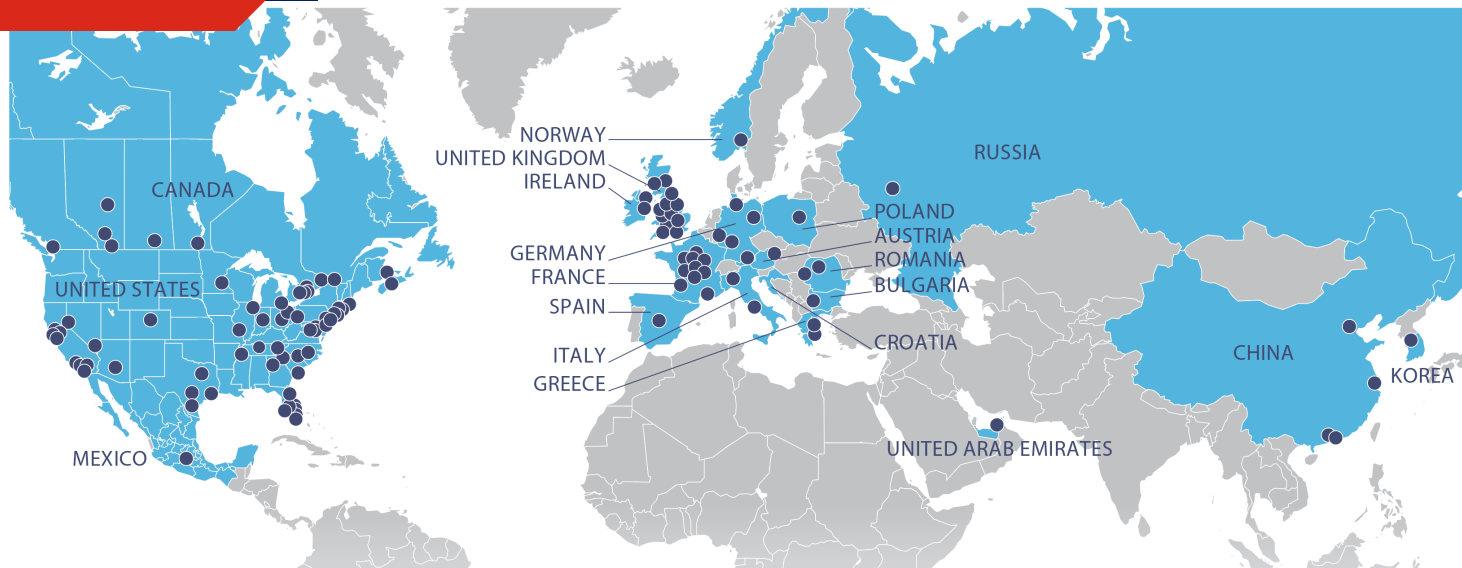




### Additional Photos



### About Us



### Avison Young at a Glance

Founded: **1978**  
 Total Real Estate Professionals: **5,000**  
 Offices: **120**  
 Countries: **20**  
 Brokerage Professionals: **1,600**  
 Property Under Management: **290 million sf**

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