

FOR SALE/LEASE | 200 SW 62ND BOULEVARD GAINESVILLE, FL 32607

HAMPTON OAKS



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Oaks Mall

This is a great opportunity to buy/lease a prime medical office building in an established area of town.

- 3.45± acres
- TP#06655-002-011
- Zoning | OF

PROPERTY DETAILS

If you are looking to own or lease a prime medical office building in Gainesville, look no further! This 24,335± SF professional medical office building is located off of SW 62nd Boulevard just 0.8 miles from North Florida regional Medical Center, 1.3 miles from I-75, and 5.4 miles from UF Shands Hospital! This building features a large parking lot, three individual entrances allowing the building to be split into separate suites, and solar panels.

The flexible floor plans, spacious offices and exam rooms, file rooms, large waiting rooms, and storage areas allow this building to be the perfect configuration for any medical group looking to expand or relocate.

➤ For Sale – \$4,300,000

➤ For Lease – \$15/SF NNN (\$3.85/SF)

➤ Solar Panel Lease - pays 10% of the GRU revenue each month as rent



24,335± ± SF
Total



Solar
Panels



Ample
Parking



Convenient
Access to I-75



Flexible
Floor plans



Just
0.8 miles from
North Florida
regional Medical
Center

PROPERTY & PHOTOS

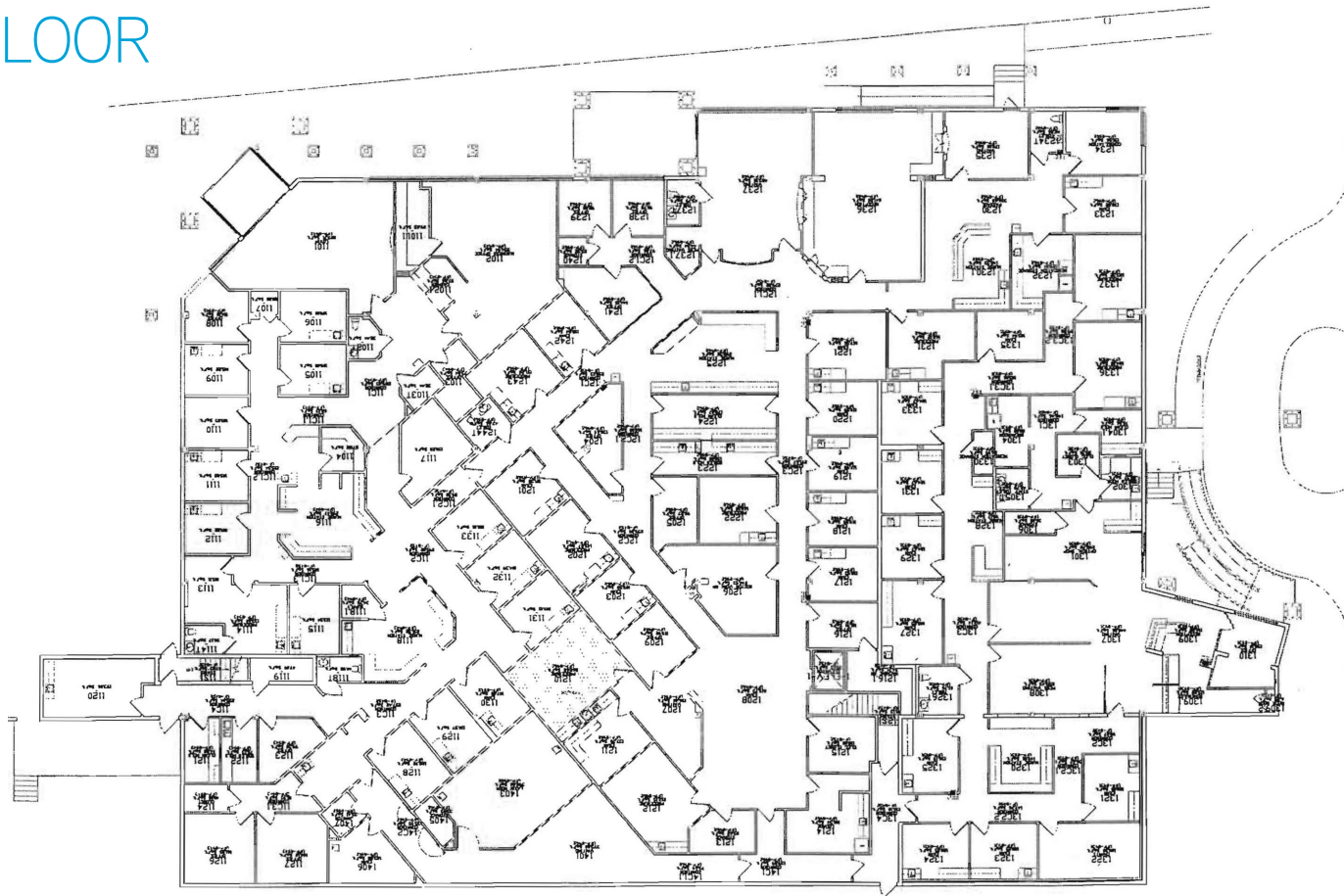




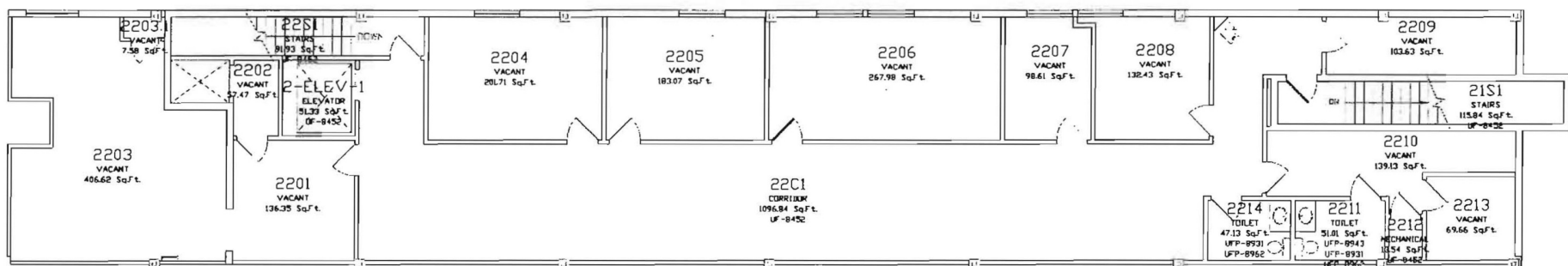
DRONE PHOTOS



1ST FLOOR



2ST FLOOR



AREA OVERVIEW

Gainesville is centrally located (midway between the Gulf of Mexico and the Atlantic Ocean) between the three major Florida cities of Jacksonville, Orlando and Tampa. Situated at the heart of North Central Florida, the city of Gainesville serves as one of Florida's major centers of culture, education, medicine, sports, and commerce. Gainesville is home to Florida's largest and oldest university, the University of Florida, as well as Santa Fe College, City College, UF Health, and North Florida Regional Medical Center. Gainesville has frequently been recognized as one of the nation's "best cities to live in" due to its unique intersection of urban life with surrounding abundance of natural parks, springs, lakes, and untouched landscapes. The climate consists of mild winters, warm summers, with an average of 28,000 hour of sunshine annually. The average high temperature in June is 89 degrees, while the average high in January is 65F degrees, and we have a 255-day growing season.



LOCATION HAMPTON OAKS

The subject site lies within an established portion of the City of Gainesville. The retail, office, and multi-family market in the vicinity of the development is one of the strongest sectors of Gainesville. The future improvement to SW 62 Street/Boulevard will be a welcomed improvement to the area and will most likely enhance the traffic patterns as SW 62nd, in its future state, will better connect the Oaks Mall district to the Butler Plaza district. Bus transit service in this area is heavy due to the Mall attraction and the multi-family properties in the area of the subject site.



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GNV COMMERCIAL ADVISORY TEAM

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