



Sale Price:
\$960,000

Lease Rate:
\$15.00/SF Gross

FOR SALE & LEASE | 2405 NW 66TH COURT, GAINESVILLE, FL 32653

9,760± SF OFFICE FOR SALE/FOR LEASE

Clean and pristine! Located in Northwood Commercial Park, this move-in ready, stand-alone building offers 9,760± SF of turn-key Class A office space for lease or for sale. This space showcases professional interior office design with state-of-the-art Steelcase® furniture systems providing both private and collaborative spaces. The furnishings are available in the lease and in the sale of the building. The office has 43 workstations, 6 collaborative rooms, 2 small conference rooms, 2 large conference rooms, large kitchen/break area, a room set up for catering, vending area, restrooms, and secure controlled access entry. There are 45 parking spaces on location with driveway access to two sides of the building. The site is easily accessed from SR 121 and US Hwy 441.

DAN DROTOS

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

RORY CAUSSEAU

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

LAUREN EDWARDS

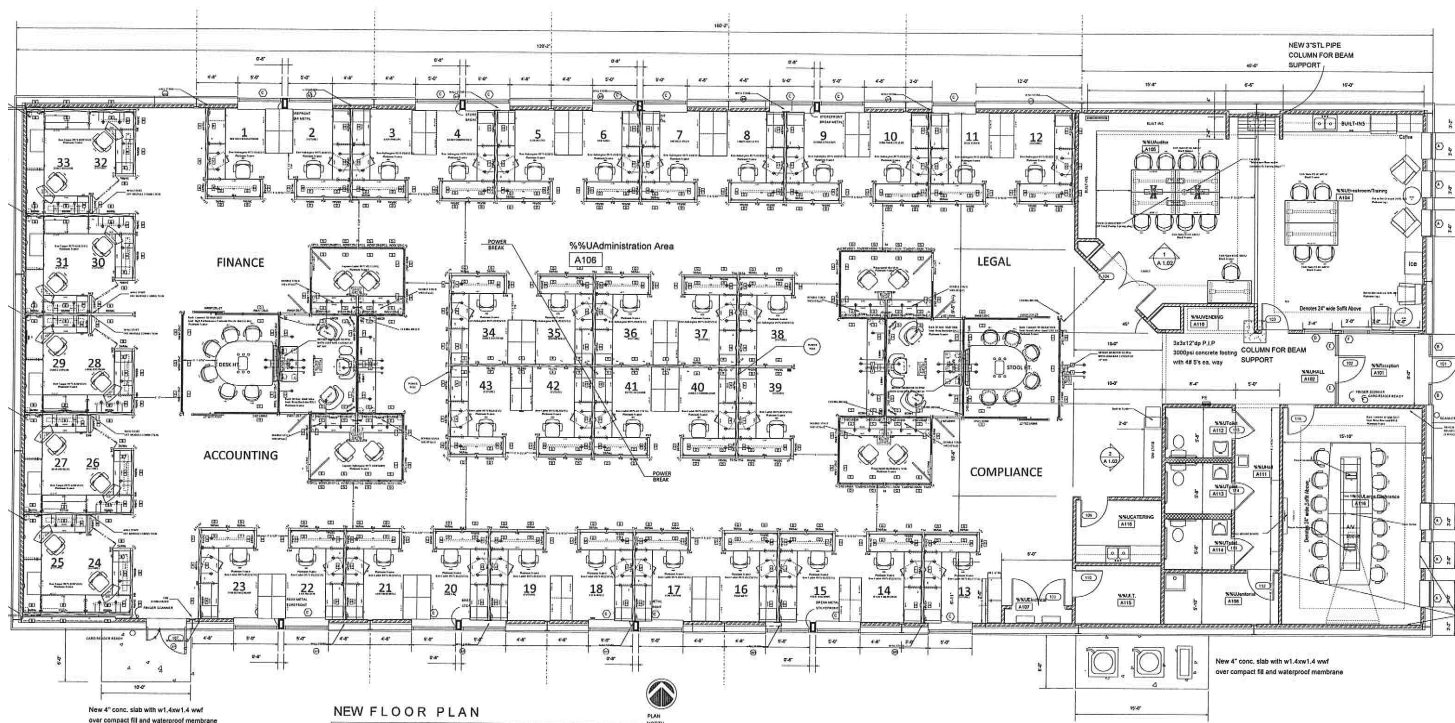
Associate
+1 352 222 4590
lauren.edwards2@colliers.com

Colliers International
107 SW 7th Street
Gainesville, FL 32601
www.colliers.com/gainesville



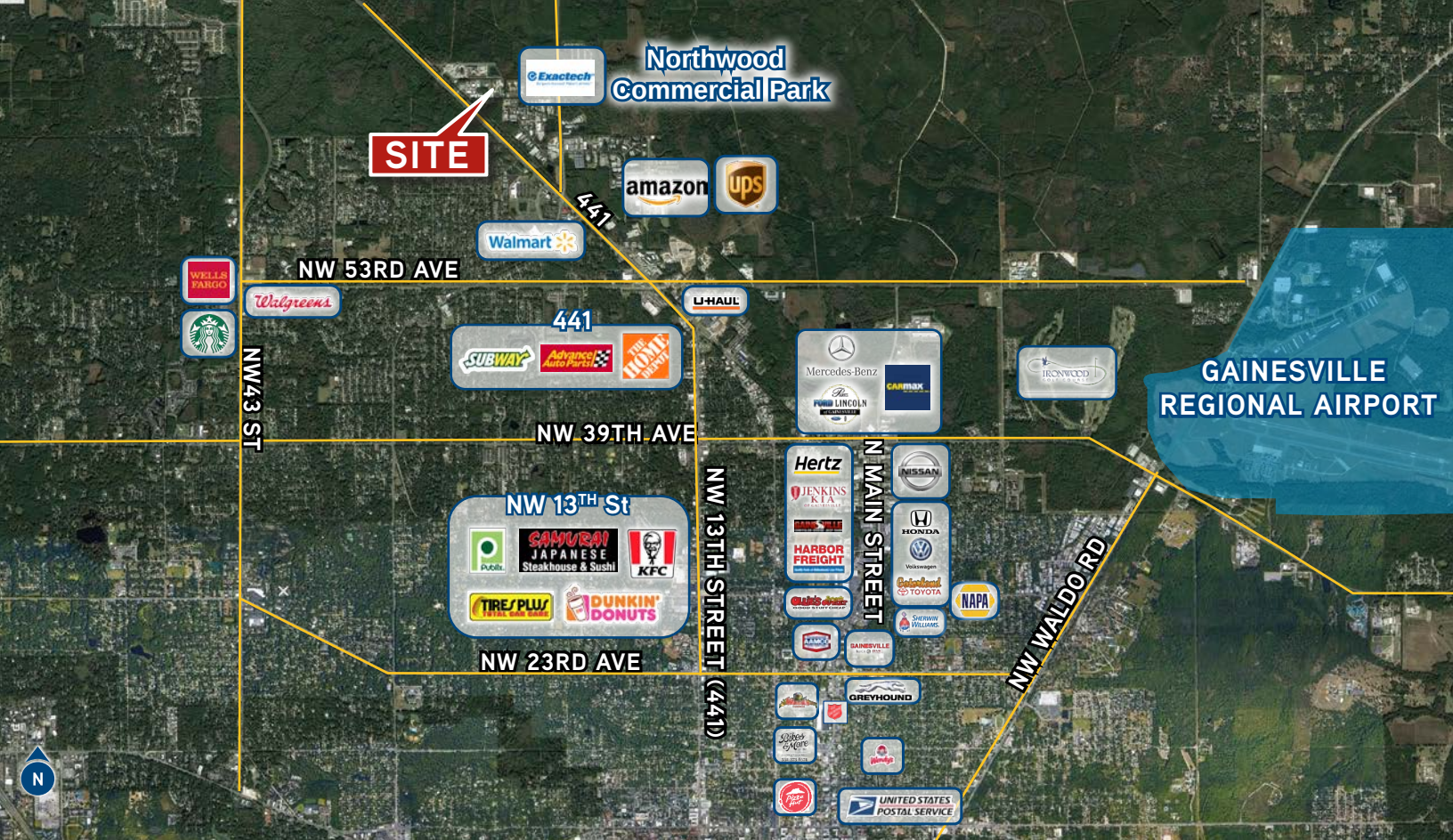
Accelerating success.





Highlights:

- Turn-key with high-end Steelcase® furniture and design
- Vacant and ready for immediate occupation
- 5.3 miles to University of Florida
- 6.9 miles to UF Health Campuses
- 6.4 miles to GNV airport
- 12 miles to I-75 via US 441
- Located in a strong industrial sector of Gainesville
- Ample parking (1 space per 216 SF)
- Sound masking



Building Specifications

Address	2405 NW 66th Court; Gainesville, FL 32653
Tax Parcels	#07879-062-005
Size	9,760 SF
Zoning	I-2
Price	Sales Price: \$960,000 Lease Rate: \$15.00/SF Gross
Electrical service	250 Amp, 480 voltage connected to transfer switch 600a, 208v to building
HVAC	6 units installed 2013 2 units installed 1992
Building Year	1992
Year of Renovation	2013
Internet Service	Wire present - buyer/tenant select service provider
Additional Items	Security system Fire alarm Sound Masking

Area Demographics

5 mi. radius

Source: ESRI Business Analyst



Current Population
(2020)

138,503



Projected Population
(2025)

143,247



Average Household Income
(2020)

\$60,636



Projected Household Income
(2025)

\$66,155

Contact us:

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

LAUREN EDWARDS

Associate
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lauren.edwards2@colliers.com

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