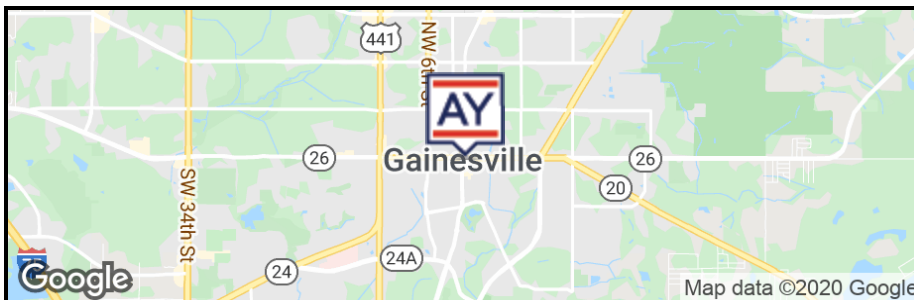


Downtown Office - Vidal Building

14 East University Avenue, Gainesville, FL 32601



FOR LEASE

600 - 1,200 sf Available
Office
Downtown Gainesville

HIGHLIGHTS

- Office space available in downtown Gainesville with frontage on University Avenue near the corner of Main Street and University Avenue.
- This two story building features ground floor retail as well as upstairs office suites. The available office suites feature 600 square feet of office space, hardwood floors, windows that face University Avenue, common area restrooms, and parking.
- The subject property is located in the heart of downtown Gainesville, within walking distance to a bustling daytime workforce population fueled by City Hall, the Alachua County Courthouse, Innovation Square, the University of Florida, GRU and more. Downtown also serves as a popular destination to both students and residents alike for nightlife entertainment, featuring Gainesville's best restaurants, concerts and events at Bo Diddley Plaza and Depot Park, festivals, art walks, and more!

Susan Fisher

352.559.8795

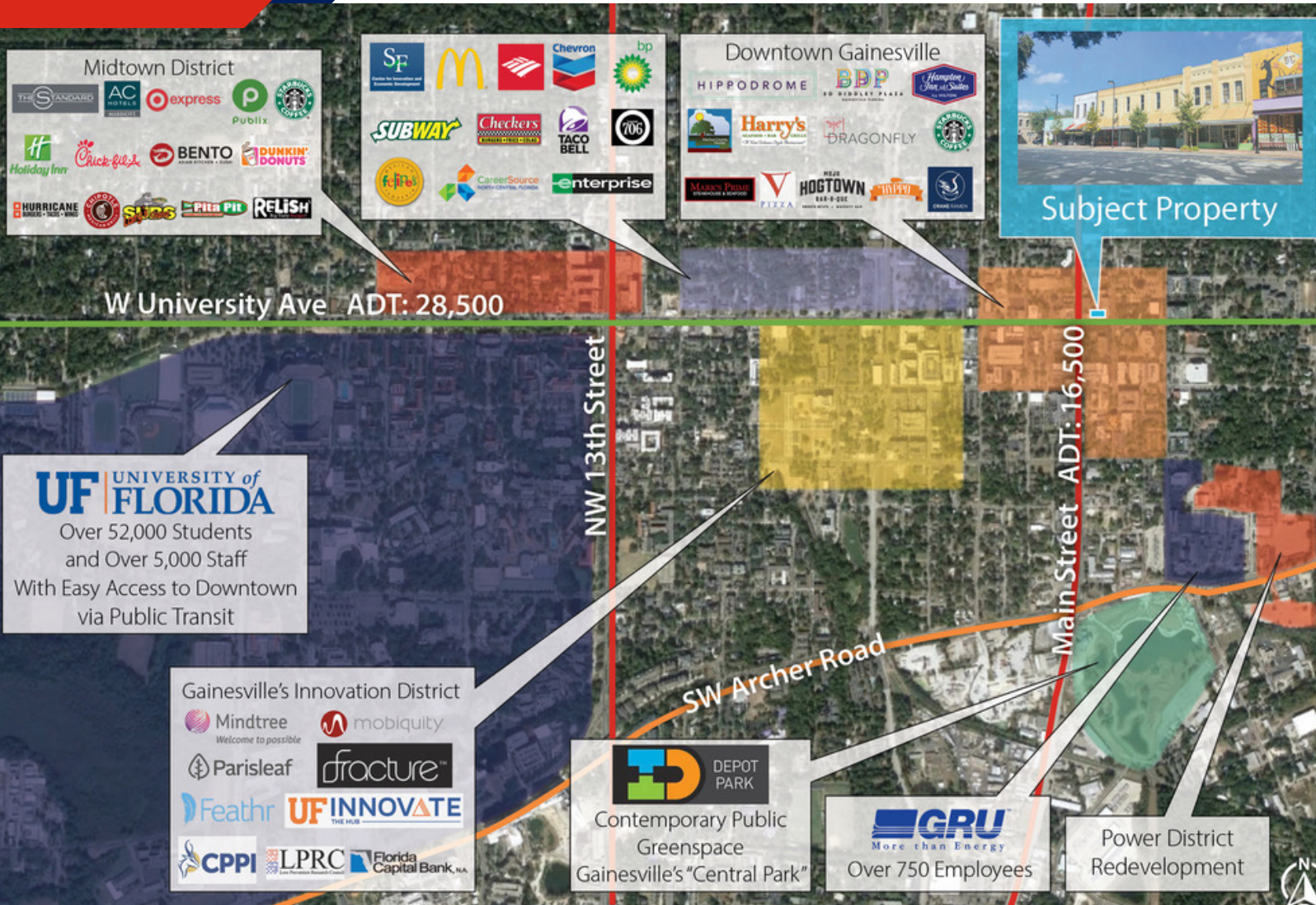
susan.fisher@avisonyoung.com

Rick Cain, CCIM, SIOR

352.505.7588

rick.cain@avisonyoung.com

Aerial Map



Location

In the heart of downtown Gainesville



Features

Hardwood floors, windows, restrooms



Proximity

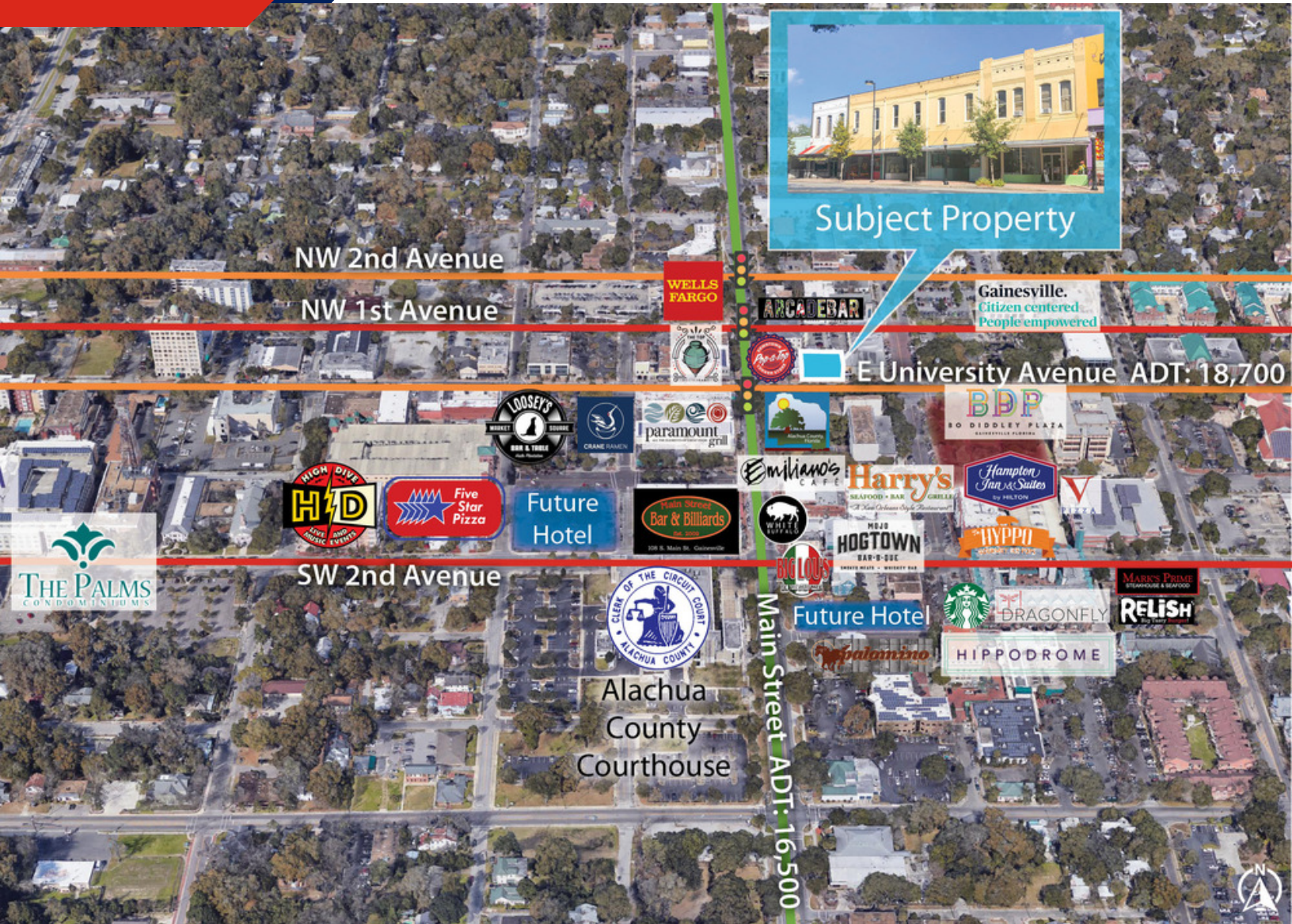
Near Depot Park, Bo Diddley Plaza, and more



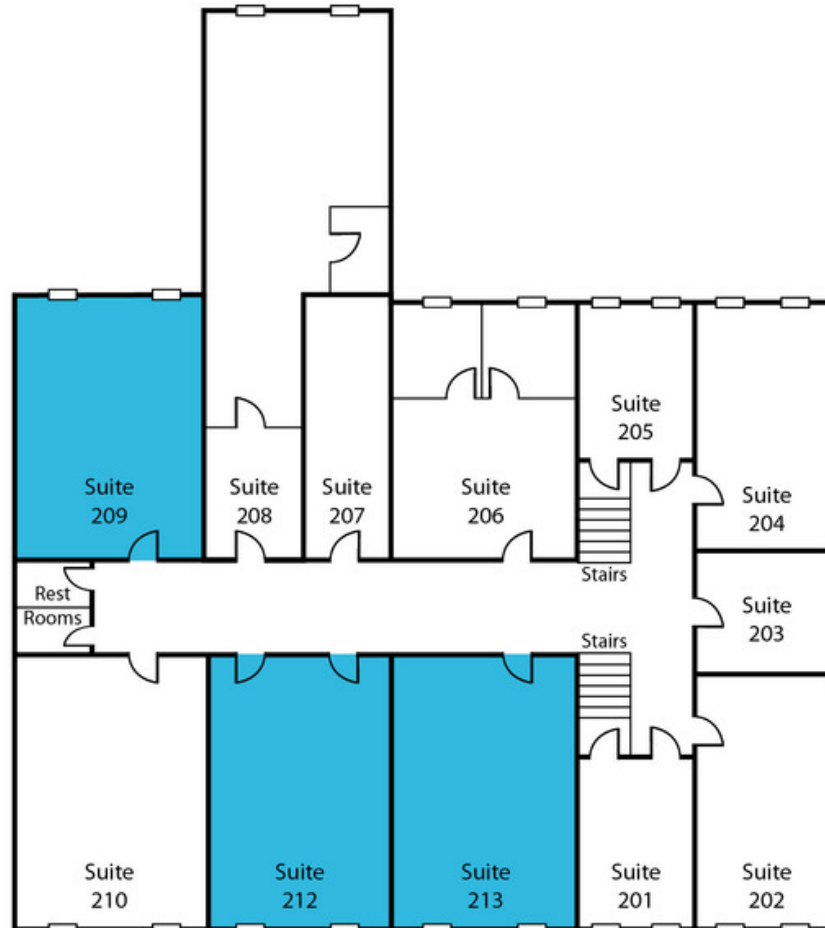
Street Frontage

University Avenue
 Average Daily Traffic: 28,500

Aerial Map



Floor Plan

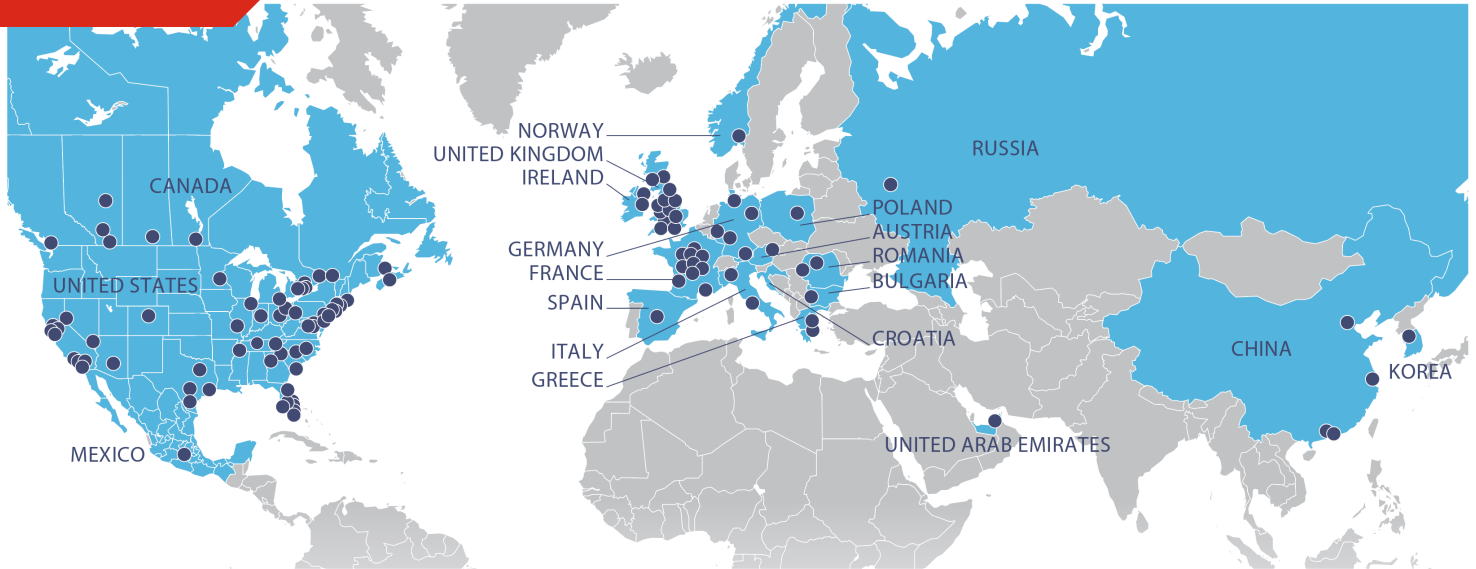


Suite #	Tenant	Sq. Ft.	Lease Rate
201	Leased	200	
202	Leased	425	
203	Leased	100	
204	Leased	425	
205	Leased	200	
206	Leased	600	
207	Leased	300	
208	Leased	900	
209	AVAILABLE	600	\$750/month
210	Leased	425	
212	AVAILABLE	600	\$750/month
213	AVAILABLE	600	\$750/month

Additional Photos



About Us



Avison Young at a Glance

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Total Real Estate Professionals: **5,000**
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Property Under Management: **290 million sf**

Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its Principals. Founded in 1978, with legacies dating back more than 200 years, the company comprises approximately 5,000 real estate professionals in 120 offices in 20 countries. The firm's experts provide value-added, client-centric investment sales, leasing, advisory, management and financing services to clients across the office, retail, industrial, multi-family and hospitality sectors.



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