



Colliers

Accelerating success.

Office Space Available for Sublease

1,977± SF

Full Service - Rate Negotiable
(excludes janitorial)

106 SW 6th Street
Gainesville, FL 32601

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Property Description

Don't miss this opportunity to lease 1,977± SF of office space in Gainesville's Innovation District. New sublease will include existing furniture, utilities and internet. The 100 at Innovation Square building is a one story, Class A commercial property strategically located between the University of Florida campus and Downtown Gainesville and is within walking distance of both! The building has high visibility on SW 6th Street just off University Avenue surrounded by a network of successful companies and start-ups as well as being just steps away from downtown's dining and entertainment options.

The efficient office design has a cool industrial vibe with polished concrete floors and tall ceilings with exposed duct work. The floor plan offers the best of all worlds providing open, creative work areas, three glass-walled cubicles/offices, a conference room, kitchen/break area, a storage area and a restroom. In addition to the front entrance located directly on SW 6th Street, there is a rear entry with direct access to an additional rear parking lot providing additional parking for employees. On-building signage is permitted.

Come and join this vibrant, growing area of Gainesville! Available immediately.

Property Highlights

- Great location on busy SW 6th Street & SW 2nd Avenue in the Innovation District
- Efficient industrial office design
- Elevated ceilings with open duct work
- Polished concrete floors
- Includes furniture, utilities and internet
- ADA restroom
- 0.5 miles to University of Florida
- 0.4 miles to Downtown Gainesville
- On-building signage
- 11,500 AADT
- Ample parking

Lease Rate:

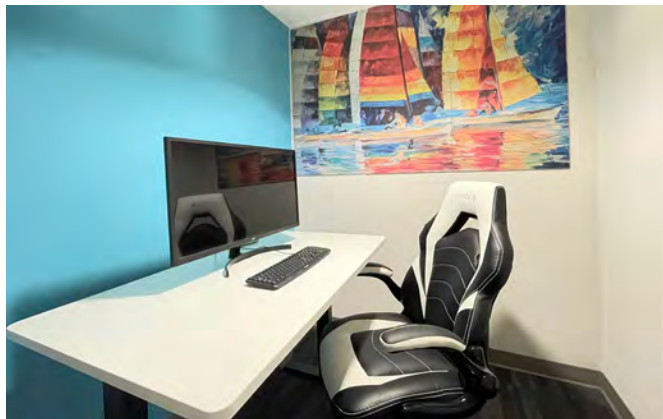
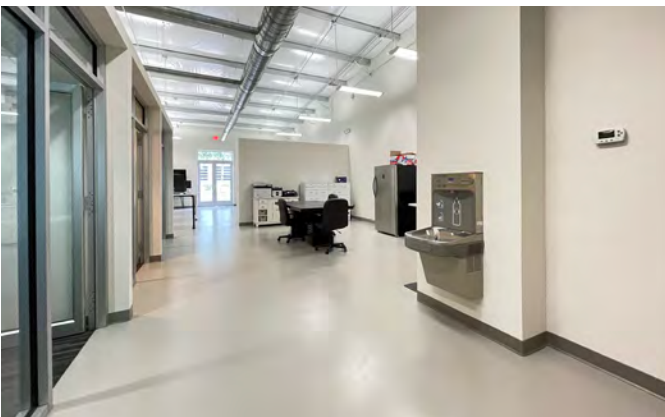
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Area Demographics



Source: ESRI Business Analyst | 5 mile radius

Photo Gallery



Trade Area





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