

OFFICE BUILDING AND LAND FOR SALE

7600 NW 5TH PLACE | GAINESVILLE, FL 32607

3 BUILDINGS - 29,400± SF/3.36± ACRES | \$6,999,000

LAND - 6.76± ACRES | \$1,182,750



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PROPERTY INFORMATION

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BUILDING FEATURES:

- MOSTLY CLEAR SPAN NON-LOAD BEARING ALLOWING FOR FLEXIBILITY IN LAYOUT
- COMPLETE CAPACITY FOR COMPUTER WIRING, & PHONE
- UPGRADED ELECTRICAL
- ZONED PACKAGE HIGH EFFICIENCY HVAC SYSTEMS
- ELECTRONIC KEY ACCESS SYSTEM ON ALL EXTERIOR DOORWAYS AND SIGNIFICANT INTERIOR DOORWAYS
- WHITE NOISE SOUND SYSTEM
- EXTERIOR VIDEO SECURITY
- FULLY FURNISHED (FURNITURE NEGOTIABLE)
- ELEVATOR



HIGHLIGHTS:

- AMPLE PARKING
- SECURED ACCESS
- EXECUTIVE SUITES
- CREATIVE WORKSPACES
- OPEN DECK/PATIO AREA
- CAFETERIA
- AUDITORIUM
- NATURAL LIGHT
- HIGH EFFICIENCY
- PERFECT FOR TECH, ENGINEERING, OR MEDICAL
- TAX PARCEL #06656-002-008
- 29,400± SF TOTALING 3 BUILDINGS | 3.36± ACRES
- ZONING | BH
- YEAR BUILT: 2006 (SHELL) – COMPLETED 2015-2017
- 134 PARKING SPACES = 1 SPACE PER 219 SF
- AVERAGE DAILY TRAFFIC ON NEWBERRY ROAD IS 49,500 CARS DAILY
- NW 75 STREET ROAD SEGMENT IS 20,500 CARS DAILY

BUILDINGS SALE PRICE: \$6,999,000



PROPERTY INFORMATION

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6.76± ACRES

This 6.76± acre tract of land is located directly behind the current Optym building off of NW 75th Street (Tower Road) with primary access via a 24 foot ingress and egress easement that extends through the adjoining Newberry Hill Office Park connecting to Newberry Road. There is also access in the Northwest corner of the property, via an 11 foot easement, also extending to Newberry Road along the east line of the adjoining Pep Boys property. This parcel is zoned AP (Administrative and Professional), which allows day care, medical offices, and professional offices, etc giving this land opportunity various uses. The physical characteristics of the property include two residential structures, a pond, and several large heritage oaks trees.

LAND: FOR SALE

TAX PARCEL: #06656-003-000

SIZE: 6.76± ACRES

ZONING: AP

LAND SALE PRICE: \$1,182,750



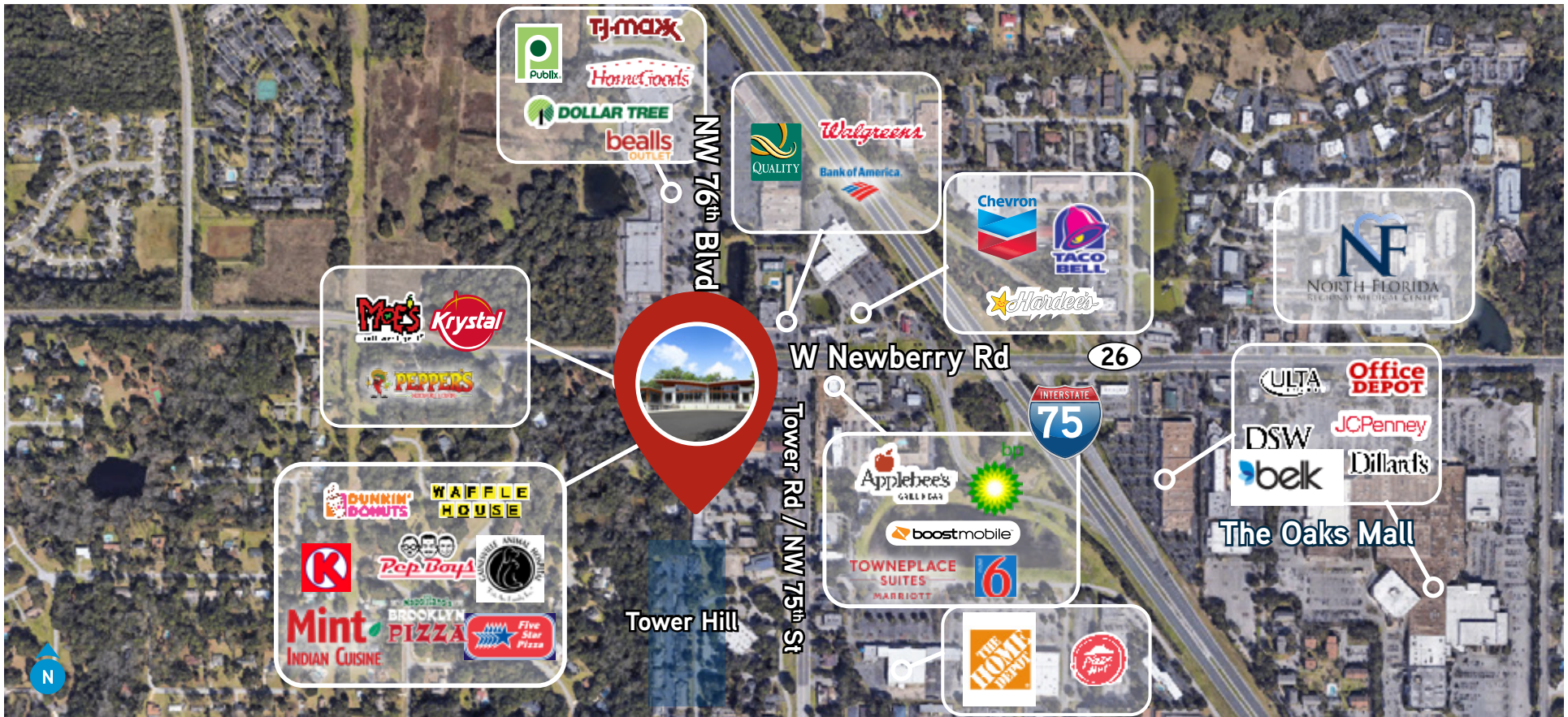
TOWER RD (ADT) 20,500±



LOCATION

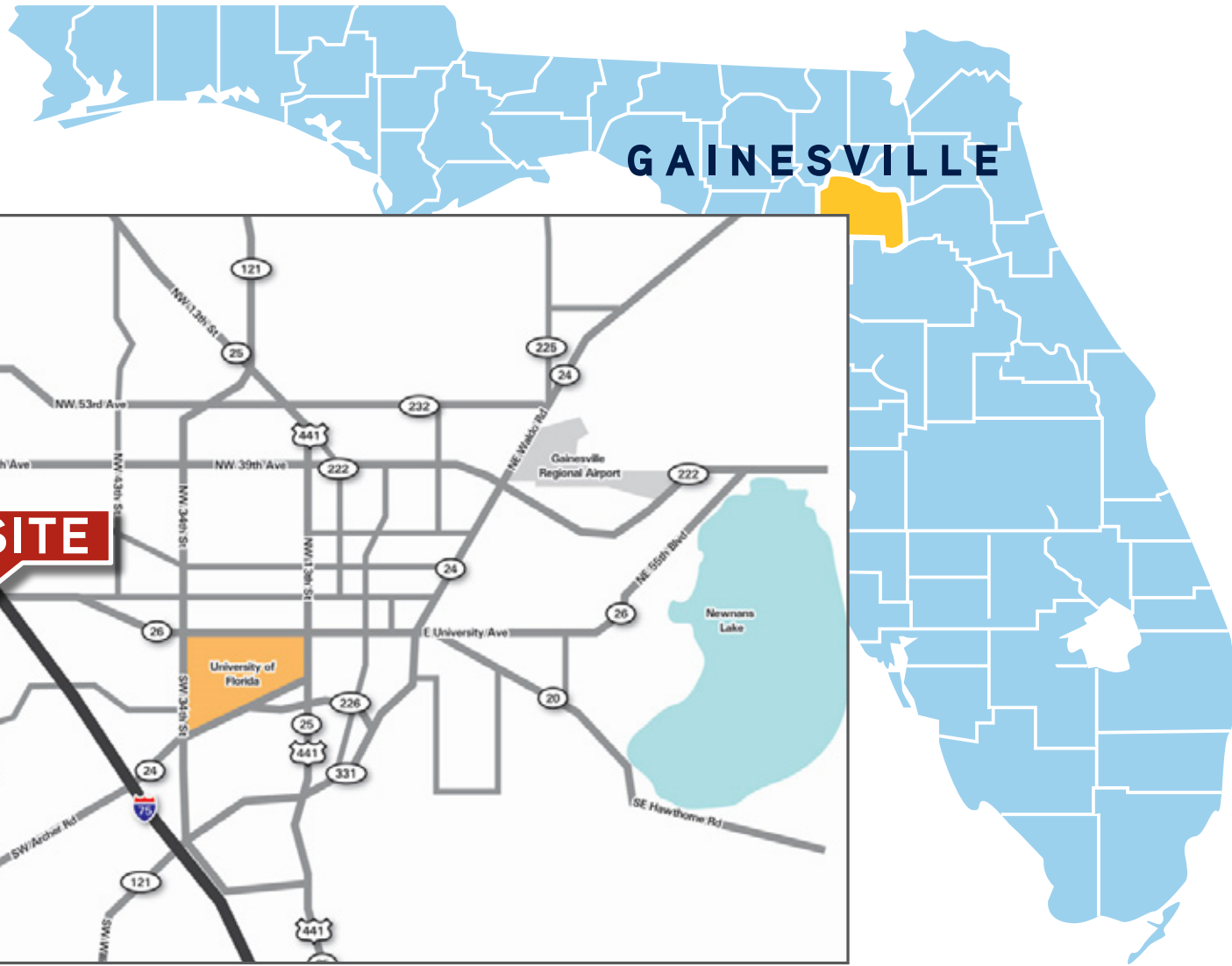
7600 NW 5TH PLACE

The property is located in Unincorporated Alachua County one parcel off of the intersection of Tower Road and approximately 690 feet from Newberry Road. This section of Tower Road sees Average Daily Traffic (ADT) of 21,000 cars and Newberry Road sees upwards of 48,500. The site provides easy access to major thoroughfares and points of interest including I-75, The Oaks Mall with over 1M square feet of retail/office space, North Florida Regional Medical Center and more. In addition, within 1 mile is a variety of Quick Serve Restaurants (QSR), Gas Station/C-Stores, professional office, hotels, retail and groceries.



LOCATION

7600 NW 5TH PLACE



**5.2 MILES TO THE UNIVERSITY OF FLORIDA
CAMPUS/BEN HILL GRIFFIN STADIUM**

10.3 MILES TO GAINESVILLE REGIONAL AIRPORT

77.6 MILES TO JACKSONVILLE

113 MILES TO ORLANDO

132 MILES TO TAMPA

The subject sites are located in Southwestern Alachua County near the intersection of West Newberry Road and NW 75th Street (Tower Road). This portion of Alachua County is unincorporated and subject to the regulatory authority of Alachua County. The City Limits of Gainesville extend west of I-75 on the south side of Newberry Road to include the Home Depot Shopping Center but are otherwise located east of I-75 in this vicinity. The site is located 0.4 miles west of I-75 along Newberry Road (SR 26).

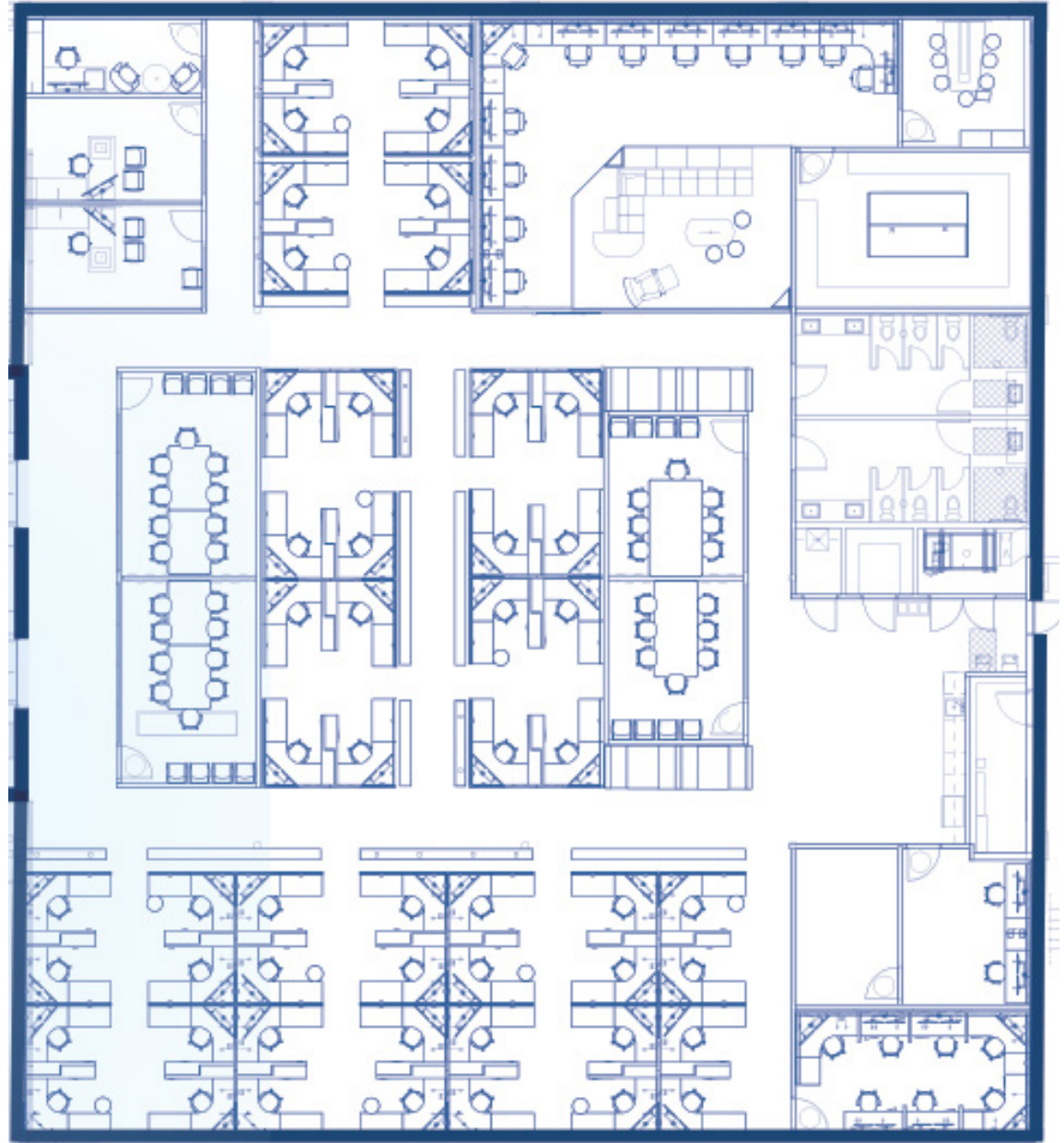


FLOOR PLANS

7600 NW 5TH PLACE

BUILDING A

BUILDING SIZE	10,000± SF
CEILING HEIGHT	13'
CONFERENCE ROOMS	5
WORKSTATIONS	64
COLLABORATIVE ROOMS	2
EXECUTIVE OFFICES	3
STORAGE ROOMS	1
SERVER ROOM	1
RESTROOMS	2 - WITH FOUR STALLS EACH
CAFE	1

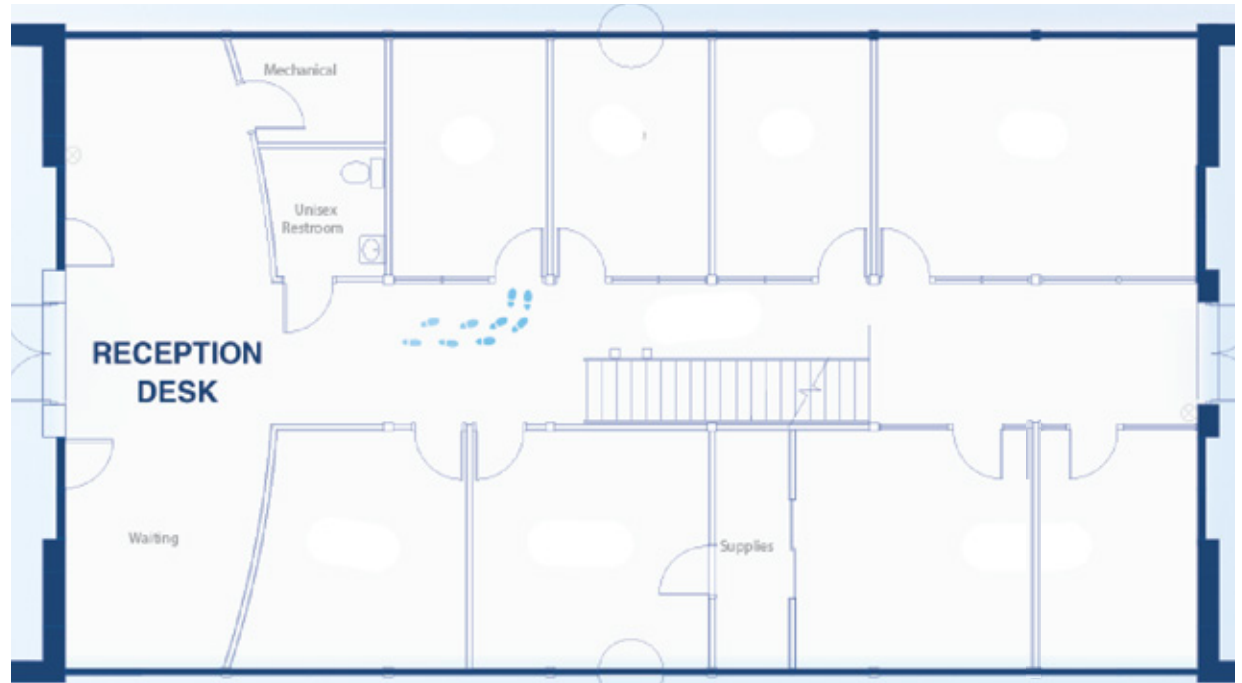


FLOOR PLANS

7600 NW 5TH PLACE

BUILDING B

BUILDING SIZE	2,800± SF
	MEZZANINE: 800± SF
CEILING HEIGHT	18-26'
EXECUTIVE OFFICES	4
RESTROOMS	1 - UNISEX
SHARED OFFICES	4
RECEPTION AREA	1
LOBBY/WAITING AREA	1



FLOOR PLANS

7600 NW 5TH PLACE

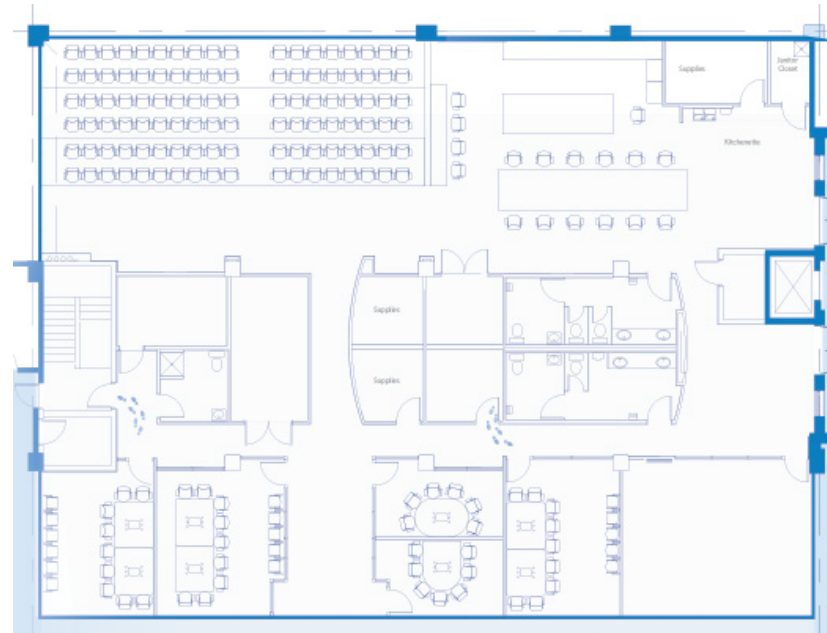
BUILDING C

BUILDING C | GROUND LEVEL

BUILDING SIZE 7,800± SF GROUND LEVEL

CEILING HEIGHT 12' GROUND LEVEL

LOWER LEVEL



BUILDING C | UPPER LEVEL

LEVEL SIZE 8,000± SF UPPER LEVEL

CEILING HEIGHT 13' UPPER LEVEL

CONFERENCE ROOMS 6

WORKSTATIONS 69

COLLABORATIVE ROOMS 2

OFFICES 1

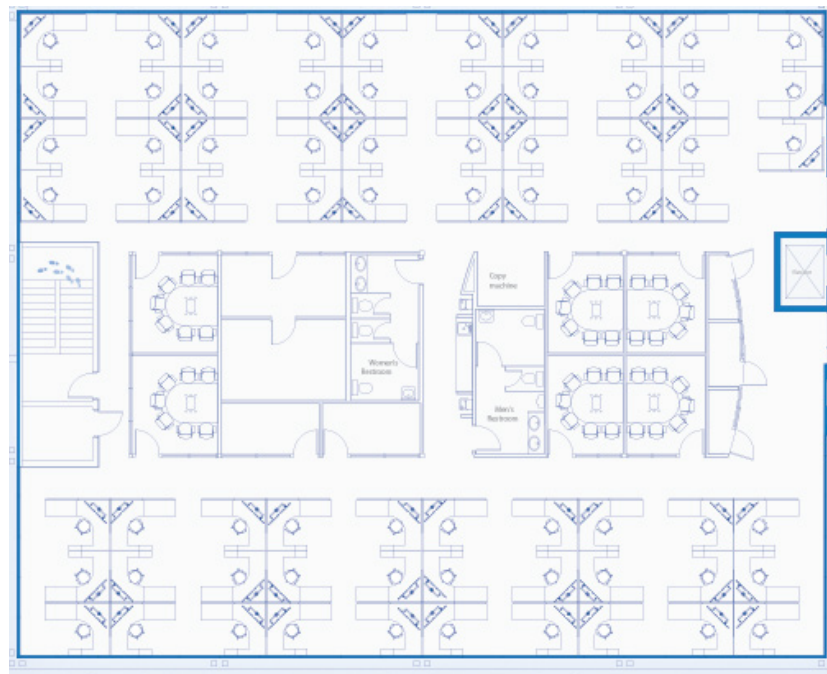
STORAGE ROOMS 2

PRIVATE BOOTHS 3

RESTROOMS 2 - WITH THREE STALLS EACH

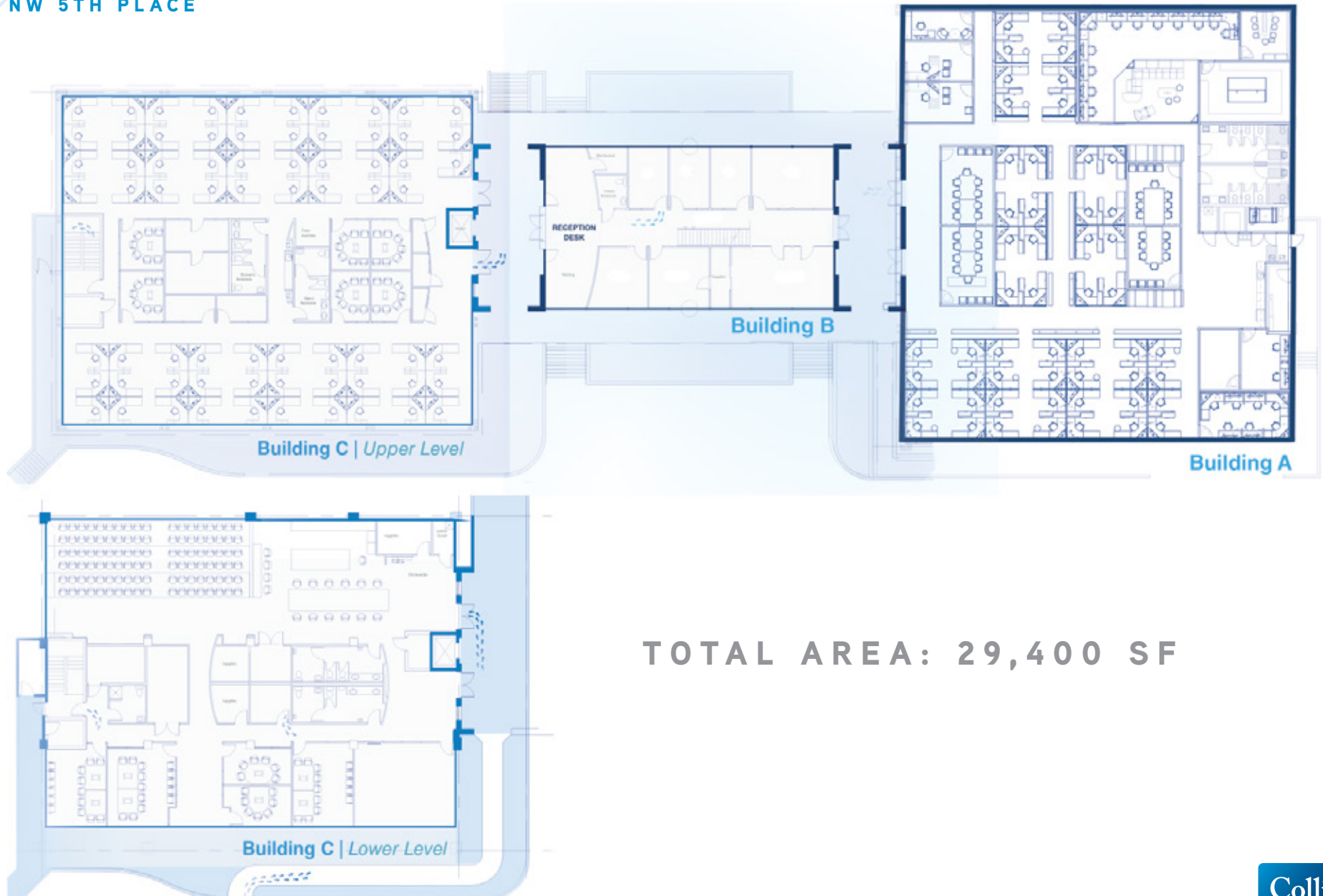
SNACK AREA 1

UPPER LEVEL



FLOOR PLANS

7600 NW 5TH PLACE



TOTAL AREA: 29,400 SF

LAND AVAILABLE
6.76± ACRES

ACCESS ROAD

ACCESS ROAD

TOWER HILL

C **B** **A**

PARKING SPACES

134 SPACES = 1 SPACE PER 219 SF

PRIVATE ACCESS DRIVEWAY

W NEBERRY RD

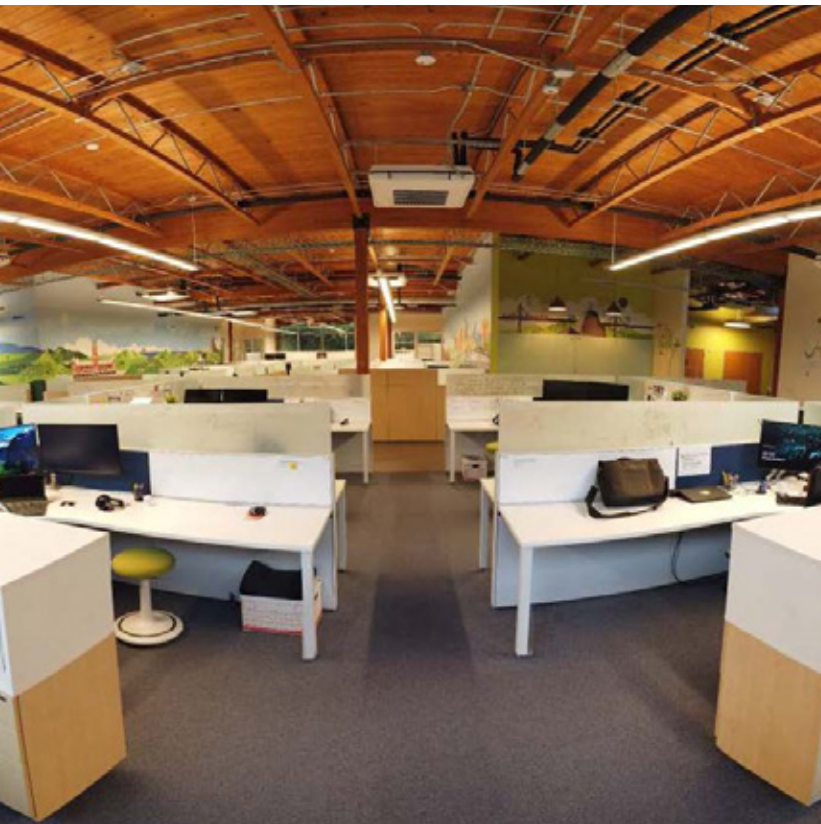
(ADT) 51,500±

TOWER RD (ADT) 20,500±





BUILDING A



BUILDING B



BUILDING C | UPPER LEVEL



BUILDING C | LOWER LEVEL



GAINESVILLE

7600 NW 5TH PLACE



GAINESVILLE:

Midpoint between Miami and Atlanta, and conveniently located within two hours of Jacksonville, Orlando, and Tampa, the Gainesville region proudly boasts top ratings in nearly all categories. With nationally leading colleges and universities, an innovative, startup atmosphere, diverse industry sectors, and a rich quality of life, there are plenty of reasons Gainesville is consistently found near the top of national lists of best places to live. We are nationally recognized as: 'Top 50 Best Places to Live & Launch (Fortune Small Business Magazine) Top 50 Best Places for Businesses & Careers the last 4 years (Forbes.com) Top 25 of the Smartest Cities in America, according to Forbes.com. Popular Science Magazine has named Gainesville the Top Tech City in Florida. Florida Trend has ranked Gainesville #2 "Hot Spots for Research in Florida". Livability.com annually ranks Gainesville in the Top 100 Best Places to Live and Top 10 College Towns in the US.

POPULATION DEMOGRAPHICS:

White Non-Hispanic 63.5%
Black 22.5%
Hispanic 11.7%
Two or more races 3.7%
Other race 2.2%
Chinese 1.4%
Asian Indian 1.1%
American Indian 0.7%
Korean 0.5%

GAINESVILLE DEMOGRAPHICS:

City Population: 181,169
Metro-Area Population: 270,000
Males: 48.7%
Females: 51.3%
Median Age: 27.9 years
Median HH Income: \$39,142
Median Home Price: \$199,149



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