

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

Colliers

The background of the entire advertisement is a photograph of the Catalyst Building. It is a modern, two-story commercial building with a mix of white, grey, and bright yellow exterior panels. Large windows are visible on both floors. The building is surrounded by greenery, including trees and shrubs, and a paved walkway leads to the entrance. The sky is clear and blue.

Office Space in the Catalyst Building

606 SE Depot Avenue
Gainesville, Florida 32601

Availability: 10,000± SF
Lease Rate: Negotiable

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Colliers

104 SW 6th St.
Gainesville, FL 32601
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Property Information

- 10,000± SF of 2nd floor office space available for immediate sublease
- Sleek and modern designed exterior and interior, attractive for many types of businesses
- Conveniently located near Depot Park, home to several food vendors and community events
- Walking distance to Cade Museum and other downtown attractions such as Hyatt Place Hotel, Marks Prime Steakhouse, Dragonfly Sushi & Sake Bar and Bo Diddley Plaza
- One mile from University of Florida and UF Shands Hospital

☆ Property Highlights



University of Florida

The **University of Florida** is an American public land-grant, sea-grant, and space-grant research university on a **2,000-acre campus** in Gainesville, Florida. The University of Florida is home to **16 academic colleges** and more than **150 research centers and institutes** on one contiguous campus.

Classified as a
Research University

with significant research by the
Carnegie Foundation for the
Advancement of Teaching

**2nd Largest
Florida University**

by student population

**8th Largest
Single-Campus
University**

in the United States

#7

Top Public
University in the
United States

2018, U.S. News & World Report

75,000+
Students Live in
Gainesville
14,700+
University Employees

Close Proximity to
Ben Hill Stadium, with

1,000,000+
Visitors Annually

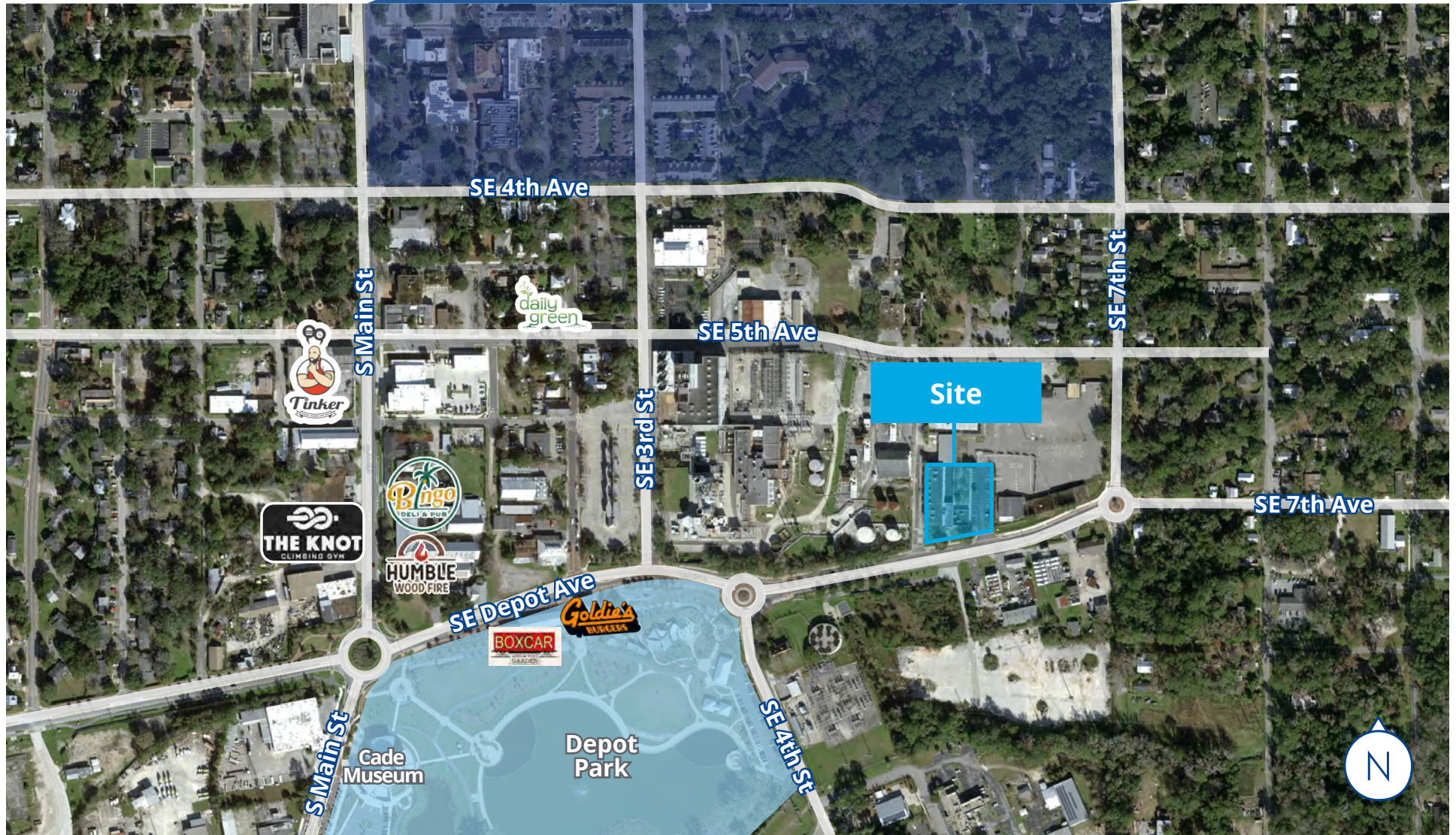


Location

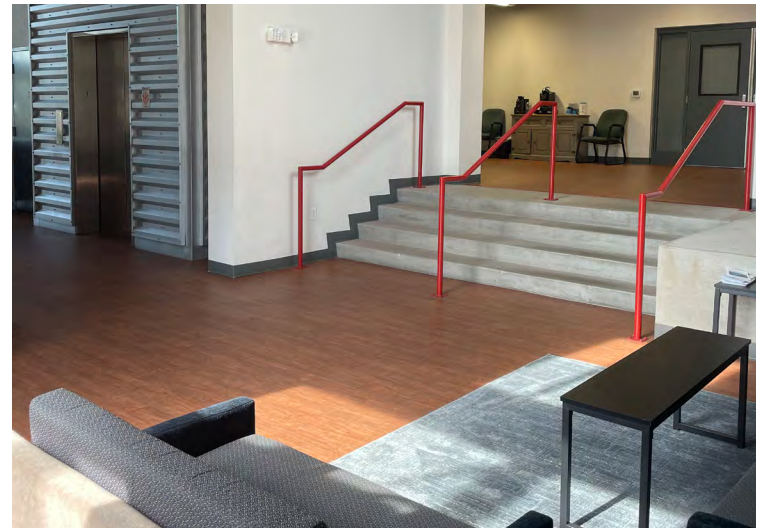


Area Retail

Downtown

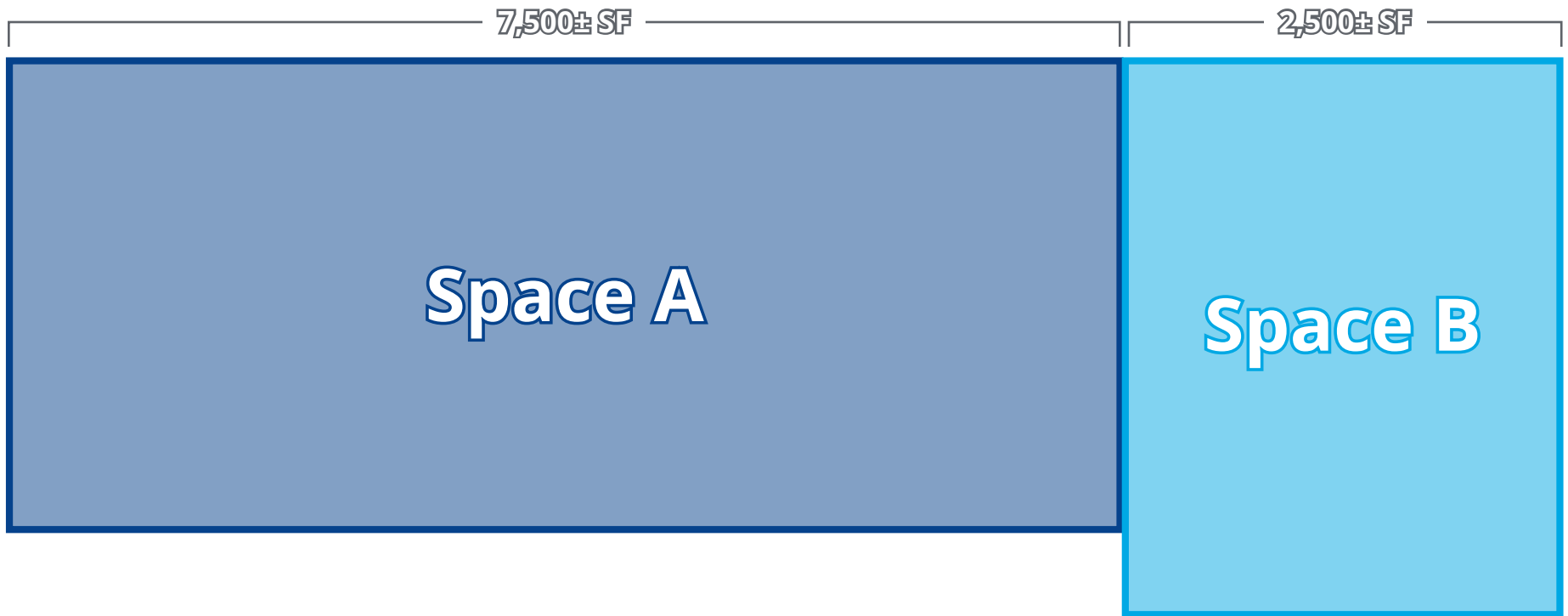


Property Photos



Floor Plan Overview

Combined | 10,000± SF

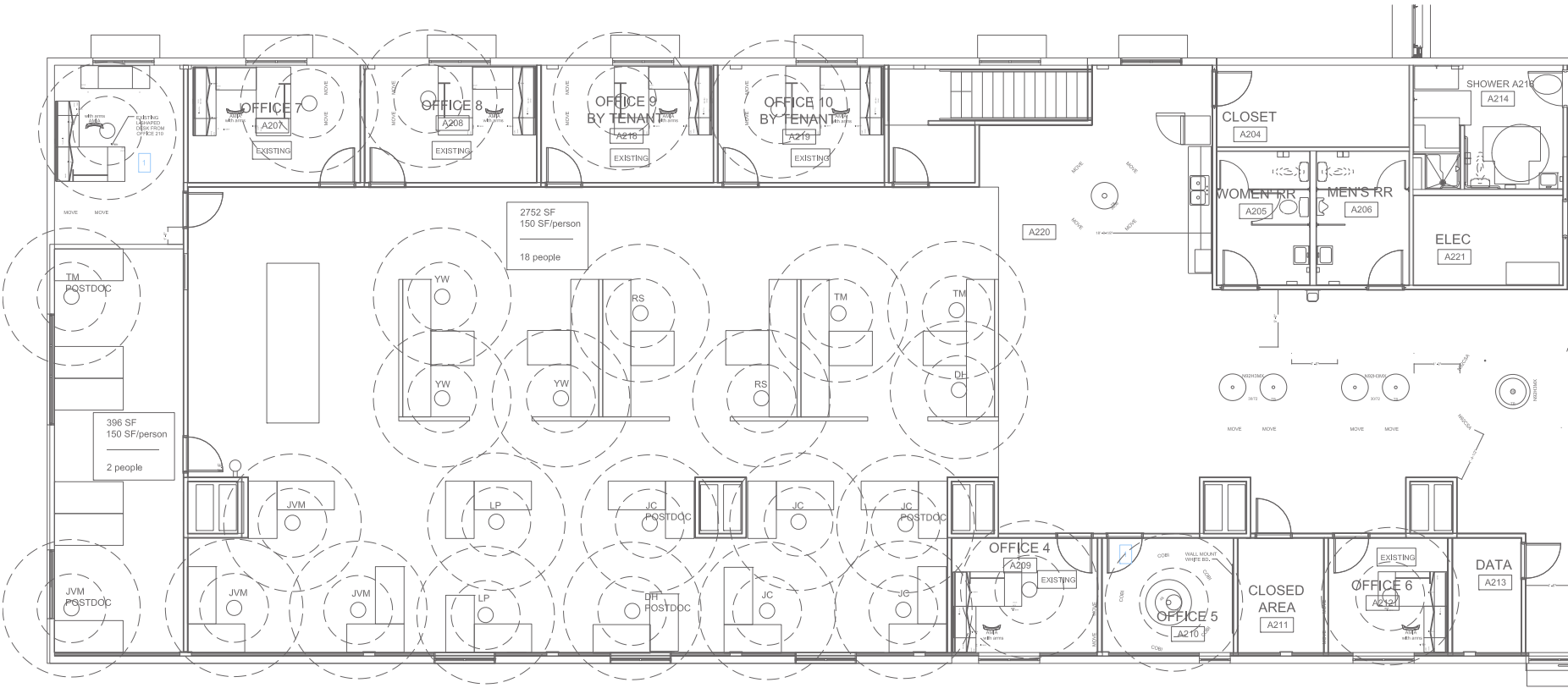


Detailed floor plans on following pages.



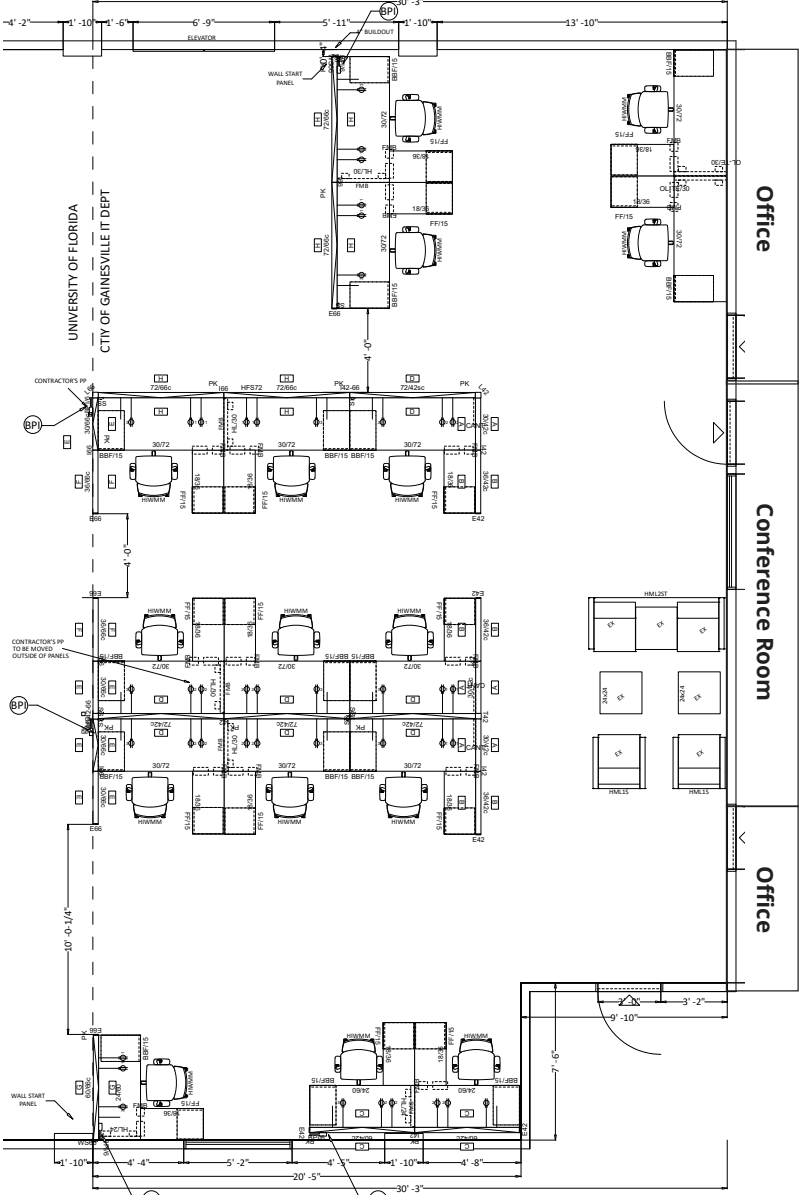
Floor Plan

Space A | 7,500± SF



Floor Plan

Space B | 2,500± SF





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Area Demographics

Source: Esri Business Analyst, 2022



Population

1 Mile	11,690
3 Mile	69,120
5 Mile	137,123



Daytime Population

17,076
107,379
174,679



Households

5,449
26,790
55,844



Average HH Income

\$60,387
\$60,933
\$62,806

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