

Now **AVAILABLE**



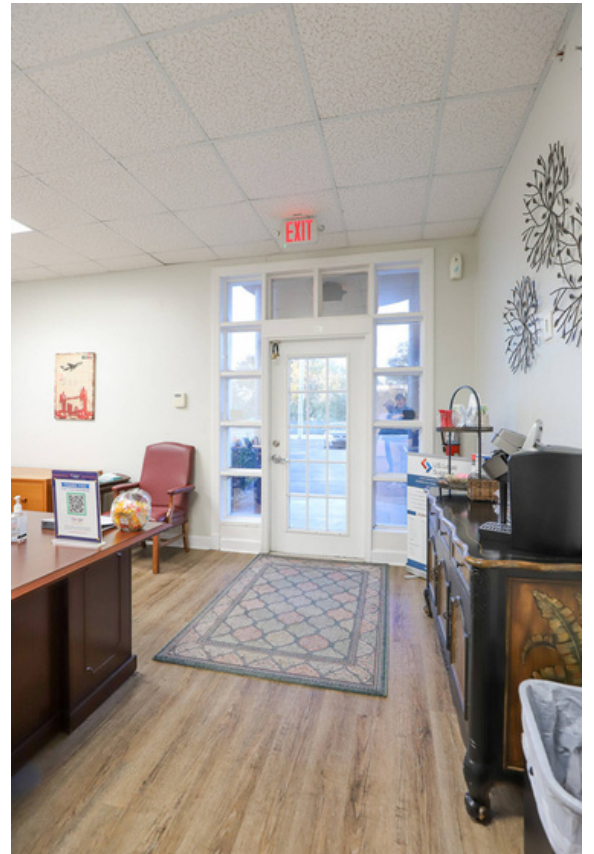
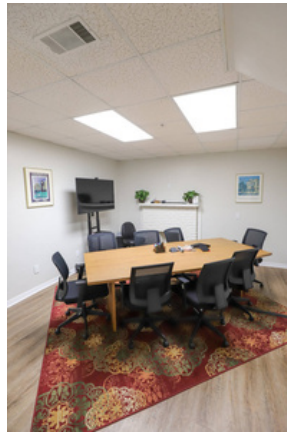
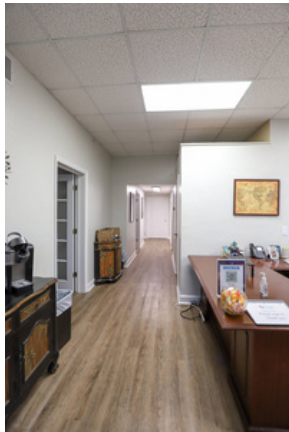
This newly renovated 1300 SF office is located in "Suite B" of the Historic Primrose building in Downtown GNV providing an excellent location, signage opportunities, historic charm and a well designed and equipped office.



Now AVAILABLE



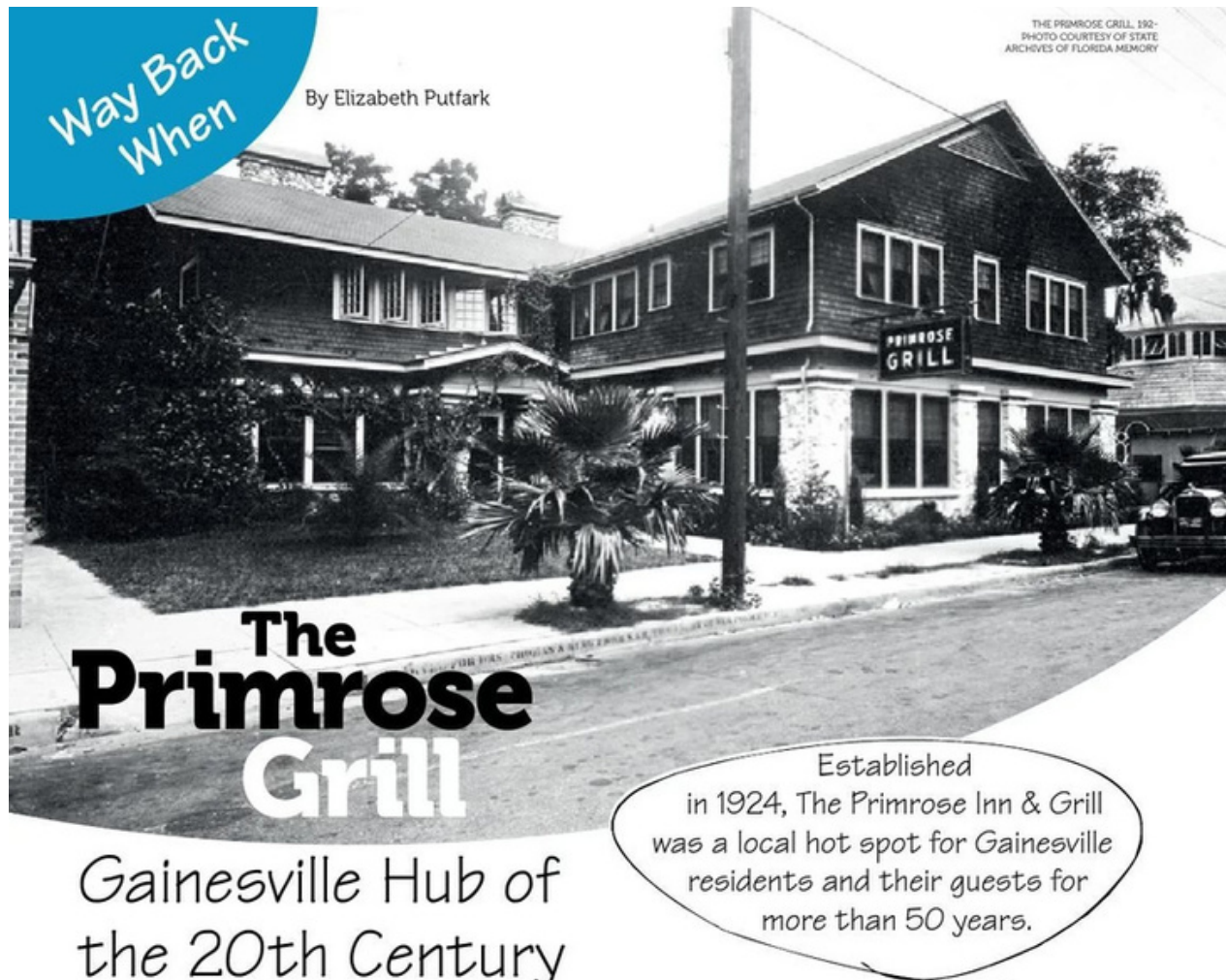
Features 1st floor private access, 5 private offices, a kitchenette, lobby, and clean & well maintained private area restrooms. This property is zoned for and could be easily converted to a coffee shop/bakery concept with ample outdoor seating on University Ave.



Now AVAILABLE



History of the Primrose:



The Primrose quickly rose from private residence to regional fame after 1924, when it was purchased by the Byron Winn family and converted into a restaurant and inn. The Winns offered authentic Southern cuisine in an upscale family atmosphere, operated in part by members of their own household. Byron Winn, Jr. grew up in a loft bedroom over the stove, and in the 1940's took over the family business for his father.

At the Primrose, dinners gathered around tables covered with white linen table cloths in two large dining rooms. Along with Southern hospitality, The Primrose was known

for its famous yeast rolls, which were the size of a silver dollar and baked to less than an inch high. They also served corn sticks (crisp cornbread made in corn-cob shaped cast-iron pans), fried chicken, roast beef and chicken and dumplings.

Even after the inn closed in the 1960's, the Primrose lived on as one of Gainesville's favorite eateries, bringing in guests from all sides of town. College students were common patrons, as were many local civic and community groups like the Kiwanis and Rotary Club. Juries from the local courthouse had their lunches at the Primrose daily, and local churches like First Methodist,

First Baptist and First Presbyterian even staggered their service times to cut down on Sunday crowds.

The Winns were committed to the community feeling they fostered, even when that community stood at odds with one another. Under the leadership of Byron Winn, Jr., the Primrose became the first integrated restaurant in Gainesville.

In 1974 the Primrose was sold to John C. McCraw, who ran it until its closing in 1988. The two-story structure still stands at 214 West University Avenue, where it is now used as an office space.

Now
AVAILABLE



COMMERCIAL CONCEPTS

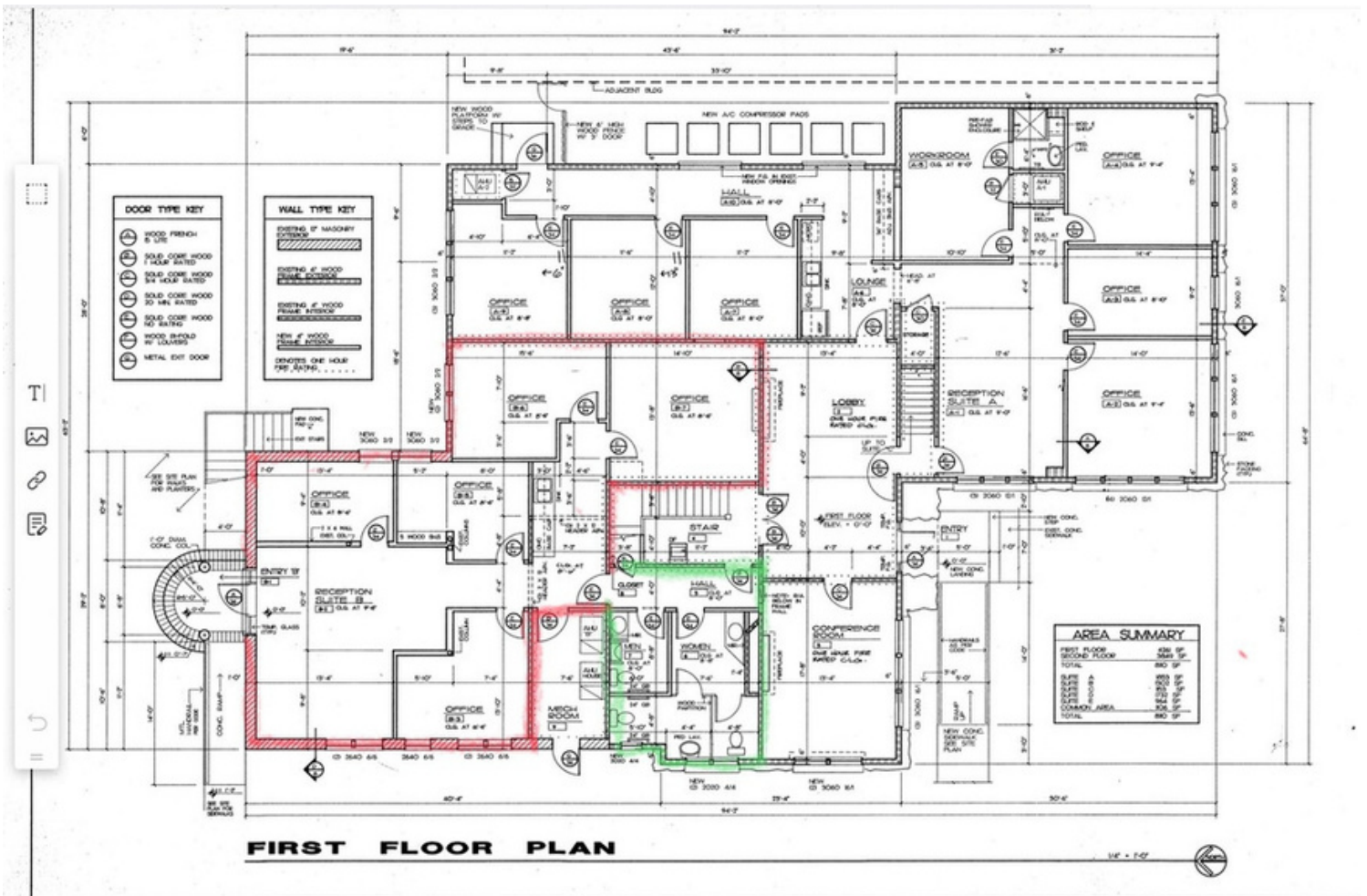


Beyond just office space, the Primrose building presents an opportunity to be brought back to its retail roots as a coffee shop or bakery concept

Now AVAILABLE



This space is listed for lease at \$20 per SF. Contact Teresa Callen or Caleb Noble today to schedule a showing.



Teresa Callen
teresa@portalgainesville.com
352.871.5865



Caleb Noble
caleb@portalgainesville.com
352.213.1995