

FOR SALE
OFFICE

63,165 SF OFFICE BUILDING

IN SW GAINESVILLE ON WILLISTON ROAD, JUST EAST OF I-75 AND SW 34TH STREET



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*Note: The information contained herein is believed to be accurate, but cannot be warranted or guaranteed. This information should be verified and confirmed.

FOR OFFICE SALE

63,165 SF OFFICE BUILDING

IN SW GAINESVILLE ON WILLISTON ROAD, JUST EAST OF I-75 AND SW 34TH STREET



MLS #: 323289
 Tax Parcel #: 07176-012-000
 Year Built: 1995
 Zoning: BH and RP
 Total SF: 63,165 SF
 Parking: 250 (4/1000 SF)
 2010 Property Taxes: \$107,400
 Price/SF: \$110.82
 Price: \$7,000,000



2 story Class A office building fronting SW Williston Road. The ground floor is leased (28,596 SF) to a national engineering firm (CH2M Hill) thru October 2017. The second floor is vacant and ready to occupy. This is a perfect opportunity for an owner/user who wants to both occupy a portion of the building and also invest/collect rent.

This 5.26 acre property is conveniently located just off Interstate 75 with easy access to the University of Florida, the Gainesville Regional Airport and Gainesville's Archer Road/Butler shopping district.

Tenant currently pays \$16.28/SF, or \$38,678/month (\$465,550 for 2011). This lease rate increases by a factor of 3% in December of each year. The lease is Full Service which includes all taxes, insurance, operating expenses and utilities. The vacant second floor space (31,750 SF) is also being marketed for lease at \$18/SF (full service).

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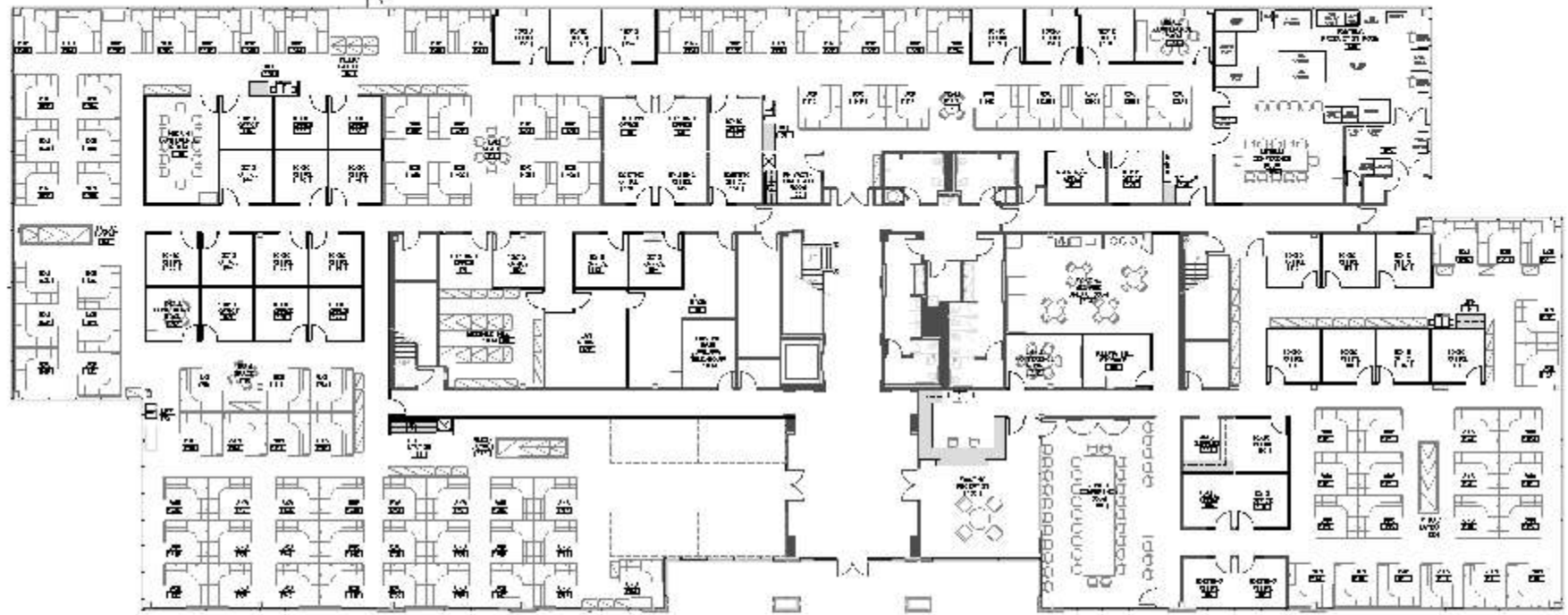
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1st FLOOR

CURRENTLY LEASED BY CH2M HILL THRU 2017, ALSO INCLUDES SHARED COMMON AREA



- EXISTING BASE BUILDING PARTITIONS
- EXISTING PARTITIONS BY TENANT SUITE
- NEW PARTITION
- EXISTING MILLWORK
- NEW MILLWORK

DRAWING SP#0 70-30 PLAN
JUNE 15, 2010

- OFFICES: 43
- 8' x 8' RECEPTIONS: 99
- RECEPTION: 1
- TOTAL THIS FLOOR: 143
- JUNIOR CONFERENCE ROOMS: 1
- MEDIUM CONFERENCE ROOMS: 2
- SMALL CONFERENCE ROOMS: 3
- TOTAL FITS: 115
- COLLABORATION AREAS: 4
- TEAM SPACES: 3

APPROX. 27,628 RSF CH2M
TOTAL APPROX. 28,596 RSF

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FOR SALE OFFICE

2nd FLOOR

VACANT, FOR LEASE. SECURED ACCESS VIA STAIRWELL OR ELEVATOR. SHARED LOBBY AND RECEPTION AREA.



MLS #: 305236
 Tax Parcel #: 07176-012-000
 Year Built: 1995
 Zoning: BH (Business Highway) and RP (Residential Professional)
 Available SF: 31,750 SF
(SF includes 8% common area factor)
 Shared Parking: 250 (4/1000 SF)
 Lease Term: 5 Years (minimum)
 Lease Rate: \$18.00/SF (Full Service)
 Monthly Lease Rate: \$47,625



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