

OFFICE, GARAGE, YARD - ALL IN ONE

6910 West University Avenue | Gainesville, FL 32607



FOR LEASE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



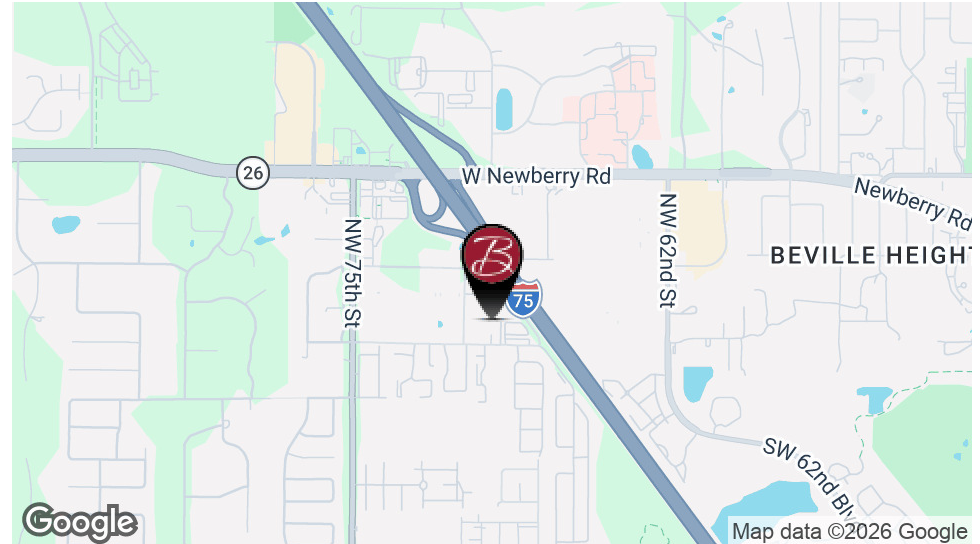
BOSSHARDT
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

OFFICE, GARAGE, YARD - ALL IN ONE

EXECUTIVE SUMMARY

6910 West University Avenue | Gainesville, FL 32607



OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
Acres	.68
Available SF:	3,744 SF
Renovated:	2018
Zoning:	BR

PROPERTY OVERVIEW

Well-kept office space with a fenced yard and full-sized garage in the heart of West Gainesville's I-75 and Tower Road corridor, conveniently located directly behind Home Depot. This rare small-footprint property gives a service contractor, or field-based business the professional front office and outdoor operational space it needs in one location.

The ±3,744 SF building offers functional, move-in-ready office space with abundant natural light, private offices and open work areas, and a 2018 interior renovation that includes an enclosed breezeway connecting the office and garage. The full-sized garage provides secure indoor storage for tools, equipment, and inventory, while the fenced-in yard accommodates trucks, trailers, fleet vehicles, and equipment staging. Laydown yards of this kind are hard to find on a property of this size in West Gainesville, where most competing inventory is either conventional office with no yard or larger industrial space on the northeast side of town.

Business, Retail Sales, and Services (BR) zoning allows a broad range of professional, service-commercial, and light commercial uses. Ideal for HVAC, plumbing, electrical, landscaping, pest control, restoration, security, telecom, and similar operators, as well as any professional user needing garage and yard utility.

Alarm system and security cameras on premises.

FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Erligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

OFFICE, GARAGE, YARD - ALL IN ONE

6910 West University Avenue | Gainesville, FL 32607



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com

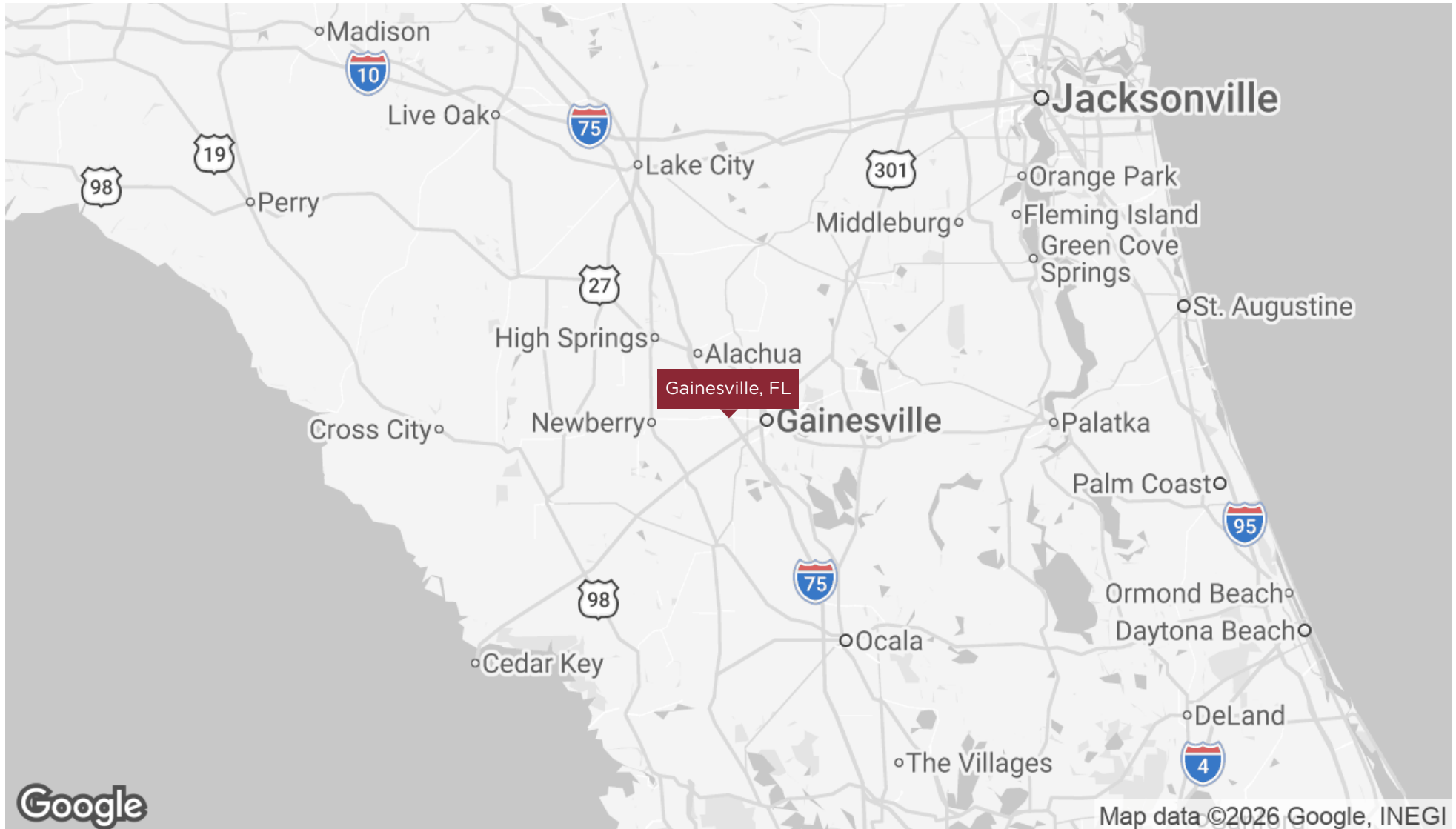


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

OFFICE, GARAGE, YARD - ALL IN ONE

REGIONAL MAP

6910 West University Avenue | Gainesville, FL 32607



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

OFFICE, GARAGE, YARD - ALL IN ONE

6910 West University Avenue | Gainesville, FL 32607



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



OFFICE, GARAGE, YARD - ALL IN ONE

6910 West University Avenue | Gainesville, FL 32607



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



OFFICE, GARAGE, YARD - ALL IN ONE

OFFICE PHOTOS

6910 West University Avenue | Gainesville, FL 32607



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Erligman@bosshardtrealty.com



OFFICE, GARAGE, YARD - ALL IN ONE

GARAGE AND YARD PHOTOS

6910 West University Avenue | Gainesville, FL 32607



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

OFFICE, GARAGE, YARD - ALL IN ONE

6910 West University Avenue | Gainesville, FL 32607



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



OFFICE, GARAGE, YARD - ALL IN ONE

6910 West University Avenue | Gainesville, FL 32607



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION



Robinson Renovation & Custom Homes, Inc.

6910 W University Avenue / Gainesville, FL 32607 / (352) 333-9566 / www.rrchinc.com

Project:

RRCH, INC. CORPORATE OFFICE ENCLOSE BREEZEWAY & INTERIOR REMODEL

PERMIT
04-30-18

Project Address:

6910 W University Avenue / Gainesville, FL 32607

Legal: Suite A: 1606/2650 UNIT A & 37.50% INT IN COMMON ELEMENTS OR 4213/0361
Suite D: 1606/2650 UNIT C & 8.33% INT INCOMMON ELEMENTS & UNIT D & 37.5% INT IN COMMON ELEMENTS OR 4212/1277

Project Number:

RRCH-2018 BREEZEWAY ENCL

DESIGN CRITERIA:

Florida Building Code
6th Edition (2017)
& NEC 2014
2012 NFPA 101

Business Group 'B' Occupancy
304.1 - Professional Offices

SQUARE FOOTAGES:

<u>EXISTING</u>	<u>CONVERTED</u>	<u>REVISED</u>
Suite A = 1697 sf Suite D = 1697 sf Breezeway = 350 sf	Breezeway to Suite A = 175 sf Breezeway to Suite D = 175 sf	Base Area Suite A = 1872 sf Base Area Suite D = 1872 sf
Total = 3744 sf	Total = 350 sf	Total Area = 3744 sf

OWNER: Scott Robinson (DATE)

SALES: Scott Robinson (DATE)

Inspiration

Seeing the possibilities, bringing
your vision into reality.

Integrity

"We aspire to set the standard by which
all others in our industry are measured and
develop a lasting relationship with our owners
while creating the home of their dreams!"

Lasting Value

Over 30 years of experience
in quality construction.

PERMITTING AGENCY:

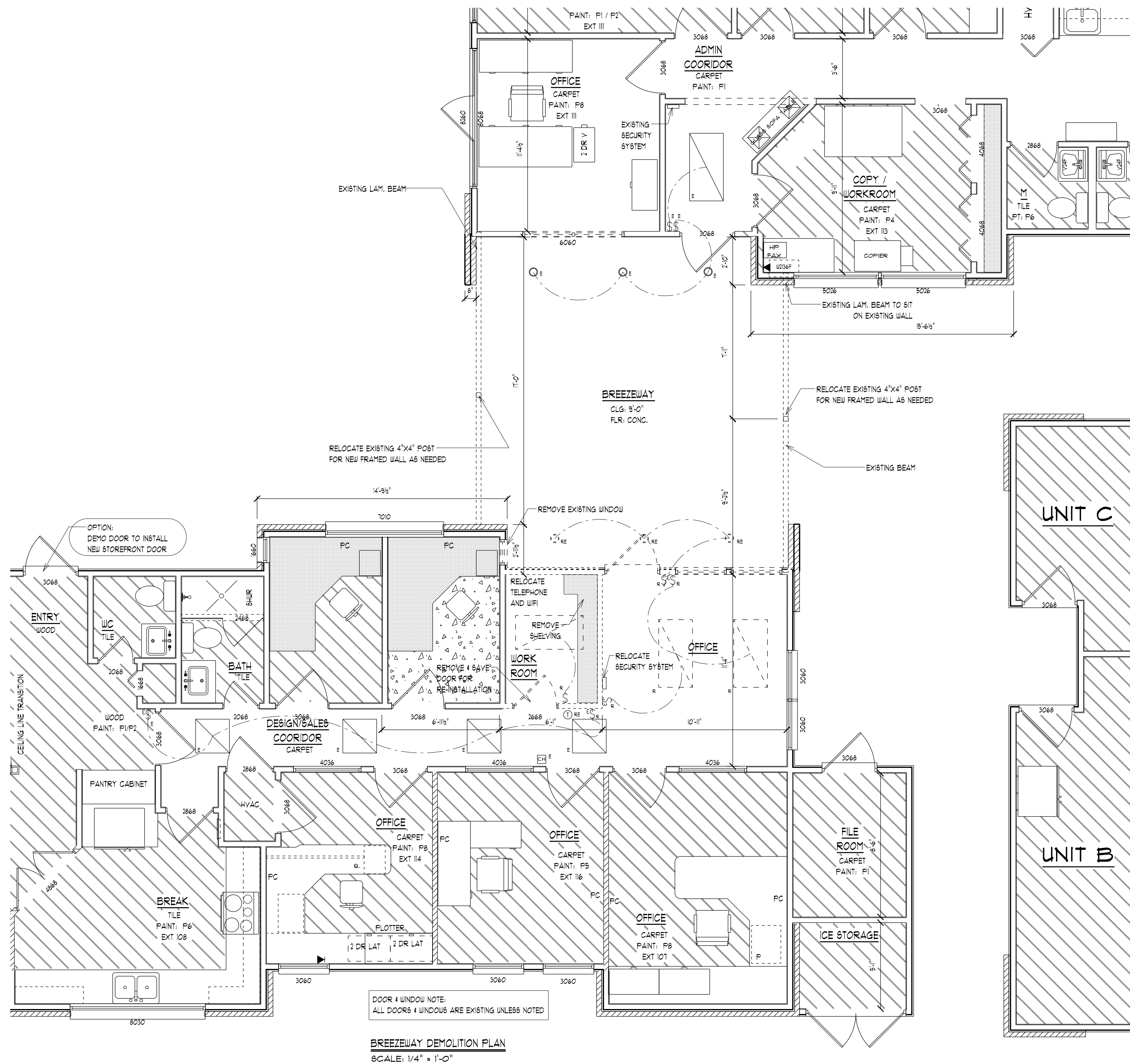
- ☒ ALACHUA COUNTY
☐ CITY OF GAINESVILLE
☐ CITY OF ALACHUA

UTILITY AGENCY:

- ☒ GRU
☐ CLAY ELECTRIC
☐ OTHER _____

INDEX:

SHEET	DESCRIPTION
G1	COVERSHEET
D1	DEMOLITION PLAN & KEY PLAN
A1	REMODELED FLOOR & ELECTRICAL PLANS, EXTERIOR ELEVATIONS & DETAILS
LS1	LIFE SAFETY PLAN



ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
can light 6 inch	
fluorescent light 2 x 2	
fluorescent light 2 x 4	
Elec Meter	
electrical panel	
CAT6 Outlet	
switch - rocker style	
switch 3 way - rocker style	

ELECTRICAL WALK-THRU	
☒ ELECTRICAL WALK-THRU REQ'D	
☐ NO ELECTRICAL WALK-THRU	

- ELECTRICAL NOTES**
1. ELECTRICIAN TO VERIFY & INSTALL SMOKE DETECTOR / CARBON MON. DETECTOR PER CODE
 2. GFI @ ALL AFFECTED WET AREAS, ALL OTHER REC. TO BE AFCI
 3. LIGHT SWITCH HGT TO MATCH EXISTING OR 4'-0" TO TOP OF BOX

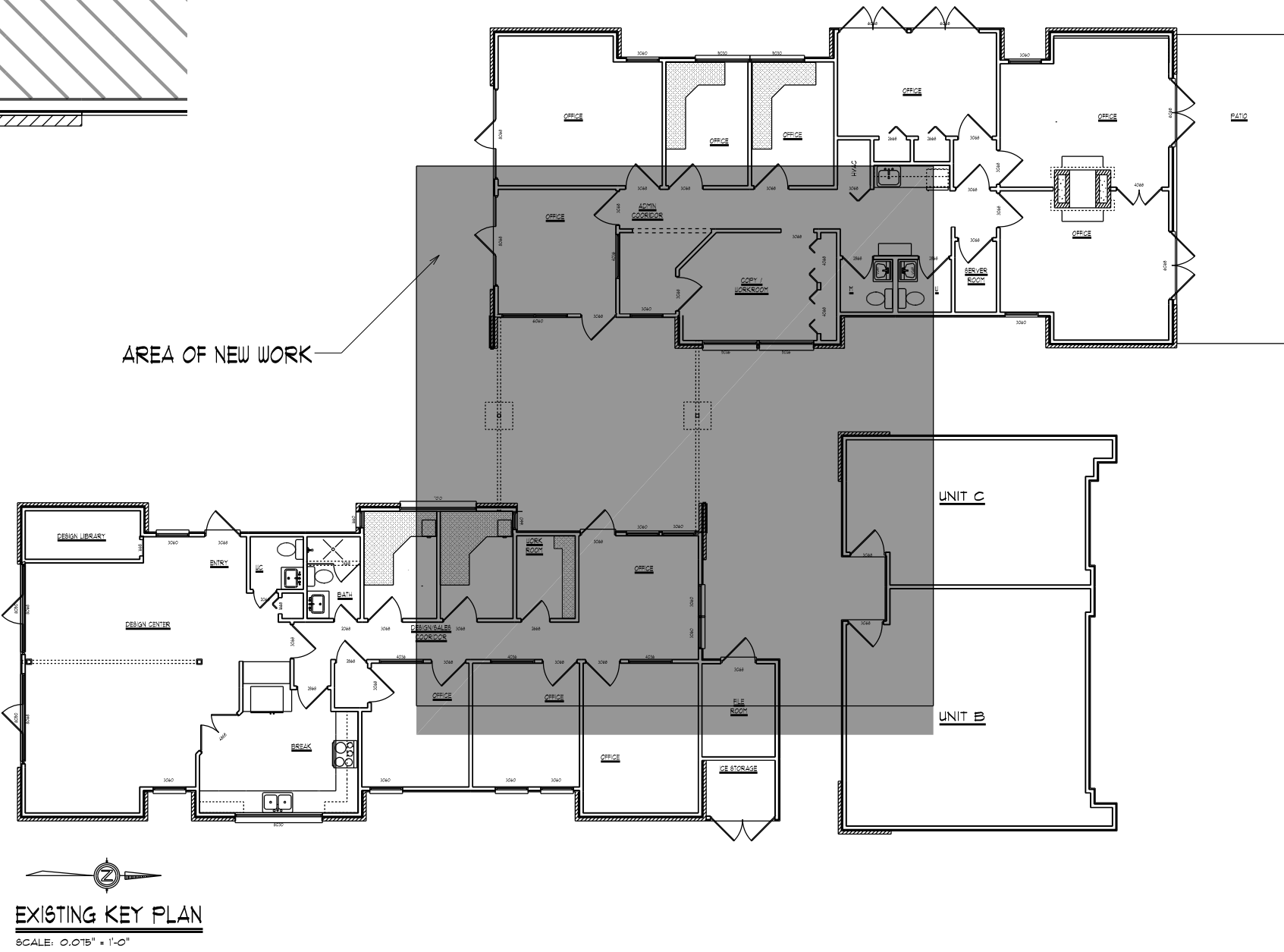
- ELECTRICAL METER PANEL & ACCESS LOC'S**
1. ELECTRIC PANEL @ BREAK/COMPUTER ROOM
 2. ATTIC ACCESS @ PER BLDG
 3. ELECTRIC METER @ SIDE OF EACH BLDG

ELECTRICAL LEGEND ABBREV.	
R	REMOVE
E	EXISTING
RE	RELOCATE
N	NEW
CHANGE - OUT	REMOVE EXISTING FIXTURE AND INSTALL NEW FIXTURE IN EXISTING LOC.

WALL LEGEND	
EXTERIOR WALL: 2x4 W/ SIDING U.N.O.	
INTERIOR WALL: 2x4 U.N.O.	
	EXISTING EXT. 2x4 WALL W/ SIDING
	EXISTING EXT. 2x4 WALL W/ BRICK VENEER
	EXISTING 2x4 INT. WALL
	EXISTING 2x4 INT. BEARING
	DEMO EXT. 2x4 WALL W/ SIDING
	DEMO EXISTING 2x4 INT. WALL
	DEMO EXISTING 2x4 INT. BEARING
	REMODEL EXT. 2x4 WALL W/ SIDING
	REMODEL INT. 2x4 WALL
	REMODEL INT. 2x4 BEARING
	REMODEL INT. INSULATED
	NEW 1 HOUR INT. WALL

AREA/ DEMO LEGEND	
ALL DASHED ITEMS TO BE REMOVED	
	NO/ LIMITED WORK AREA
	FLOOR PROTECTION
	DUST WALLS
	SECURITY WALLS

OPENING LEGEND	
SEE ELEVATIONS AND/OR SELECTION SHEETS FOR LITE PATTERNS AND GLASS STYLE	
WINDOWS:	
WHITE, VINYL, LOW E, HP, ARGON OR EQUAL U.N.O.	
AW	AWNING
BF	BIFOLD
CS	CAUSEMENT
DH	DOUBLE HUNG
EXIST	EXISTING TO REMAIN
FX	FIXED
HS	HOR. SLIDER
OBS	OBSCURE
SH	SINGLE HUNG
TEMP	TEMPERED
TRS	TRANSOM
DOORS:	
EXTERIOR DOORS TO BE FIBERGLASS W/ COMPOSITE JAMBS, U.N.O.	
INTERIOR DOORS TO BE HOLLOW CORE, PRIMED, U.N.O.	
BYP	BYPASS
EXIST	EXISTING TO REMAIN
FR	FRENCH
SGD	SLIDING GLASS DOOR
OBS	OBSCURE
PK	POCKET



Robinson Renovation & Custom Homes, Inc.
6910 W University Ave, Gainesville, FL 32607
ph: (352)333-9566 fax: (352)331-7768, www.rrchinc.com

PLANS BY: RRCH Inc.
rreng@rrchinc.com

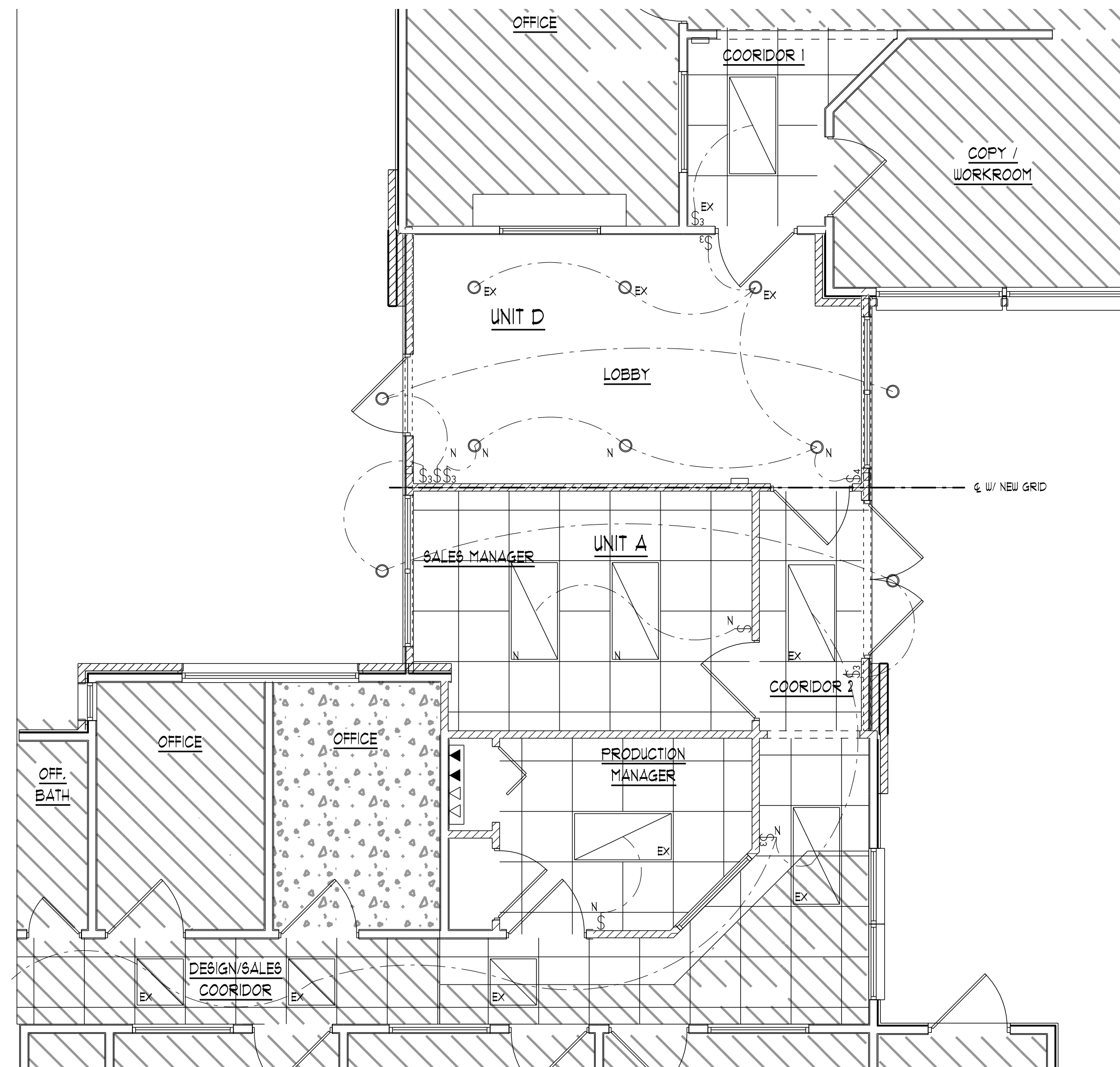
ALL MATERIALS & METHODS IN ACCORDANCE WITH 8th EDITION FBC 2011. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. USE OF TOBACCO PRODUCTS NOT PERMITTED ON SITE AT ANY TIME. ALL AREAS OF SITE NOT BE RETURNED TO ORIGINAL CONDITION PRIOR TO COMPLETION.

TITLE: ENCLOSE BREEZEWAY & INT REMODEL
RRCH, INC. CORP. OFFICES
RRCH-2018 ENCL
6910 W UNIVERSITY AVE
GAINESVILLE, FL 32607

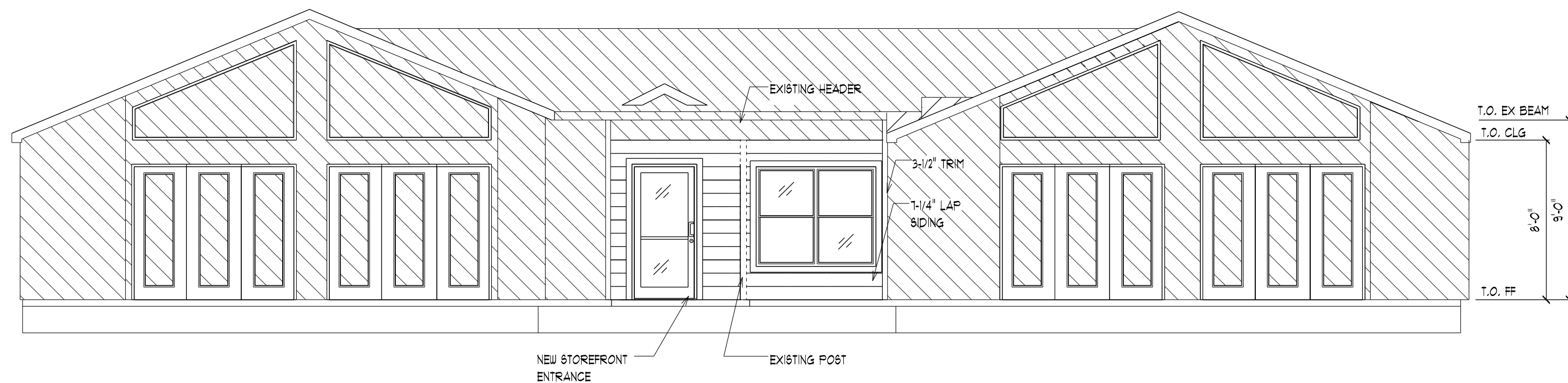
NO.	DATE	DESCRIPTION
04-30-18	PERMIT	

SALES INITIALS	OWNER INITIALS
DESCRIPTION: DEMOLITION & KEY PLANS	
SCALE: AS NOTED	

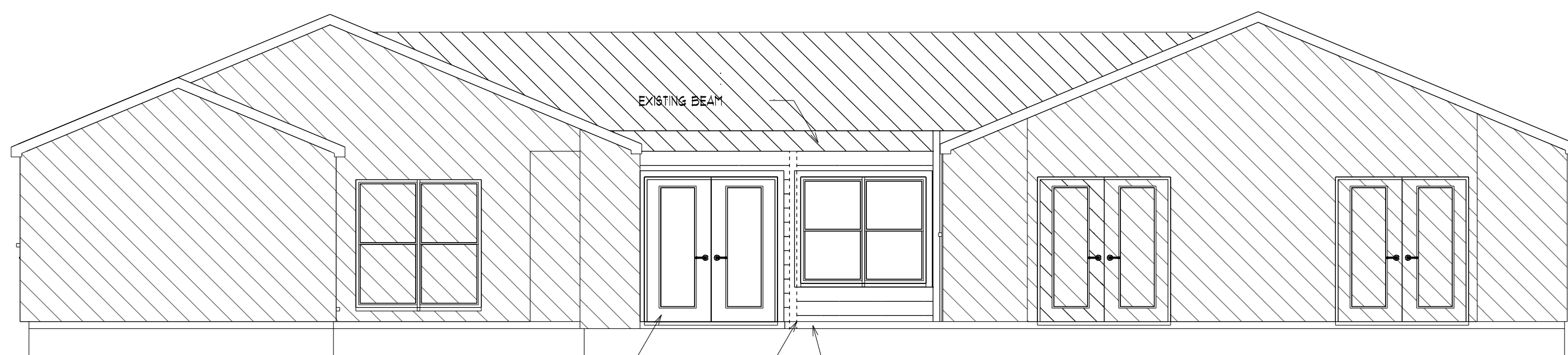
SHEET NUMBER
D1



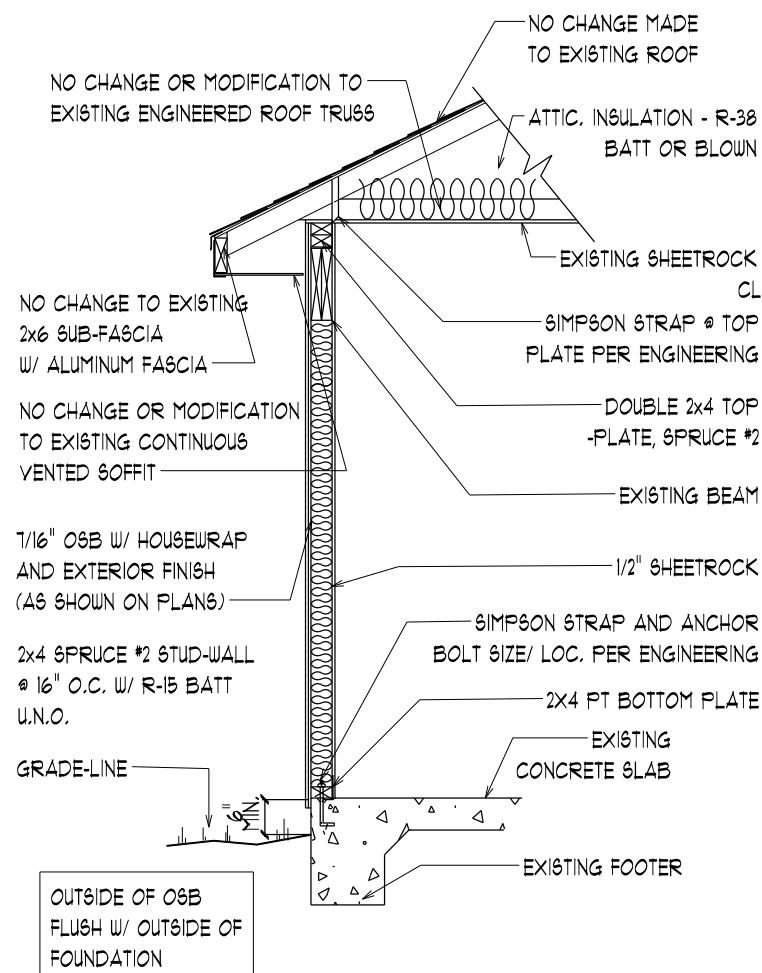
REMODELED BREEZEWAY REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



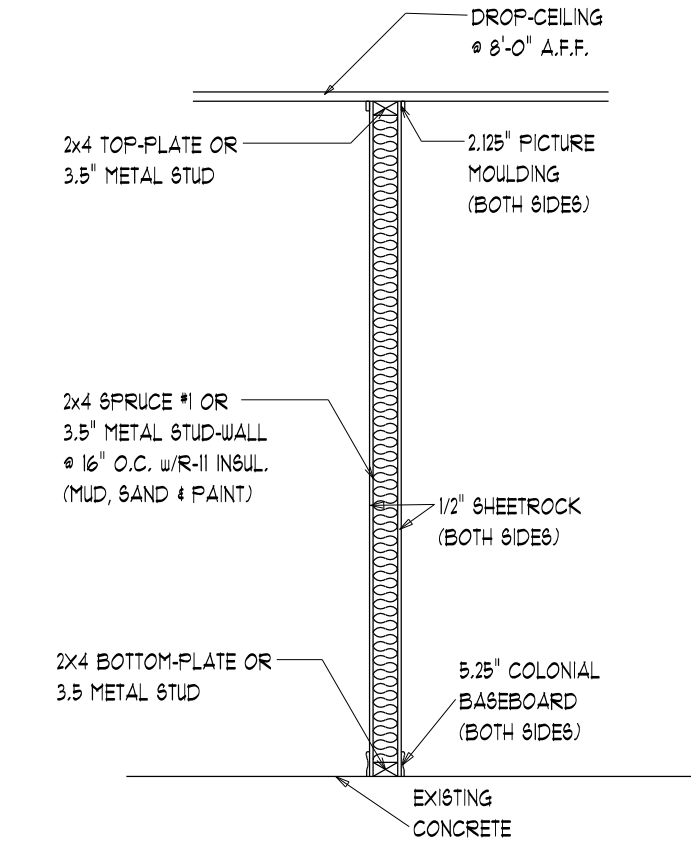
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



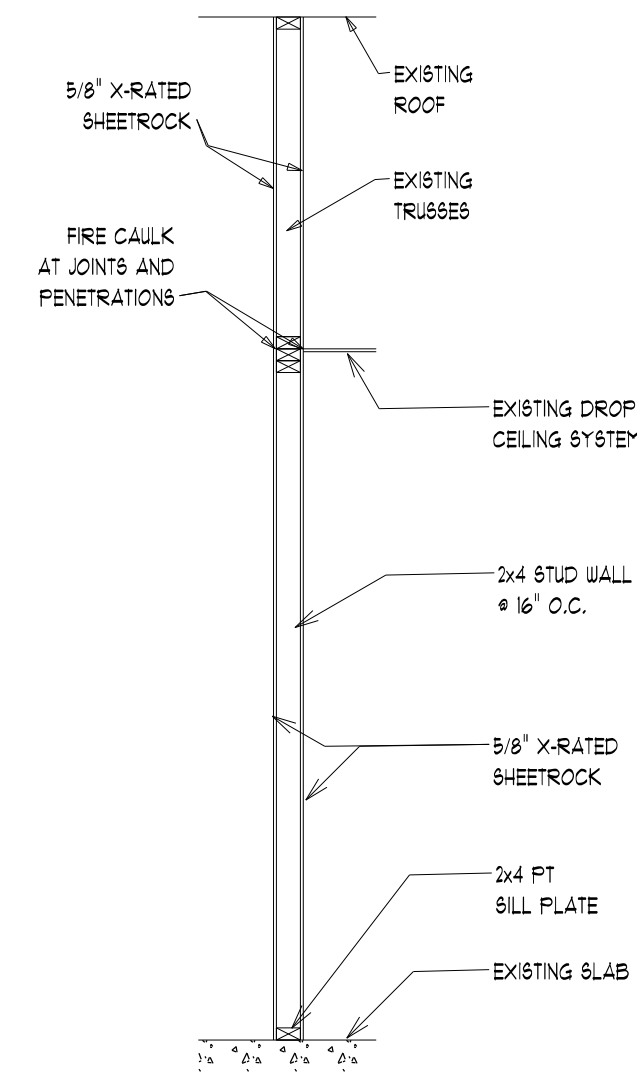
REAR ELEVATION
SCALE: 3/16" = 1'-0"



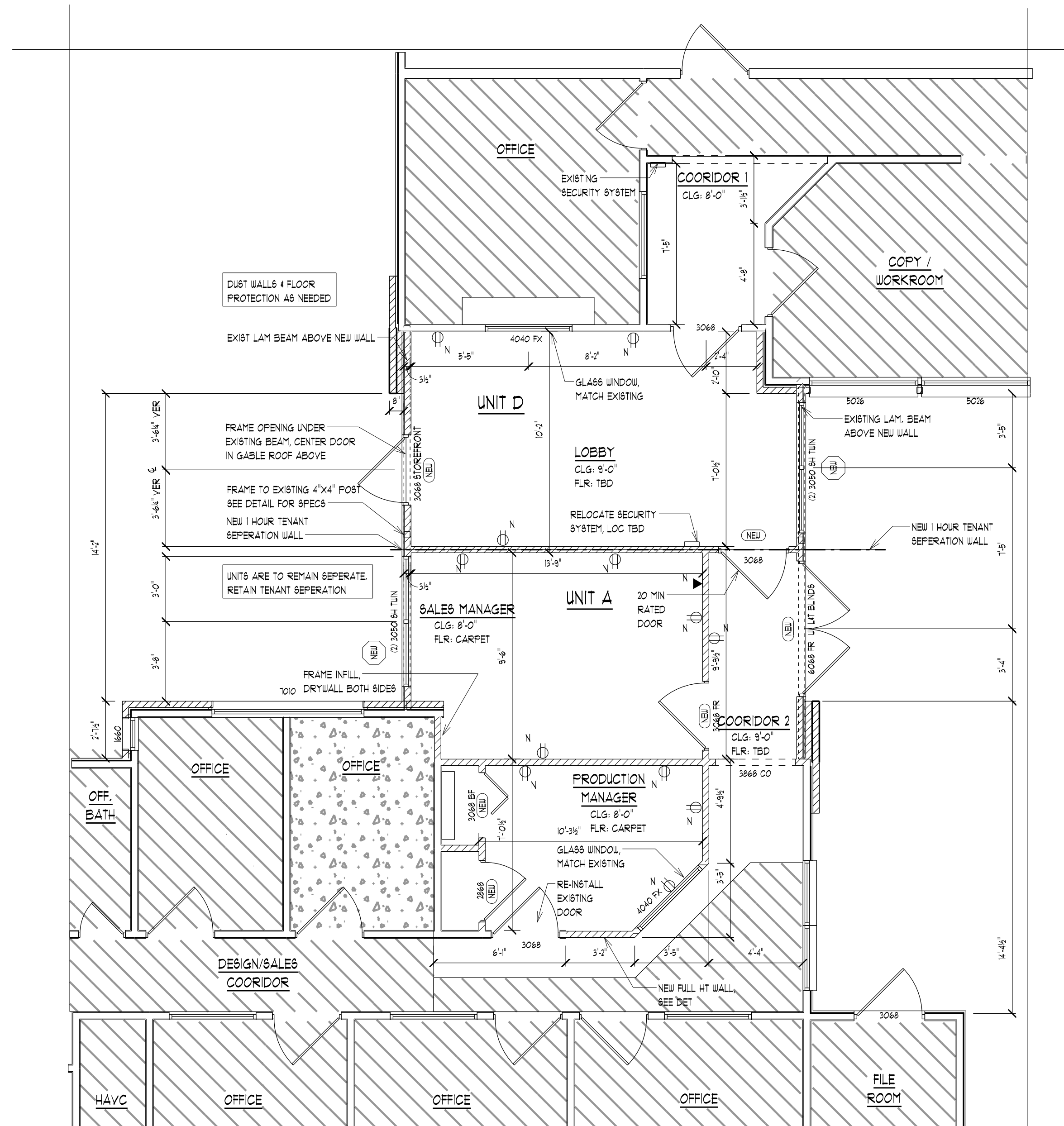
EXT. WALL SECTION
SCALE: N.T.S.



INTERIOR WALL
SCALE: N.T.S.



1-HOUR WALL
SCALE: N.T.S.



REMODELED BREEZEWAY FLOOR & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND	
EXTERIOR WALL: 2x4 W/ SIDING U.N.O.	
INTERIOR WALL: 2x4 U.N.O.	
EXISTING EXT. 2x4 WALL W/ SIDING	
EXISTING EXT. 2x4 WALL W/ BRICK VENEER	
EXISTING 2x4 INT. WALL	
EXISTING 2x4 INT. BEARING	
DEMO EXT. 2x4 WALL W/ SIDING	
DEMO EXISTING 2x4 INT. WALL	
DEMO EXISTING 2x4 INT. BEARING	
REMODEL EXT. 2x4 WALL W/ SIDING	
REMODEL INT. 2x4 WALL	
REMODEL INT. 2x4 BEARING	
REMODEL INT. INSULATED	
NEW 1 HOUR INT. WALL	

AREA/ DEMO LEGEND	
ALL DASHED ITEMS TO BE REMOVED	
NO/ LIMITED WORK AREA	
FLOOR PROTECTION	
DUST WALLS	
SECURITY WALLS	

OPENING LEGEND	
SEE ELEVATIONS AND/OR SELECTION SHEETS FOR LITE PATTERNS AND GLASS STYLE	
WINDOWS:	
WHITE, VINYL, LOW E, HP, ARGON OR EQUAL U.N.O.	
AW	AWNING
BF	BI FOLD
CS	CASEMENT
DH	DOUBLE HUNG
EX	EXISTING TO REMAIN
FX	FIXED
HS	HOR. SLIDER
OBS	OBSCURE
SH	SINGLE HUNG
TEMP	TEMPERED
TRS	TRANSOM
DOORS:	
EXTERIOR DOORS TO BE FIBERGLASS W/ COMPOSITE JAMBS, U.N.O.	
INTERIOR DOORS TO BE HOLLOW CORE, PRIMED, U.N.O.	
BYP	BYPASS
EX	EXISTING TO REMAIN
FR	FRENCH
SGD	SLIDING GLASS DOOR
OBS	OBSCURE
PK	POCKET

ELECTRICAL WALK-THRU	
☒ ELECTRICAL WALK-THRU REQ'D	
☐ NO ELECTRICAL WALK-THRU	
ELECTRICAL NOTES	
1. ELECTRICIAN TO VERIFY & INSTALL SMOKE DETECTOR, CARBON MON. DETECTOR PER CODE	
2. GFI # ALL AFFECTED WET AREAS, ALL OTHER REC. TO BE APCI	
3. LIGHT SWITCH HGT TO MATCH EXISTING OR 4'-0" TO TOP OF BOX	
ELECTRICAL METER PANEL & ACCESS LOGS	
1. ELECTRIC PANEL - UNIT A & D	
2. ATTIC ACCESS # UNIT A & D	
3. ELECTRIC METER # UNIT A & D	
ELECTRICAL LEGEND ABBREV.	
R	REMOVE
EX	EXISTING
N	NEW
CHANGE	REMOVE EXISTING FIXTURE AND INTALL NEW FIXTURE IN EXISTING LOC.

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
cen light 6 inch soffit light	6	O
Fluorescent or LED light 2 x 2	4	□
Fluorescent or LED light 2 x 4	6	□
electrical panel	1	□
CAT6 Outlet	3	▼
switch - rocker style	2	\$
switch 3 way	1	\$3
switch 3 way - rocker style	1	\$3
switch double - rocker style	1	\$5
telephone	2	▽

Robinson Renovation & Custom Homes, Inc.
6910 W University Ave, Gainesville, FL 32607
ph: (352)333-9566 fax: (352)331-7768, www.rrechinc.com

PLANS BY: RRECH, INC.
rrech@rrechinc.com

ALL MATERIALS & METHODS IN ACCORDANCE WITH THE 2011 IRC. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. USE OF TOBACCO PRODUCTS NOT PERMITTED ON SITE AT ANY TIME. ALL AREAS OF SITE NOT BE RETURNED TO ORIGINAL CONDITION PRIOR TO COMPLETION.

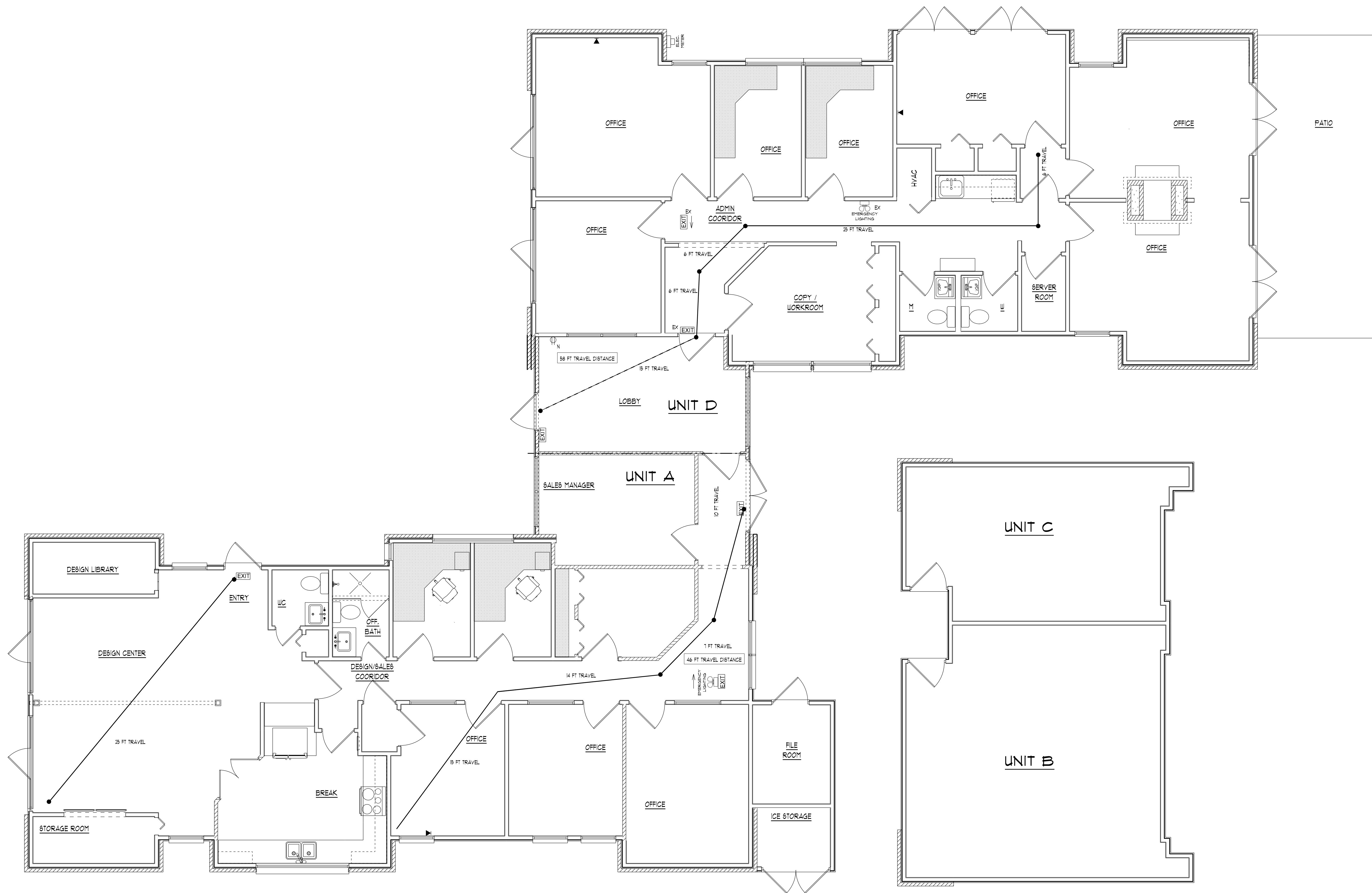
ALL INFORMATION WITHIN IS THE EXCLUSIVE PROPERTY OF ROBINSON RENOVATION & CUSTOM HOMES, INC. AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

TITLE: ENCLOSE BREEZEWAY & INT REMODEL
RRECH, INC. CORP. OFFICES
RRCH-2018 ENCL
6910 W UNIVERSITY AVE
GAINESVILLE, FL 32607

NO.	DATE	DESCRIPTION
04-30-18	PERMIT	

SALES INITIALS: OWNER INITIALS:
DESCRIPTION:
REMODELED FLOOR/ELECT & REFLECTED CEILING PLANS.
EXTERIOR ELEV. & DETAILS
SCALE: AS NOTED

SHEET NUMBER
A1

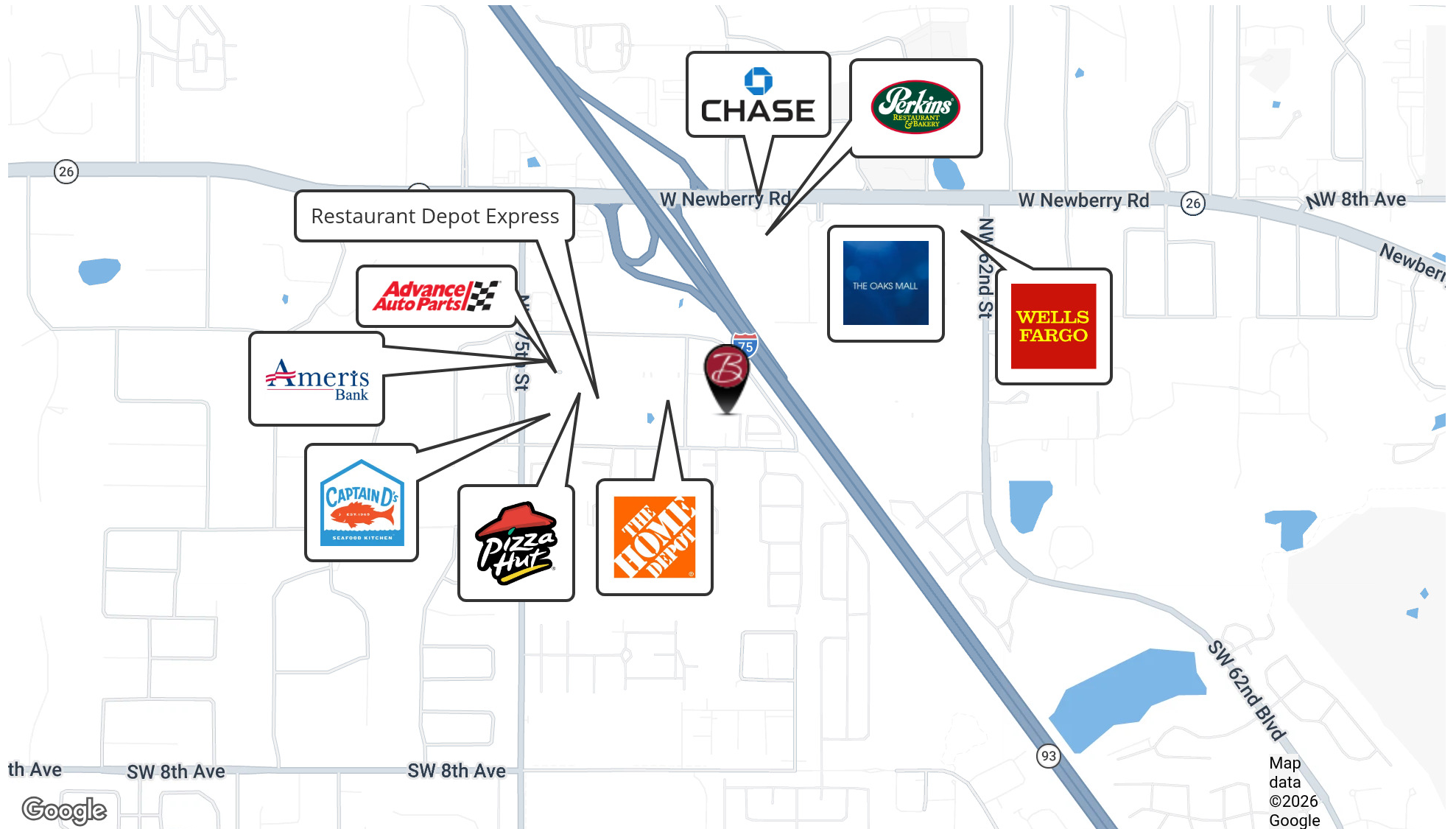


LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"

OFFICE, GARAGE, YARD - ALL IN ONE

RETAILER MAP

6910 West University Avenue | Gainesville, FL 32607



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

OFFICE, GARAGE, YARD - ALL IN ONE

DEMOGRAPHICS MAP & REPORT

6910 West University Avenue | Gainesville, FL 32607

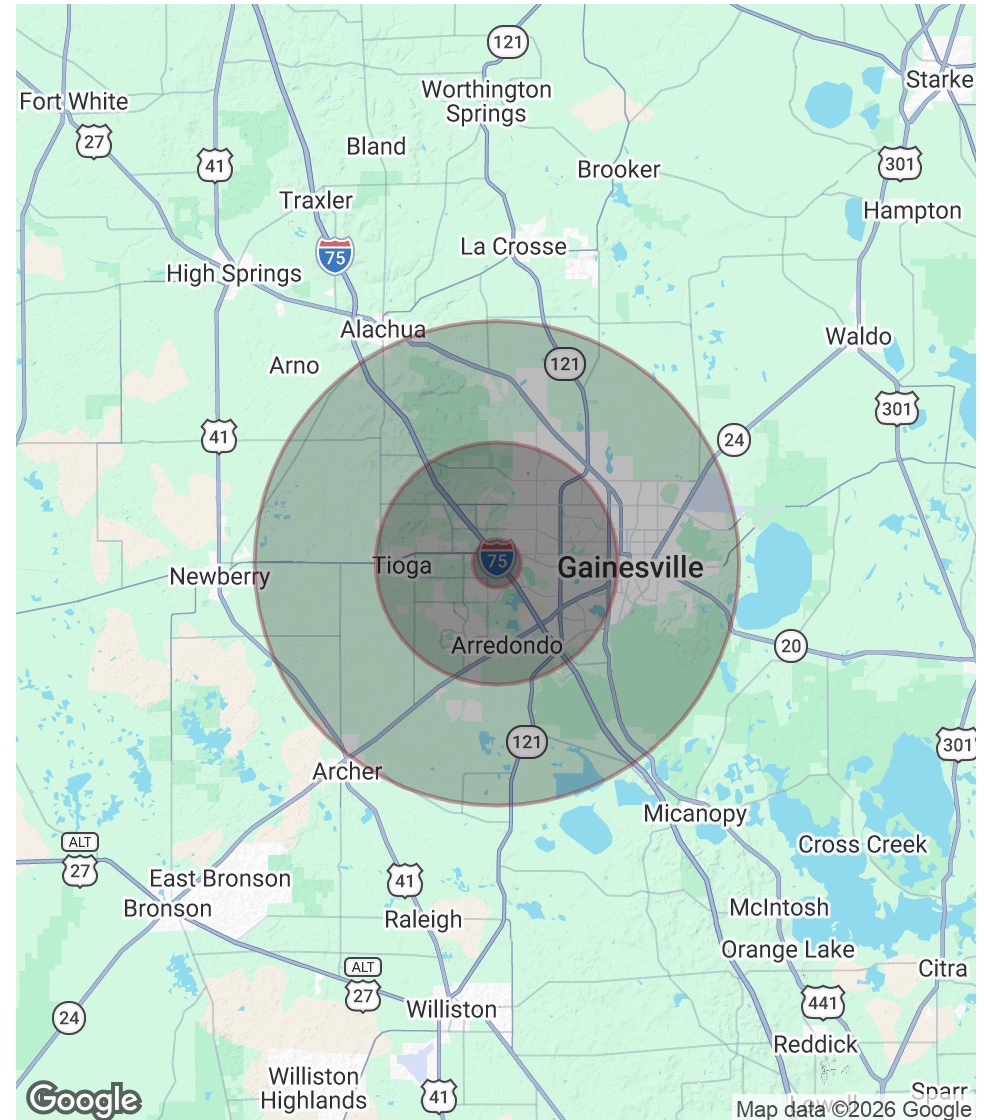
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	10,566	158,185	239,835
Average Age	31.2	34.2	35.3
Average Age (Male)	29.9	33.6	34.8
Average Age (Female)	32.3	35.3	36.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,788	64,079	96,506
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$60,985	\$93,580	\$92,649
Average House Value	\$194,178	\$326,953	\$309,474

2023 American Community Survey (ACS)



FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

OFFICE, GARAGE, YARD - ALL IN ONE

6910 West University Avenue | Gainesville, FL 32607



ERIC LIGMAN

Director

Ericligman@bosshardtrealty.com

Direct: **352.256.2112** | Cell: **352.256.2112**

PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
National Association of Realtors (NAR)

Bosshardt Realty Services

5542 NW 43rd Street,
Gainesville, FL 32653
352.371.6100

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION