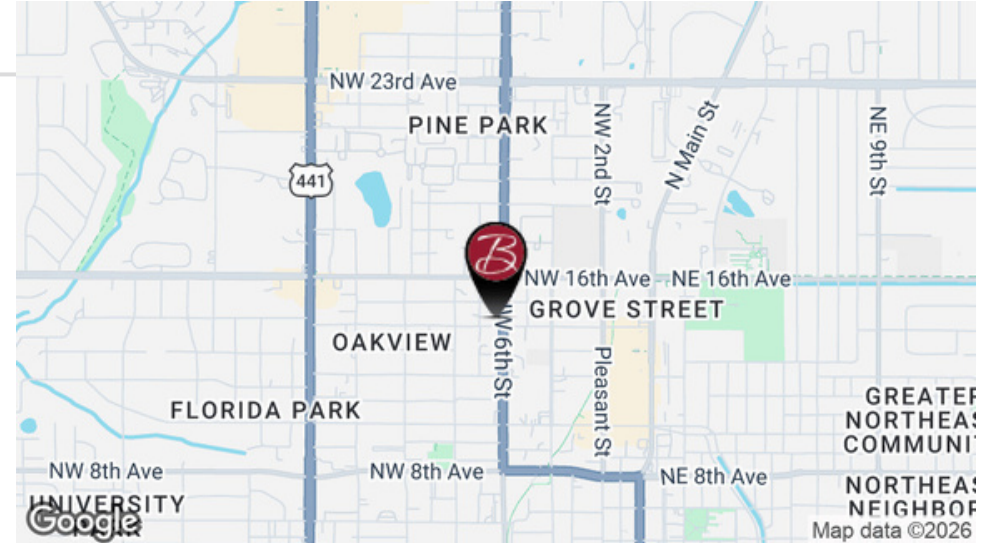


TWO BUILDINGS | 4,066 SF

EXECUTIVE SUMMARY

1406-1408 NW 6th Street | Gainesville, FL 32601



OFFERING SUMMARY

Sale Price:	\$535,000
Building Size:	4,066 SF
Number of Units:	2
Price / SF:	\$131.58
Year Built:	1996
Zoning:	U4

PROPERTY OVERVIEW

This 4,066 SF small office campus sits at the corner of NW 6th Street and NW 14th Avenue in Gainesville. It is minutes from Innovation Square and the University of Florida, with easy access to Downtown Gainesville. The property has two buildings, both with high visibility from the street. It was most recently used by a pediatric specialty practice, so the layout already works well for medical, therapy, educational, or professional office users. Building A (1408) is 2,468 SF and has a waiting area, 12 private offices or meeting rooms, and a large classroom at each end of the building. Building B (1406) is 1,598 SF and has a lobby, three large offices, a conference room, storage, and a flexible open room. The site has ample parking and easy access in and out, which makes drop-off and pick-up simple. An owner-user can occupy both buildings, or use one and lease the other for income. Few campus-style properties this close to UF and the Innovation District come to market.

PROPERTY HIGHLIGHTS

- Small Office Campus in Gainesville, FL
- Two separate office buildings with excellent street exposure
- Well suited for medical, therapy, educational, or professional office use
- Rare campus-style office opportunity near UF and Gainesville's Innovation District

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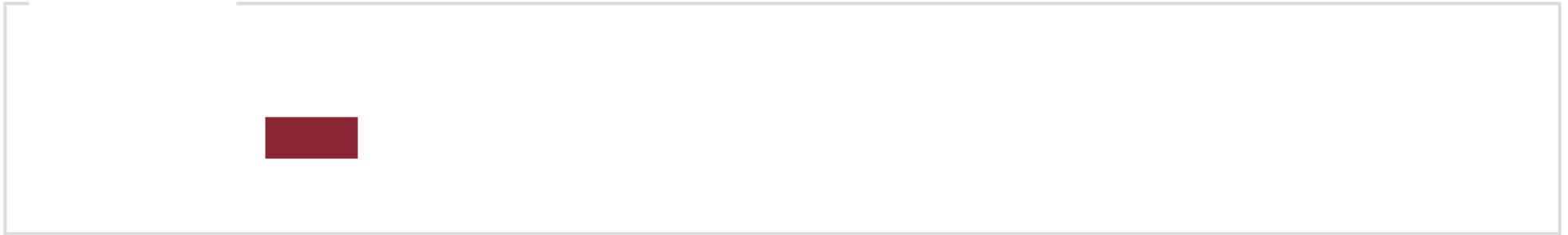


BOSSHARDT
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COMMERCIAL & LAND DIVISION

TWO BUILDINGS | 4,066 SF

REGIONAL MAP

1406-1408 NW 6th Street | Gainesville, FL 32601



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TWO BUILDINGS | 4,066 SF

BUILDING A (OFFICE)

1406-1408 NW 6th Street | Gainesville, FL 32601



BUILDING A (1408) | 2,468 SF

Building A is a highly visible 2,468 SF building with a welcoming waiting area and 12 private offices or meeting rooms. There is also a large classroom at each end of the building, each with its own fire exit. Every room has a window, and the building has a durable metal roof. The layout suits therapy, counseling, tutoring, training, medical, or multi-practitioner office use. Ample shared parking and easy drop-off and pick-up access make it a good fit for client-facing users.



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TWO BUILDINGS | 4,066 SF

BUILDING A (OFFICE)

1406-1408 NW 6th Street | Gainesville, FL 32601



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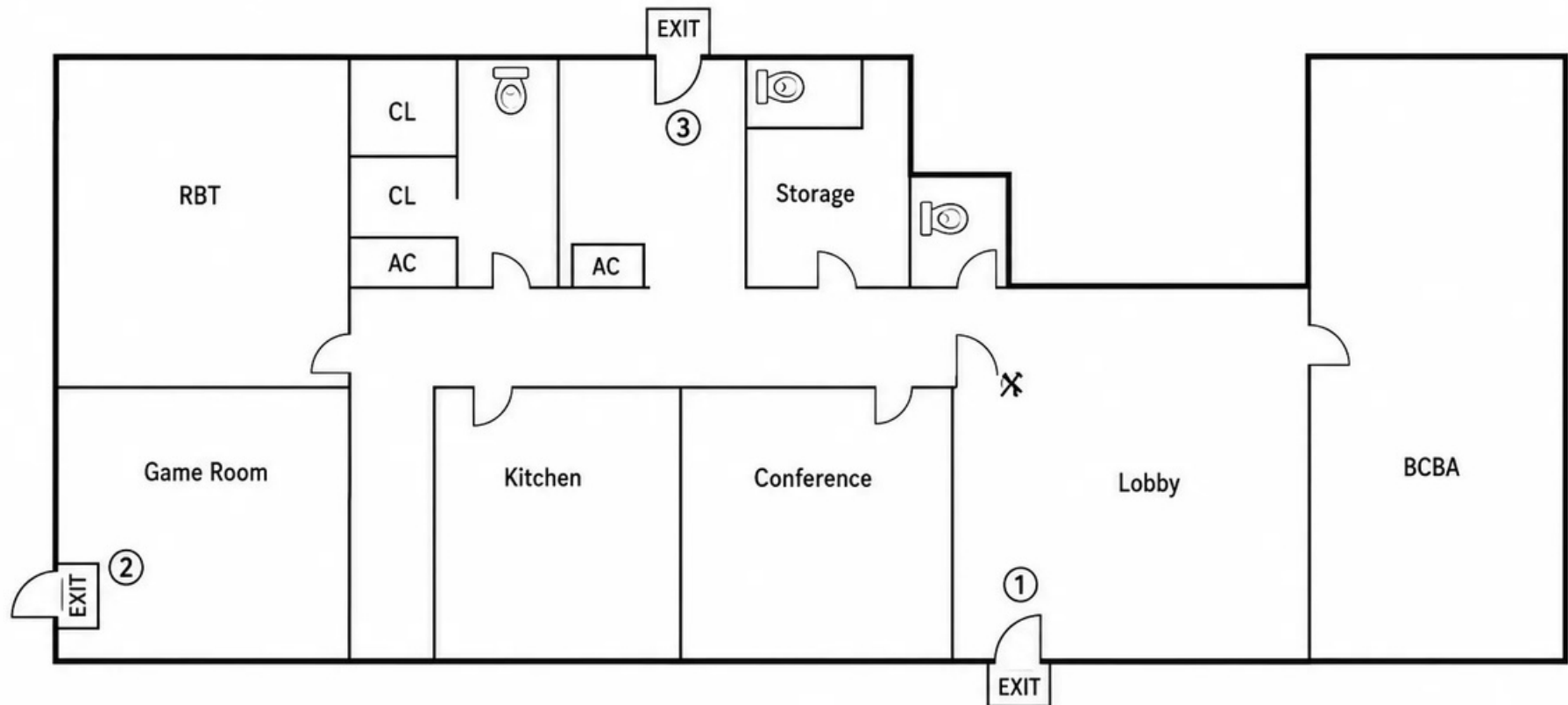


TWO BUILDINGS | 4,066 SF

BUILDING A FLOOR PLAN

1406-1408 NW 6th Street | Gainesville, FL 32601

Fire Escape Route



- ① Exit via lobby doors
- ② Exit via game room door
- ③ Exit via back door



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TWO BUILDINGS | 4,066 SF

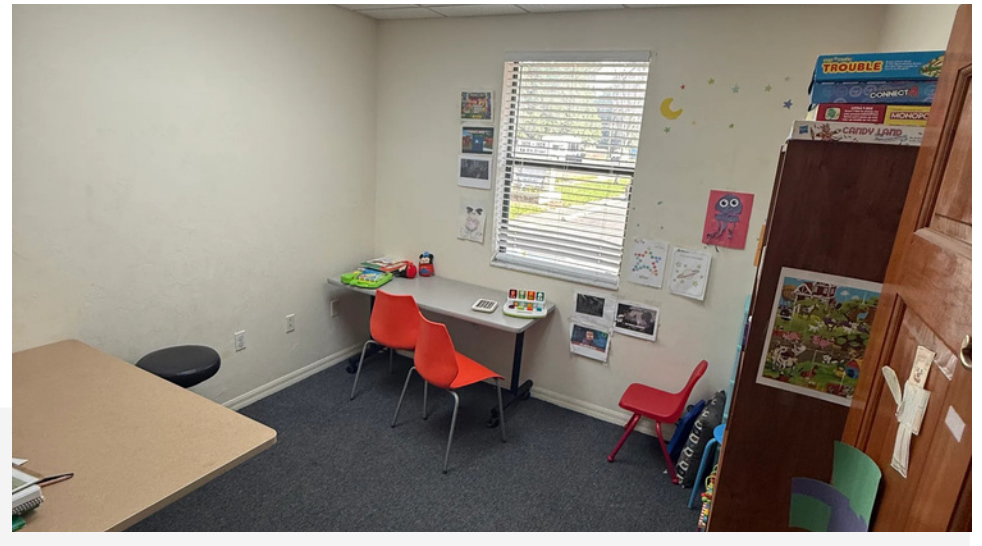
BUILDING B

1406-1408 NW 6th Street | Gainesville, FL 32601



BUILDING B (1406) | 1,598 SF

Building B is a highly visible 1,598 SF building with a lobby, three large private offices, a conference room, and dedicated storage. It also has a large bonus room that could serve as a training space, open work area, treatment room, or showroom. With ample parking and easy access, the building works well for a professional office, a small firm, or as a companion space to Building A.



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TWO BUILDINGS | 4,066 SF

BUILDING B

1406-1408 NW 6th Street | Gainesville, FL 32601



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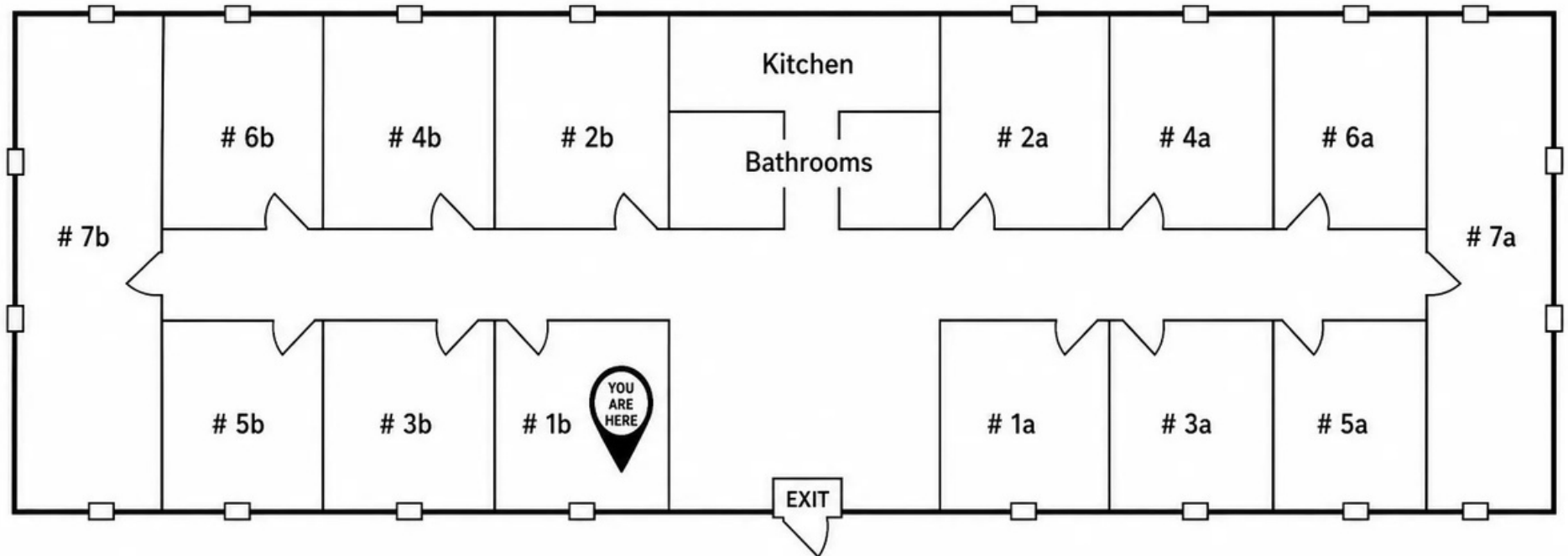
TWO BUILDINGS | 4,066 SF

BUILDING B FLOOR PLAN

1406-1408 NW 6th Street | Gainesville, FL 32601

1408 NW 6th Street

Side B **Fire Escape Route** Side A



EXIT: 1: Via classroom doors to main entrance
if unable to do so, then
EXIT: 2: via marked windows



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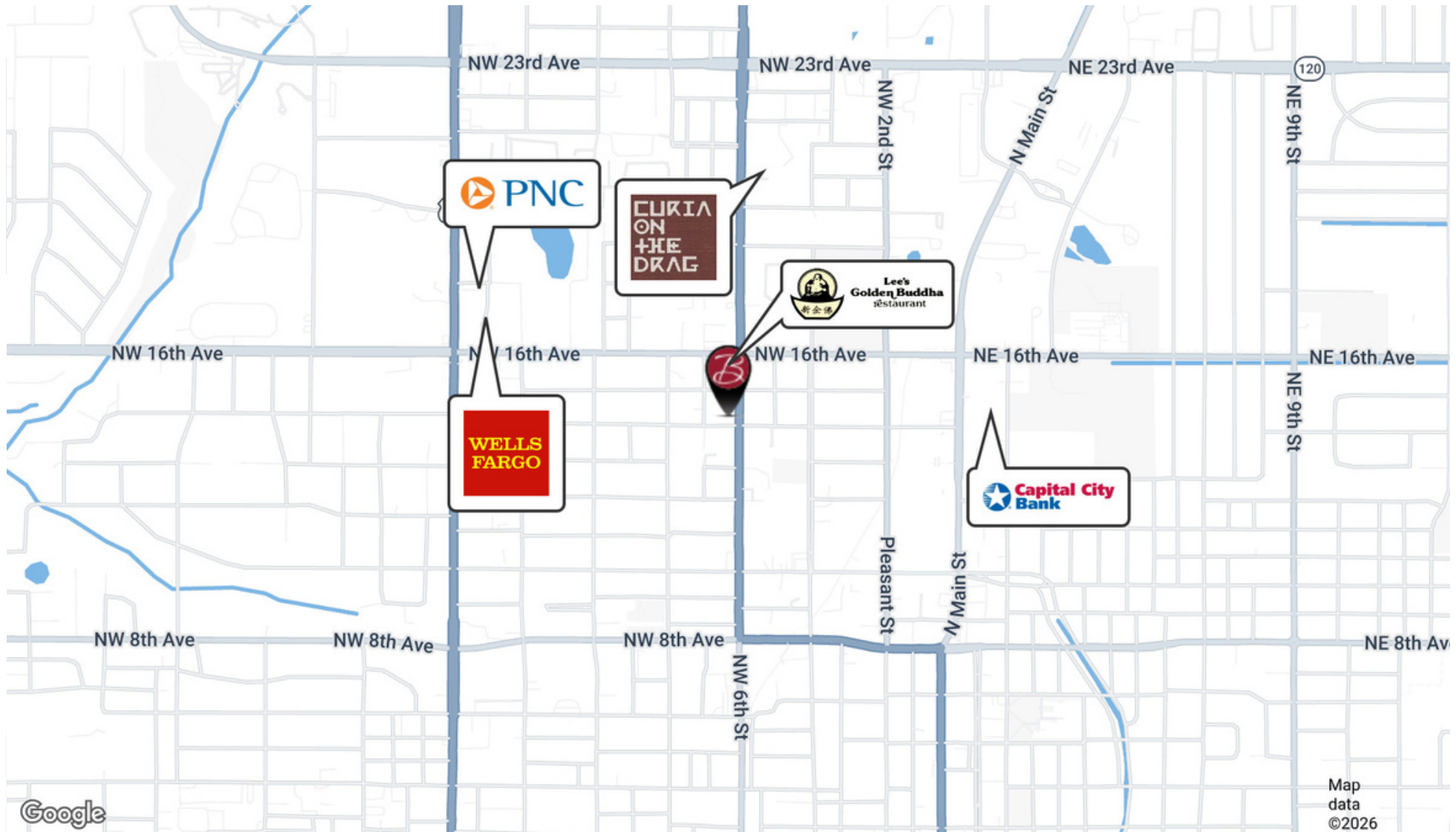


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TWO BUILDINGS | 4,066 SF

RETAILER MAP

1406-1408 NW 6th Street | Gainesville, FL 32601



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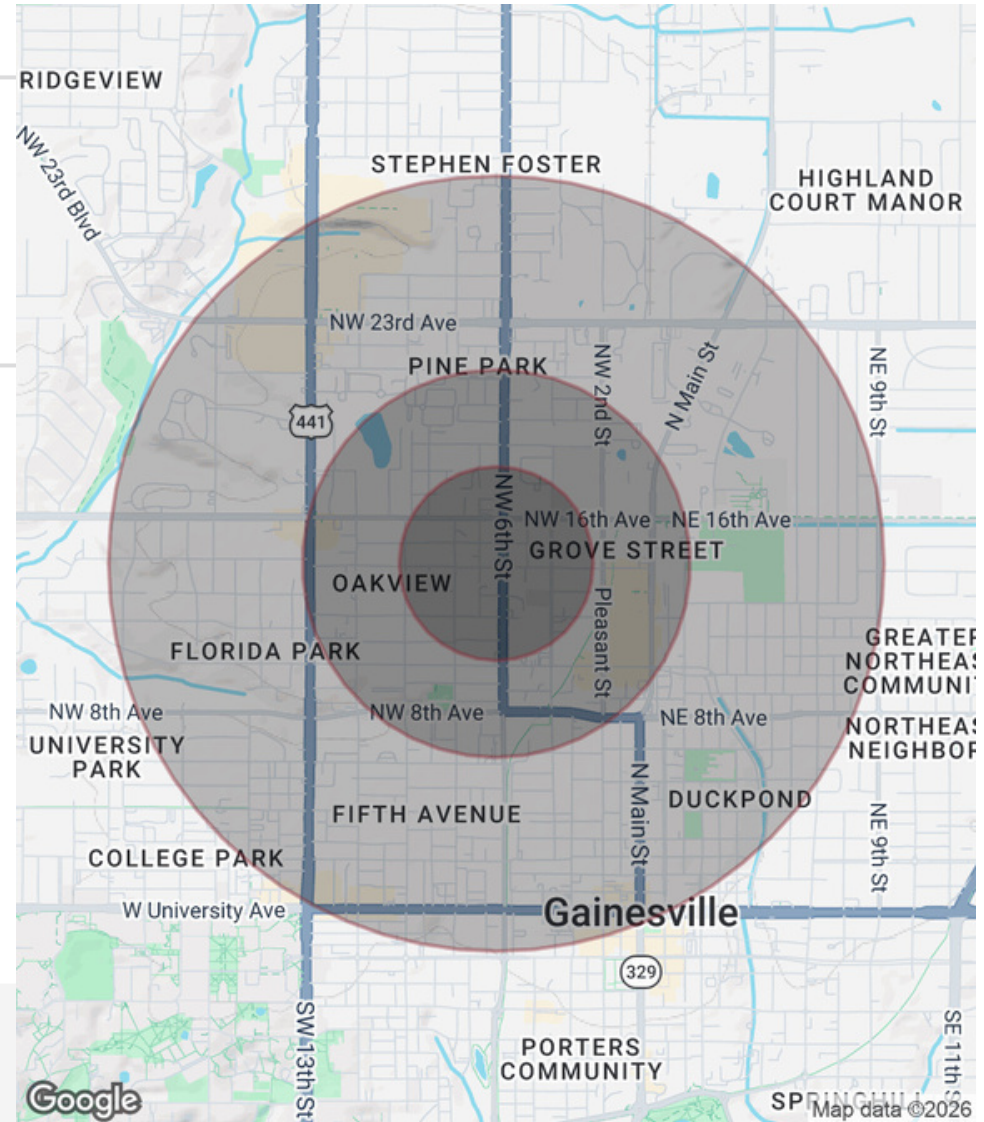
TWO BUILDINGS | 4,066 SF

DEMOGRAPHICS MAP & REPORT

1406-1408 NW 6th Street | Gainesville, FL 32601

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	723	3,091	12,857
Average Age	29.3	28.0	32.4
Average Age (Male)	33.6	31.2	33.4
Average Age (Female)	30.2	29.4	33.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	356	1,522	5,979
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$54,272	\$52,966	\$67,134
Average House Value	\$219,724	\$222,500	\$277,040

2023 American Community Survey (ACS)



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BOSSHARDT
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TWO BUILDINGS | 4,066 SF

1406-1408 NW 6th Street | Gainesville, FL 32601



ERIC LIGMAN

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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)

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BOSSHARDT
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TWO BUILDINGS | 4,066 SF

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PROFESSIONAL BACKGROUND

Teresa Hoffman brings nearly four decades of real estate expertise to her clients in the Newberry area and beyond. A licensed realtor since 1985, Teresa began her career in Homestead, Florida. For the past 38 years, Teresa has successfully managed Hoffman Construction Inc., giving her a unique dual perspective in both real estate and construction that proves invaluable to her clients. Since joining Bosshardt Realty Services, LLC in 2012, Teresa has distinguished herself as a top performer and leader. She has managed the Bosshardt Newberry Office for the past 14 years and has earned numerous prestigious awards, including: Rookie of the Year, Rising Star, Community Core Award, Integrity Core Award, Bosshardt Way Award, Induction into Bosshardt's Presidents Circle.

Teresa's comprehensive background in commercial real estate, combined with her construction industry experience, enables her to provide clients with valuable insights for selecting the perfect commercial property. Some of her commercial sales include Storage Zone Self Storage, Newberry Publix, Best Drugs, Daba Design Works, and Mac Johnson Warehouse Commercial Buildings.

MEMBERSHIPS

LoopNet
CoStar
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National Association of Realtors (NAR)
Newberry Area Chamber of Commerce

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