

# Executive Director Presentation

Office Space Location



# Office Space Discussion

- 1) Centrally located
- 2) Space to accommodate board room and 6 offices
- 3) Steady and predictable leasing costs



# Potential Office Spaces

<b>Factors</b>	<b>Seagle Building</b>	<b>Wells Fargo Building</b>
Lease Rate (Cost per SF)	\$28 Flat Rate (Not NNN)	\$10 Triple Net (NNN)
Lease Terms (Length in Years)	10 Years (Owners pay for interior modifications to combine Suites 502/501)	3 Years (Preference for 5 Years)
What's Included	<ul style="list-style-type: none"> <li>▪ Property taxes</li> <li>▪ Property Management &amp; Maintenance</li> <li>▪ Water/Wastewater</li> <li>▪ 5-nights per week janitorial service in common areas</li> <li>▪ Video surveillance/enhanced security system</li> <li>▪ Parking (on-site)</li> <li>▪ Breakrooms (equipped with sink &amp; fridge)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Kitchen</li> <li>▪ Secure storage</li> </ul>
What's Not Included	Electric and phones	Utilities, property expenses, or building services
Additional Info	Minor modifications can be completed within 3 to 5 weeks (Landlord pay for interior modifications)	TBD on completion. Modification worked into tenant lease rate. Less predictability to plan budget



# Wells Fargo Building

Columns make redesign difficult,



The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, centered within a blue rectangular box with rounded corners. Below the text, there are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom.

## Seagle Building | Office Space for Lease

408 W. University Ave. | 5th & 6th Floors | Gainesville, FL 32601

**5th Floor:** Suite 501 (1,657 SF\*), Suite 502 (1,492 SF\*), Suite 503 (1,515 SF\*)

**6th Floor:** Suite 601 (1,657 SF)      **Lease Rate:** \$28/SF Gross

*\*Suites on 5th Floor can be combined for additional square footage, if needed.*





## Property Overview

Discover beautifully renovated office suites in one of Gainesville's most iconic historic landmarks—The Seagle Building on West University Avenue. Perfectly suited for small to mid-sized companies, this premier building sits in the heart of the Gainesville Innovation District, offering unmatched access to both Downtown Gainesville and the University of Florida.

### Tenants enjoy a long list of conveniences, including:

- Property taxes paid by ownership
- Highly responsive property management and maintenance
- Five nights/week janitorial service in common areas
- Video surveillance and enhanced security system

With a rich history dating back to its 1920s origins as the planned "Hotel Kelly," the Seagle Building now offers three floors of dedicated commercial space totaling roughly 25,000 SF—thoughtfully updated to meet today's office needs while preserving its historic character.

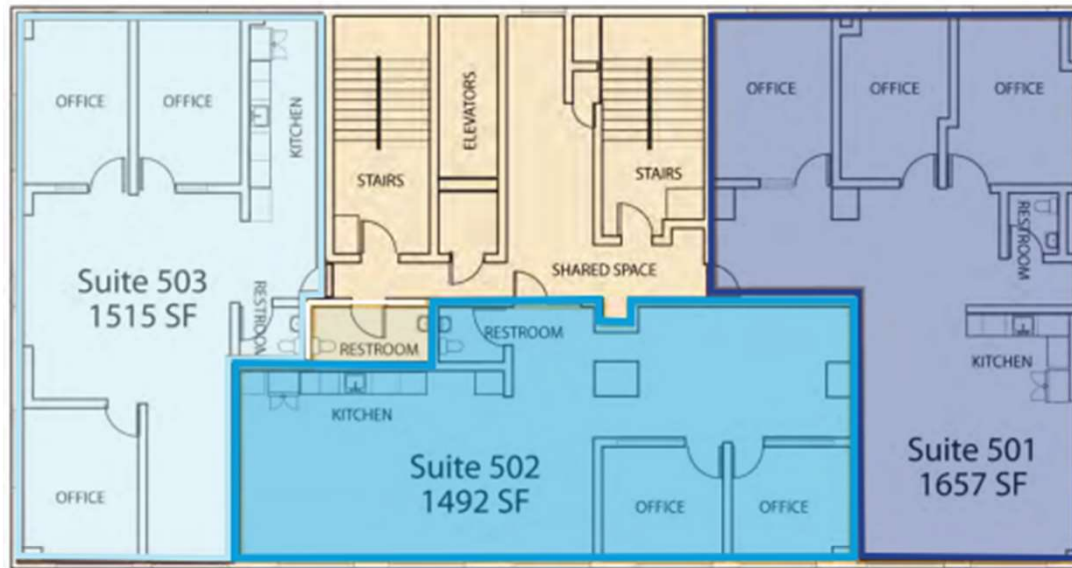


# Interior Photo Gallery



# 5th Floor

## Floor Plan



\* 5th Floor offices can be combined for additional square footage, if needed.

**Minimum Lease Term: 5 Years**

### Availability

**Suite 501 - 1,657 SF\* Available Now**

- Three private offices
- Open work area
- Upgraded kitchenette
- Private restroom
- Expansive layout ideal for collaborative teams
- Large windows and excellent natural light

**Suite 502 - 1,492 SF\* Available Now**

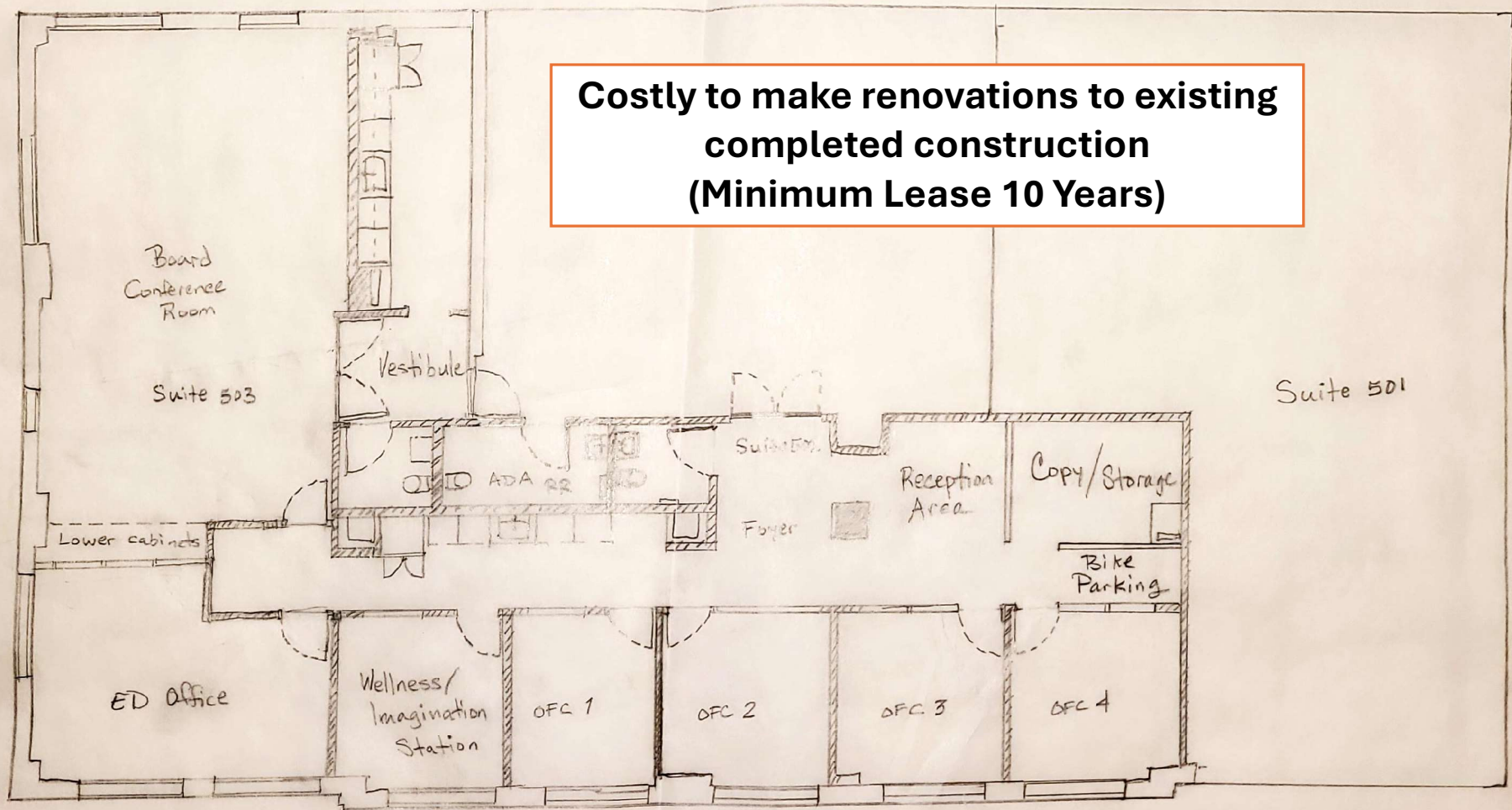
- Two private offices
- Two open work areas
- Upgraded kitchenette
- Private restroom
- Efficient floor plan maximizing usability
- Large windows and excellent natural light

**Suite 503 - 1,515 SF\* Available Now**

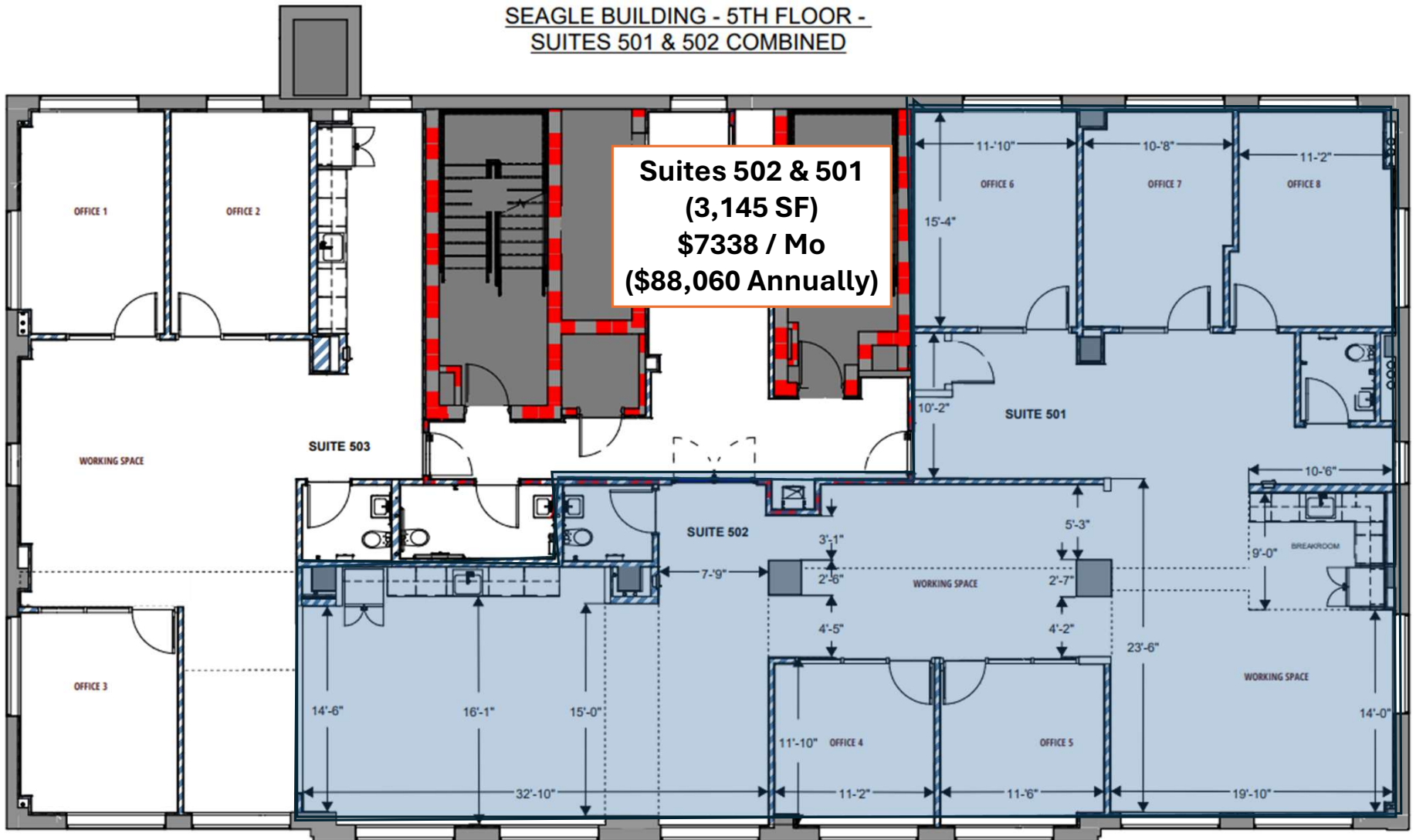
- Three private offices
- Open work area
- Upgraded kitchenette
- Private restroom
- Ideal for companies seeking a simple, functional layout



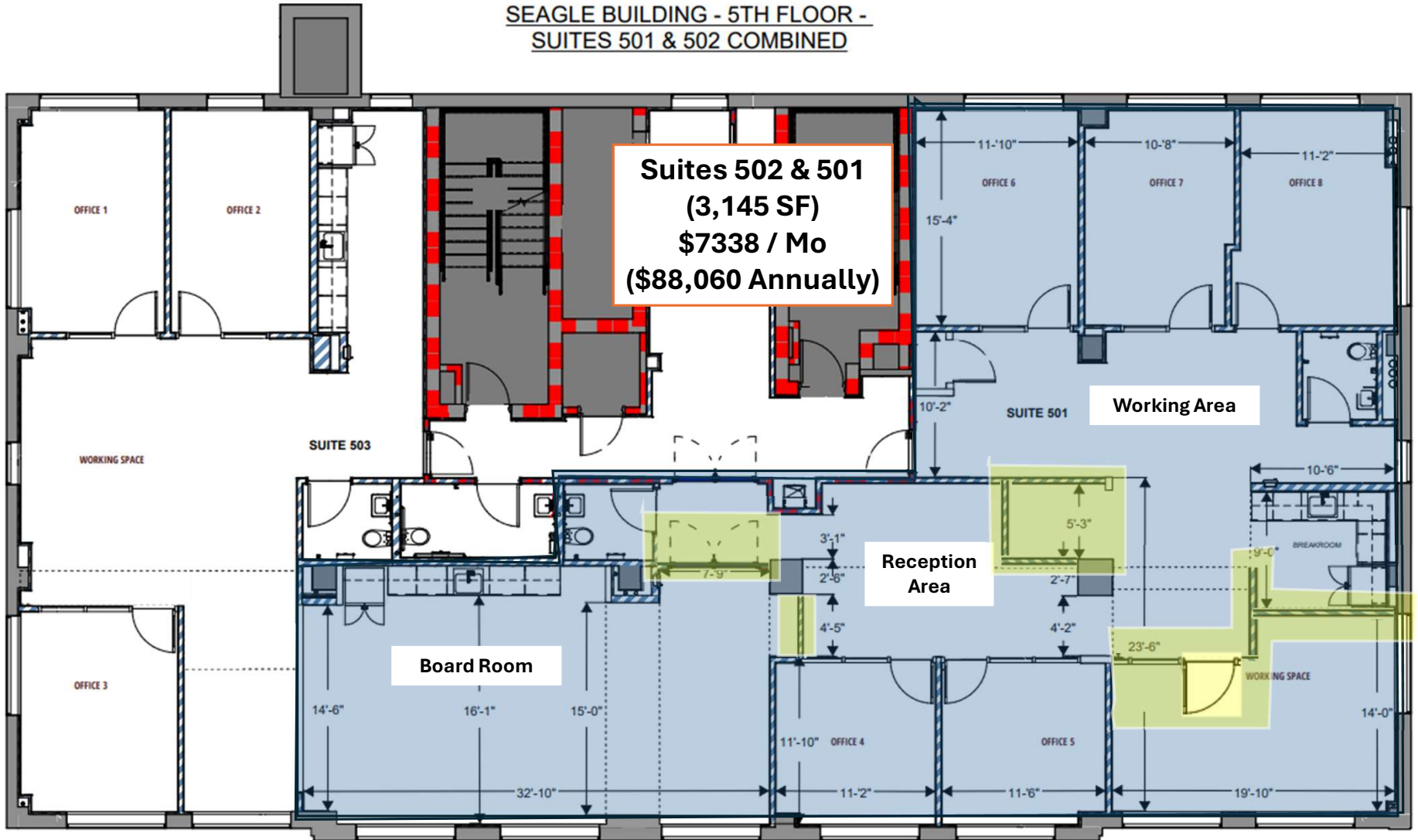
**Costly to make renovations to existing  
completed construction  
(Minimum Lease 10 Years)**



SEAGLE BUILDING - 5TH FLOOR -  
SUITES 501 & 502 COMBINED



SEAGLE BUILDING - 5TH FLOOR -  
SUITES 501 & 502 COMBINED



# Seagle Office Space Leasing Details

- Total lease square footage: 3,145 SF (Suites 501 and 502)
- Security deposit: \$7,500
- Lease rate: \$28 per SF => Total of \$88,060 annually
- Lease terms: 10 years from rent commencement date (which is 30 days after possession date) (with one option to renew term for 5 years)
- Move in: With Landlord work substantially complete
- At lease expiration: Tenant delivers premises in “as is” conditions with no obligation to restore or remove any improvements except repairs to any damages caused to premises during tenant exiting of premises

# New Office Set-Up Cost Estimates

Office Supplies	\$ Per Unit	# Needed	Total
Brd Conference Table Set-up	\$ 400	2	\$ 800
Brd Conference Chairs	\$ 85	17	\$ 1,445
Brd Conference Laptop w/ Docking Station (WNTY)	\$ 2,200	1	\$ 2,200
Brd Conf Podium/Desk/Monitor	\$ 1,000	1	\$ 1,000
Brd Conf Microphones (19 total)	\$ 250	19	\$ 4,750
Brd Conf Staff/Public Chairs (5 Staff/25 Public)	\$ 45	30	\$ 1,350
Ofc Desk/Chair	\$ 650	6	\$ 3,900
Ofc Laptop w/ Docking Station (5-Yr WNTY)	\$ 2,200	3	\$ 6,600
Ofc Mob. Work Station w/ Dock Station (5-Yr WNTY)	\$ 3,500	3	\$ 10,500
Ofc Monitor	\$ 195	12	\$ 2,340
Ofc Bookshelf	\$ 100	6	\$ 600
Reception/ED Ofc (sofa/armchairs & coffee table)	\$ 500	2	\$ 1,000
SmartTV (3 in Brd Conf and 1 in Working Area)	\$ 450	4	\$ 1,800

*Computer/monitor/TV equipment estimates provided by County ITS Staff*

**Costs (pre-tax) \$ 38,285**

Will work with County Departments re: network systems, software licensing, network security/telecom, and A/V systems (selection, costs and installation)

# Action Requested

## **Board approval of:**

Recommended office location at the Seagle Building and execution of the Letter of Interest from Trimark Properties

