

**1 SE 1<sup>st</sup> Ave  
aka  
Scruggs & Carmichael Building  
Gainesville, FL**



**PRESTIGIOUS OFFICE BUILDING  
IN  
DOWNTOWN GAINESVILLE**

Presented by:  
David Walle, Licensed Real Estate Broker  
Masters in Commercial Property™  
(352) 664-0945 | [CREPropertyTax@gmail.com](mailto:CREPropertyTax@gmail.com)

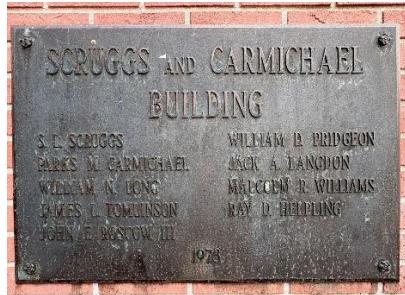


Plate Faces North from SE 1<sup>st</sup> Ave



## Facing South Main Street

The Scruggs & Carmichael Building was so named in 1973 and is known for its many years as Gainesville's most prominent law office. This location can now be yours! Alachua County Administration Building is literally across the street to the north and the Alachua County Courthouse is to the immediate southwest.

The Innovation District is located between your new office and the University of Florida. Entertainment venues include the Bo Diddley Plaza (111 E. Univ. Ave.) and Heartwood

End user agrees to do their own Due Diligence. David Walle, Lic. Real Estate Broker, Masters in Commercial Property(TM)  
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Soundstage (just down the road at 619 S. Main St.). DT Zoning permits a wide variety of uses permitted by right (attached). Parking is plentiful, whether by metered spaces for clients or in the nearby parking garages for staff. A single-user with a multi-year lease will be furnished parking in one of the area public parking garage (subject to negotiation).

Dining options are innumerable, whether for lunch or for after-hours meals with your clients: Mark's Prime, The Paper Bag Deli, Burrito Factory & Cantina, Harry's Seafood, etc.

~ See the floor plans for current buildout, perfect for your growing law firm. ~

The property is scheduled to be slightly altered from its current buildout to allow for multiple "executive office space," including some desks and filing cabinets, all electric and heating, ventilation and cooling ("HVAC"). **This allows for an affordable \$2.44 PSF/month, or \$29.28 PSF/year.**

**A single-user NNN option is also available starting at \$16 PSF NNN/year, subject to negotiation.**

#### **AS A NNN LEASE:**

**County:** Alachua

**Property Style:** Office

**Heated Area:** 8,272 SqFt / 768 SqM

**Total Area:** 8,272 SqFt / 768 SqM

**Flex Space SqFt:**

**Office Retail Space SqFt:**

**Com Trans Terms:** Annual Rate Increase, No Smoking

**Lease Term:** 3 to 5 Years

**Terms Of Lease:** Absolute (Triple) Net, Varied Terms

**Total Annual Assoc Fees:** 0.00

**New Construction:** No

**Flood Zone Code:** X

**Number of Tenants:** Single User

**Status:** Active

**Lease Price:** \$16.00 / Per SqFt

**Lease Amount Frequency:** Annually

**Net Leasable SqFt:** 7,756

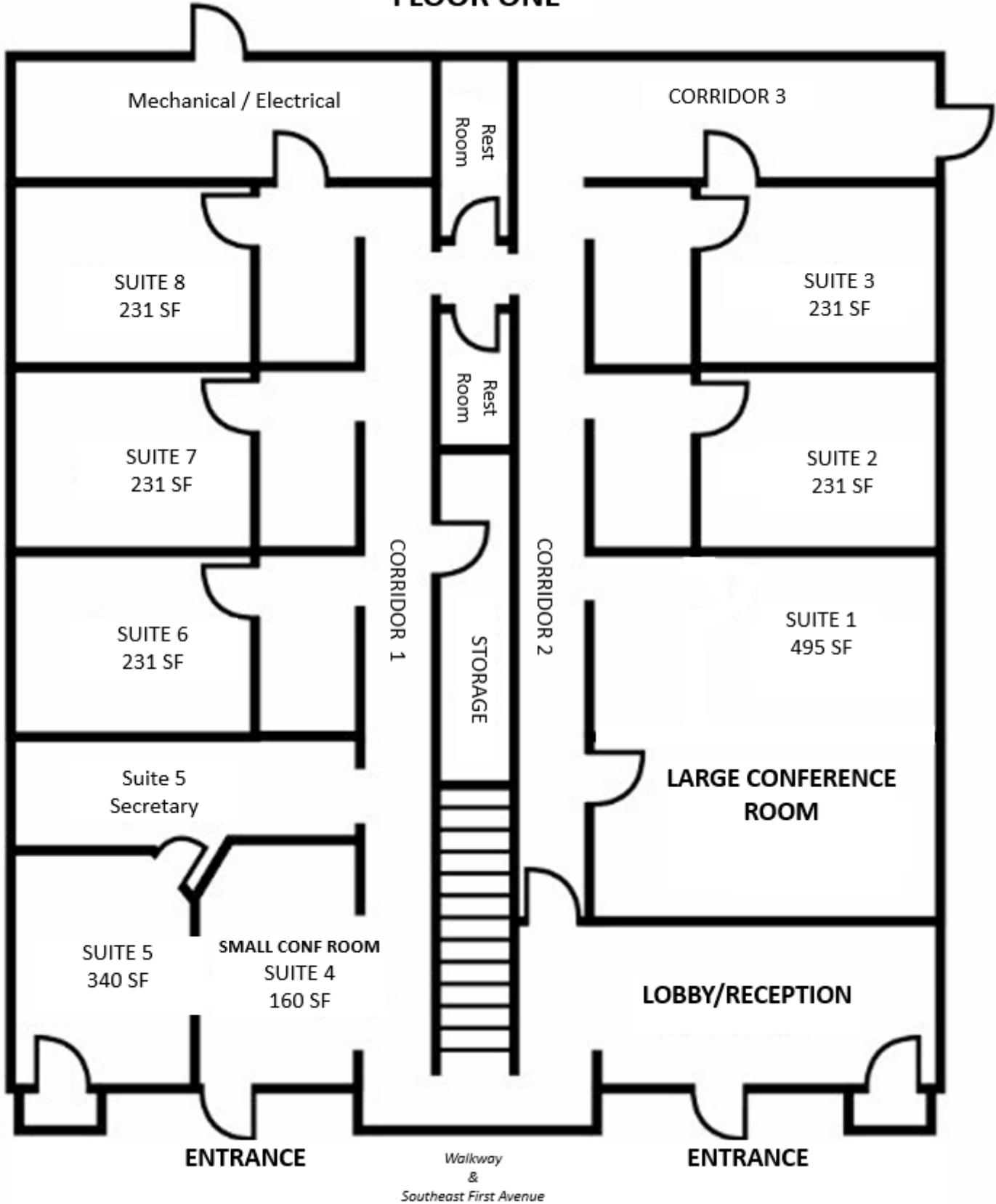
**Lease \$/SqFt:** \$16.00

**Year Built:** 1900

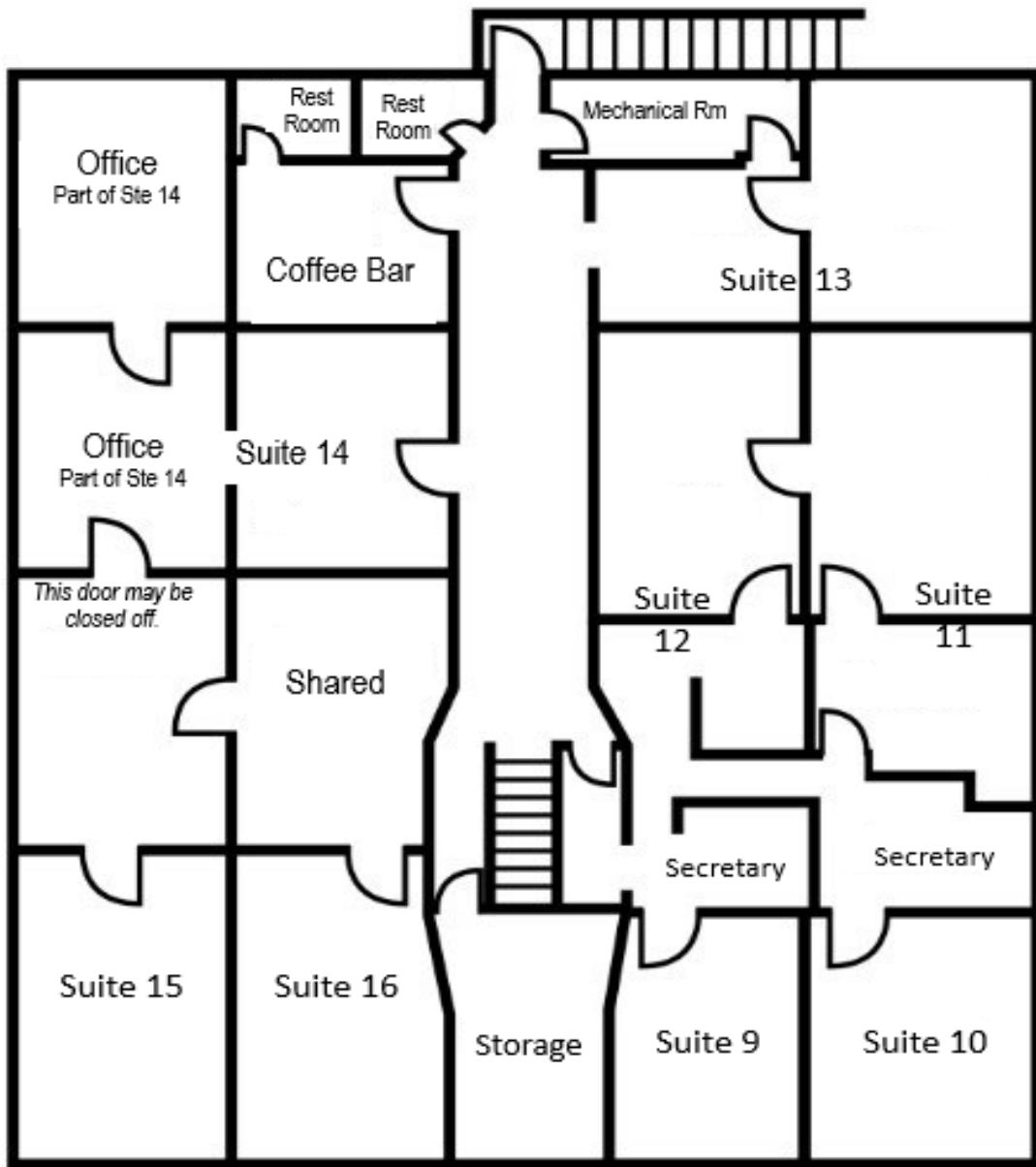
<b>Land, Site, and Tax Information</b>	
<b>Zoning:</b> DT	<b>Future Land Use:</b> Urban Core
<b>Subdivision #:</b>	<b>Development:</b>
<b>Tax ID:</b> <a href="#">14581-000-000</a>	<b>Legal Desc:</b> ORIG GAINESVILLE DB H-383 N 76.4 FT OF LOT 1 BK 3 RG 2 OR 1605/1457
<b>Road Frontage:</b> Business District, City Street	<b>Front Exposure:</b> North
<b>Add Parcel:</b> No	<b>Front Footage:</b>
<b>Parking:</b> Other	<b>Flood Zone:</b> X
<b>Lot Dimensions:</b>	<b>Total Acreage:</b> 0 to less than 1/4
<b>Water Frontage:</b> No	<b>Lot Size Acres:</b> 0.11
<b>Water Access:</b> No	<b>Waterfront Ft:</b> 0
<b>Water View:</b> No	<b>Water Name:</b>
	<b>Water Extras:</b> No
<b>Interior Information</b>	
<b>Floors:</b> 2	<b>Total Number of Buildings:</b> 1
<b># of Restrooms:</b> 4	<b># of Offices:</b> 13
<b>A/C:</b> Central Air, Zoned	<b># of Hotel/Motel Rooms:</b> 2
	<b># of Conference/Meeting Rooms:</b> 2
	<b>Ceiling Height:</b>
<b>Exterior Information</b>	
<b>Ext Construction:</b> Block, Brick	<b># of Bays:</b>
<b>Roof Construction:</b> Built-Up	<b># of Bays Grade Level:</b>
<b>Foundation:</b> Other	<b># of Gas Meters:</b> 1
<b>Basement</b>	<b># of Water Meters:</b> 1
	<b># of Electric Meters:</b> 1
<b>Road Surface Type:</b> Asphalt, Brick, Paved	
<b>Road Responsibility:</b> Public Maintained Road	
<b>Building Features:</b> Bathrooms, Elevator – None, Reception, Seating, Waiting Room	
<b>Signage:</b> On Building	
<b>Green Features</b>	
<b>Green Energy Generation:</b>	<b>Green Energy Generation Y/N:</b> No
<b>Income and Expense</b>	
<b>Tenant Pays:</b> Capital Expenses, Common Area Maintenance, Electricity, Gas, Liability Insurance, Parking Fee, Property Insurance, Property Taxes, Sewer, Trash Collection, Water	
<b>Initial Annual Pass-Through \$/SqFt:</b> 4.05	
<b>Pass-Through Expense Includes:</b> Common Area Maintenance, Liability Insurance, Property Insurance, Property Taxes	

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## FLOOR ONE



## FLOOR TWO



As shown may not be to scale.

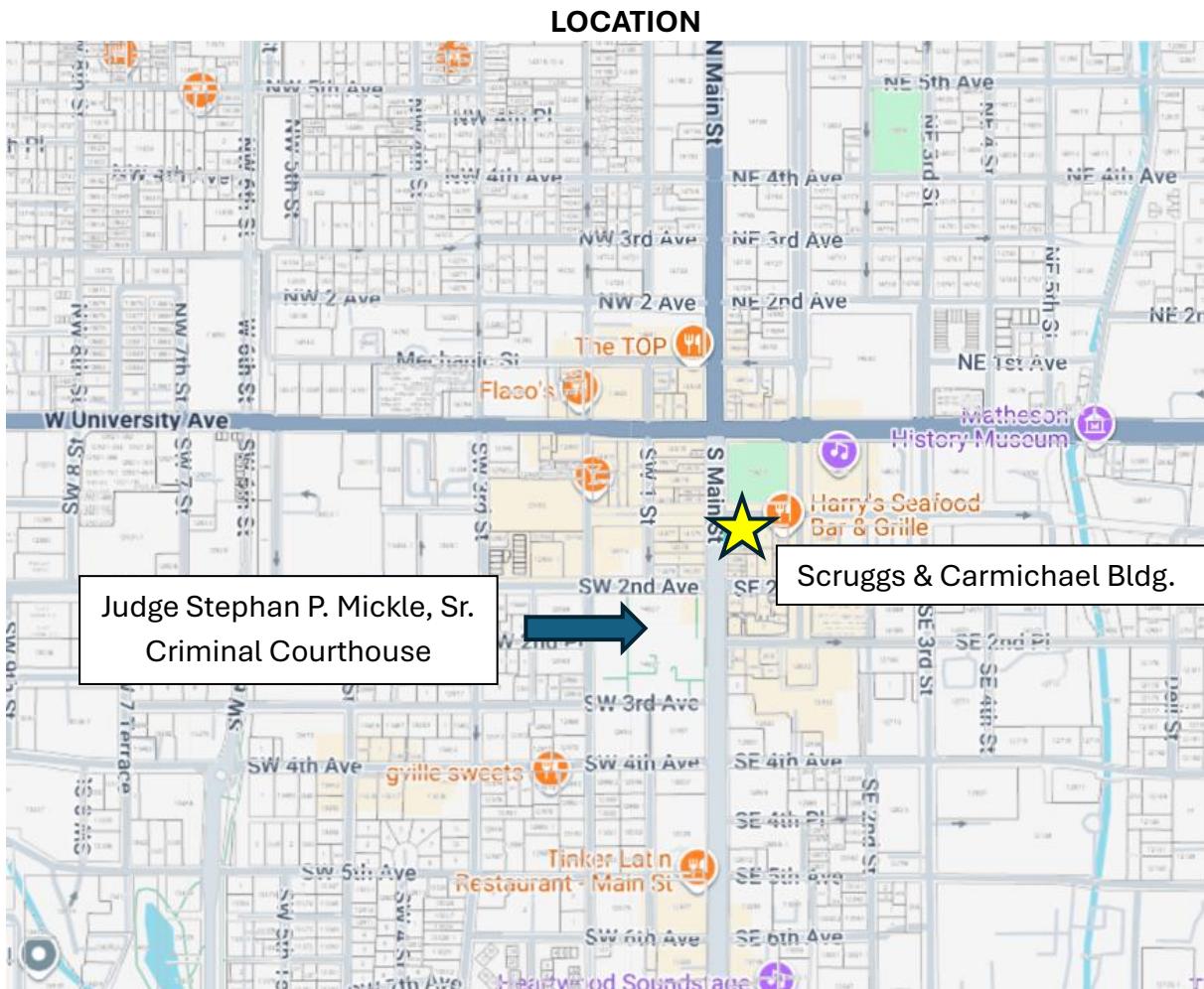
Shown as if Executive Office Space. Limited changes by LL may be available.

Single Tenant should consult with Broker and Property Mgr to discuss other changes.

The hand-drawn circles in the floor plans above indicate where individual locks and office entries might be installed.

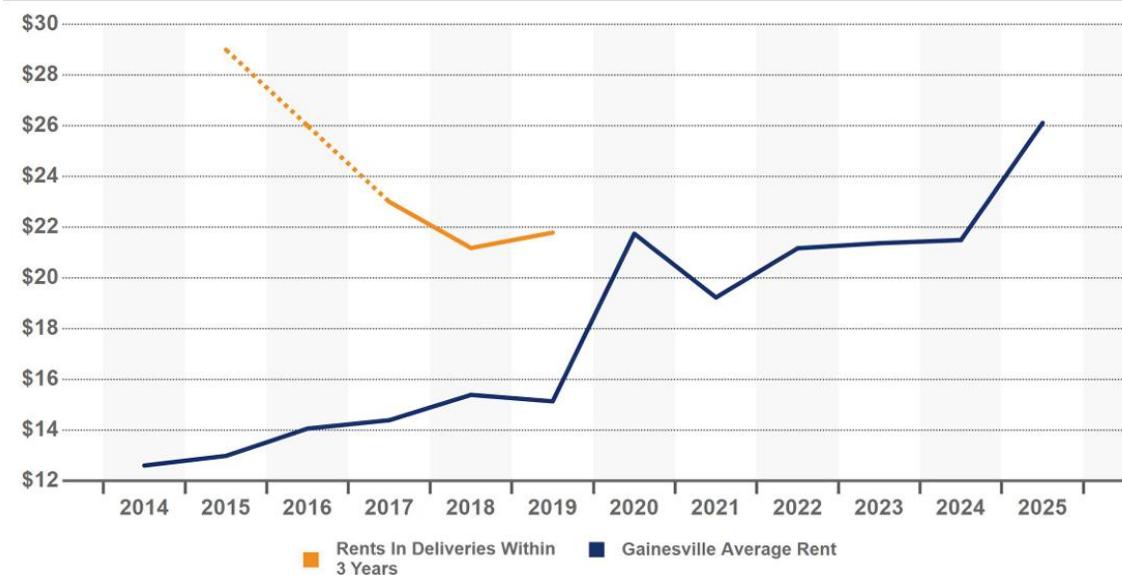
**AS EXECUTIVE OFFICE SPACE**  
with  
**Electric & HVAC Included:**

	<b>#</b>	<b>square feet</b>	<b>rent rate</b>	<b># rooms</b>
<b>Suite</b>	1	495	\$ 1,207.80	1
<b>Suite</b>	2	231	\$ 563.64	2
<b>Suite</b>	3	231	\$ 563.64	2
<b>Suite</b>	4	160	\$ 390.40	1
<b>Suite</b>	5	340	\$ 829.60	2
<b>Suite</b>	6	231	\$ 563.64	2
<b>Suite</b>	7	231	\$ 563.64	2
<b>Suite</b>	8	231	\$ 563.64	2
<b>Suite</b>	9	264	\$ 644.16	2
<b>Suite</b>	10	264	\$ 644.16	2
<b>Suite</b>	11	372	\$ 907.68	2
<b>Suite</b>	12	289	\$ 705.16	2
<b>Suite</b>	13	360	\$ 878.40	2
<b>Suite</b>	14	540	\$ 1,317.60	3
<b>Suite</b>	15	456	\$ 1,112.64	2
<b>Suite</b>	16	240	\$ 585.60	1



### NNN RENTS FOR COMPARABLE PROPERTIES – Not “Executive Ofc” Pricing

GROSS ASKING RENT PER SQUARE FOOT (10 Mile Radius)



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**Reception/Lobby at Main Entrance  
(North Side/SE 1<sup>st</sup> Ave)**



**Secondary Entrance – East of Main Entrance Shown Above**



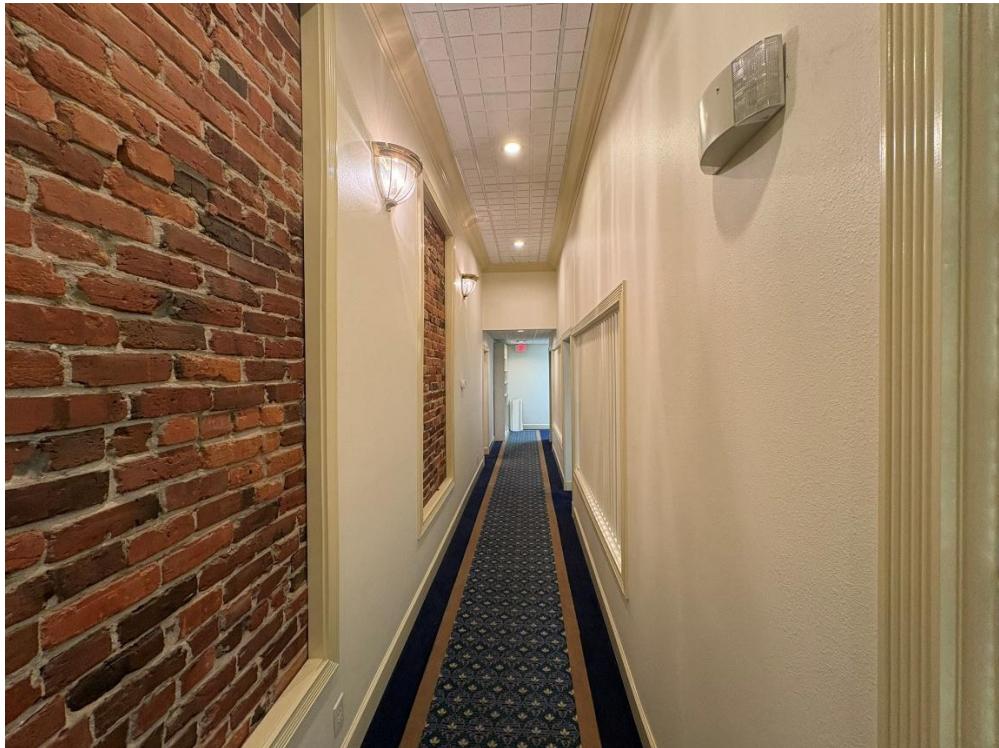
**Library**



**Example of Secretary's Office with Attorney's Office in Back**



**Sample Work Area**



**Downstairs Hallway**



**Conference Room**



**Upstairs Office**



**Upstairs Office**



**Existing Break Area**  
**(subject to conversion for additional Executive Office Space)**

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## ZONING

As stated previously, this property's Zoning is "DT". See the following table for reference of permitted uses by right. Please use this as a starting point only. Additional details may be available from staff at the City of Gainesville or might be found in additional language of the Municipal Code, not contained herein.

### Sec. 30-4.12. Permitted uses.

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section are allowed.

**Table V-1: Permitted Uses within Transects.**

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
<b>RESIDENTIAL</b>											
Accessory dwelling unit	30-5.36	A	A	A	A	A	A	A	A	A	A
Adult day care home	30-5.2	P	P	P	P	P	P	P	P	P	P
Attached dwelling (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P
Community residential home (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	-	-	-
Community residential home (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	-
Family child care home	30-5.10	P	P	P	P	P	P	P	P	P	-
Multi-family, small-scale (2–4 units per building)		-	P	P	P	P	P	P	P	P	P
Multi-family dwelling		-	-	P	P	P	P	P	P	P	P
Single-family dwelling		P	P	P	P	P	P	P	P	P	P
Single room occupancy residence	30-5.8	-	P	P	P	P	P	P	P	P	P
<b>NONRESIDENTIAL</b>											
Alcoholic beverage establishment	30-5.3	-	-	-	-	-	-	P	P	P	P
Assisted living facility		-	-	-	P	-	P	P	P	P	P
Bed and breakfast establishment	30-5.4	-	S	P	P	P	P	P	P	P	P
Business services		-	-	-	P	-	P	P	P	P	P

Carwash	30-5.5	-	-	-	-	-	-	P	P	-	-
Civic, social, or fraternal organization		S	P	P	P	P	P	P	P	P	P
Day care center	30-5.7	-	S	S	P	P	P	P	P	P	P
Drive-through facility	30-5.9	-	-	-	-	-	P	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	-	P	P	P	P
Exercise studio		-	-	-	P	-	P	P	P	P	P
Farmers market	30-5.11	-	-	-	-	-	P	P	P	P	P
Food distribution center for the needy	30-5.12	-	-	-	-	-	-	-	S	S	S
Food truck, not located within a food truck park	30-5.38	-	-	-	P	P	P	P	P	P	P
Food truck park (less than 6 pads)	30-5.13				P	P	P	P	P	P	P
Food truck park (6 or more pads) <sup>5</sup>	30-5.13				S	S	S	S	S	S	S
Funeral home or crematory		-	-	-	-	-	P	P	P	P	P
Gasoline or alternative fuel station	30-5.14	-	-	-	-	-	S <sup>1</sup>	P	P	-	-
Health services		-	-	-	-	-	P	P	P	P	P
Hotel or motel		-	-	-	-	-	-	P	P	P	P
Laboratory, medical or dental		-	-	-	P	-	P	P	P	P	P
Library		-	-	-	-	S	P	P	P	P	P
Light assembly, fabrication and processing	30-5.17	-	-	-	-	-	P	P	P	P	P
Medical marijuana dispensing facility		-	-	-	-	-	P	P	P	P	P
Microbrewery, microwinery, or microdistillery <sup>2</sup>	30-5.18	-	-	-	-	-	S	P	P	P	P

Mini-warehouse or self-storage facility	30-5.19	-	-	-	-	-	-	-	P	P	-
Museum or art gallery		-	-	-	P	S	P	P	P	P	P
Office		-	-	-	P	P <sup>3</sup> / <sup>S<sup>4</sup></sup>	P	P	P	P	P
Office (medical, dental, or other health-related service)		-	-	-	P	-	P	P	P	P	P
Parking, surface (principal use)	30-5.21	-	-	-	-	-	-	-	-	S	S
Parking, structured (principal use)		-	-	-	-	-	-	P	P	P	P
Passenger transit station		-	-	-	-	-	-	-	P	P	P
Personal services		-	-	-	P	-	P	P	P	P	P
Place of religious assembly	30-5.22	S	P	P	P	P	P	P	P	P	P
Professional school		-	-	-	P	P	P	P	P	P	P
Public administration building		-	-	-	S	S	S	P	P	P	P
Public park		P	P	P	P	P	P	P	P	P	P
Recreation, indoor <sup>2</sup>		-	-	-	-	-	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	-	P	P	P	P
Research development or testing facility		-	-	-	-	-	-	P	P	P	P
Residence for destitute people	30-5.24	-	-	-	-	-	-	-	S	S	S
Restaurant		-	-	-	S	-	P	P	P	P	P
Retail sales		-	-	-	-	-	P	P	P	P	P
School (elementary, middle, or high - public or private)		S	S	S	P	P	P	P	P	P	P
Scooter or electric golf cart sales		-	-	-	-	-	-	P	P	P	-
Simulated gambling establishment		-	-	-	-	-	-	-	-	-	-
Social service facility	30-5.27	-	-	-	-	-	-	-	P	P	P

Skilled nursing facility		-	-	-	P	-	P	P	P	P	P
Subsistence garden	30-5.30	P	P	P	P	P	P	P	P	P	P
Urban market farm, less than 5 acres	30-5.30	P	P	P	P	P	P	P	P	P	P
Urban market farm, 5 acres or greater	30-5.30	S	S	S	S	S	S	S	S	S	S
Vehicle sales or rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P
Vehicle services	30-5.31	-	-	-	-	-	-	P	P	-	-
Vehicle repair	30-5.31	-	-	-	-	-	-	P	-	-	-
Veterinary services	30-5.32	-	-	-	P	-	P	P	P	P	P
Vocational or trade school		-	-	-	-	-	S	P	P	P	P
Wireless communication facility or antenna		See 30-5.33									



**LEGEND:**

P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

1 = When located along a Principal Street.

2 = Prohibited where adjacent to single-family zoned property.

3 = Office uses as a home occupation.

4 = Office uses up to 20 percent of the building square footage and shall be secondary to a principal residential use. No outdoor storage allowed.

5 = Special use permit required for any proposed food truck park with six or more food truck pads when the food truck park's boundaries would be less than 300 feet from the boundary of any single-family zoned property or property that is developed with a single-family dwelling; otherwise, such food truck park is allowed by right.

(Ord. No. 160685, § 2, 3-15-18; Ord. No. 170975, § 1, 2-21-19; Ord. No. 190292, § 2, 2-20-20; Ord. No. 190714, § 2, 6-4-20; Ord. No. 190988, § 2, 9-3-20; Ord. No. 191128, § 2, 9-17-20; Ord. No. 200727, § 2, 6-2-22; Ord. No. 211358, § 7, 10-17-22; Ord. No. 211359, § 6, 10-17-22; Ord. No. 2023-168, § 7, 6-1-23; Ord. No. 2023-169, § 6, 6-1-23)