

SWEETWATER



Welcome to Sweetwater
live the sweet life.

Not every place is worthy of being called home. Then again, Sweetwater isn't like any other place. At Sweetwater, you'll find places to push your limits and pull all nighters, to reach your center and rest your head. Our curated and caffienated spaces are thoughtfully designed to be your place to connect you to your community like never before. Sweetwater isn't just student living. It's a student lifestyle.

SWEET
WATER

1225 w university ave
gainesville, fl 32601

leasing@sweetwatergainesville.com

AMENITIES

Swoon over Sweetwater
worry less.
gather more.

Boutique hotel vibe. Dreamy interiors. And every amenity you could imagine. Some might call them perks, but at Sweetwater, they're just part of everyday life. This isn't UF living as usual, welcome to the sweet life.

be well.

Loaded with mats, blankets, blocks, and floor-to-ceiling windows, our yoga studio is an airy, light-filled space to find renewal.





make memories.

Lasting memories begin with good friends and great vibes at our rooftop lounge.

coffee, anyone?

Grab a cup of coffee to go or to stay. You don't have to leave Sweetwater for craft coffee and artisan pastries. It's all right here at Sweetwater.



study in style

Be inspired to study. From open to private study rooms, each space has its own unique vibe. Now, you'll have plenty of places to collaborate or work solo.



find your fit.

Don't wait for a machine or an opportunity to work out. Our fitness center is loaded up with all the latest weight and cardio machines.

gym equipment

- Treadmills
- Stair steppers
- Ellipticals and motion trainers
- Old school squat rack (not a Smith machine)
- TRX bay
- Dumbbell and barbell racks
- Kettlebells and stability balls
- Leg press and leg extension
- Dual cable functional trainer



detox daily

Feel revived in two spacious saunas designed to help you relax, take the edge off, and sweat away the impurities.

dip a toe.

Campus always looks better from a roof-top pool. Ours features a sun shelf with chaise lounges along with a cabana complete with two grills and a dining table for impromptu gatherings.



UNIT FEATURES

design is in the details

From our bright, modern kitchens to the mounted Smart TV, there's no compromising on our spaces. And no shortage of memories to be made.

fully furnished with

- Two under-bed/stackable dresser drawers
- Task chair
- Couch
- Coffee table
- Bar stools
- Full-size bed
- Pillow-top mattress
- Desk
- Faux wood blinds

units equipped with

- Free high-speed Internet & Wi-Fi
- GE stainless steel kitchen appliances
- Full-sized washer and dryer
- Wall-mounted Smart television



NEIGHBORHOOD

the best of gainesville.

Located at the corner of 13th and University, it's easy to walk or scoot to sorority row and just a quick drive from all of your favorite spots in Midtown and Downtown.



steps from campus

Sweetwater is just a block from UF, which means you can get to the Heavener School of Business in less than five or Library West in less than ten.

where to tonight?

At Sweetwater, there's always something to do. Whether you're hopping bars in Midtown or grabbing brunch downtown, no plans are out of reach.

In the center of it all.

Being steps away from the University of Florida campus means trips to Ben Hill and gator games will never be easier.



Explore Gainesville

FOOD + DRINK

- Daydreamer Cafe
- Tup Tim Thai
- Bagels & Noodles
- Pit & Peel
- McDonald's
- Piesanos
- Chick-Fil-A
- Paris Bahn Mi
- Bento
- Concord Coffee
- Starbucks
- Just Salad
- Nekter
- Dunkin
- Chipotle
- El Indio
- Opus Coffee
- Wawa
- Pascal's Coffeehouse
- Midtown
- Insomnia Cookies
- Poke Bowl Station

FROM SWEETWATER

- Mezzanine
- 1 minute walk
- 1 minute walk
- 1 minute walk
- 1 minute walk
- 2 minute walk
- 3 minute walk
- 4 minute walk
- 4 minute walk
- 4 minute walk
- 4 minute walk
- 4 minute walk
- 4 minute walk
- 4 minute walk
- 5 minute walk
- 5 minute walk
- 8 minute walk
- 8 minute walk
- 9 minute walk
- 9 minute walk
- 9 minute walk
- 9 minute walk
- 9 minute walk
- 9 minute walk
- 10 minute walk

CAMPUS

- Warrington College
- Infinity Hall
- Library West
- Turlington Hall
- Norman Library
- Sorority Row
- Marston Science Library
- Ben Hill Griffin Stadium
- Weimer Hall
- Reitz Student Union

FROM SWEETWATER

- 2 minute walk
- 5 minute walk
- 6 minute walk
- 9 minute walk
- 9 minute walk
- 12 minute walk
- 12 minute walk
- 13 minute walk
- 16 minute walk
- 17 minute walk

GROCERY

- Publix
- CVS

FROM SWEETWATER

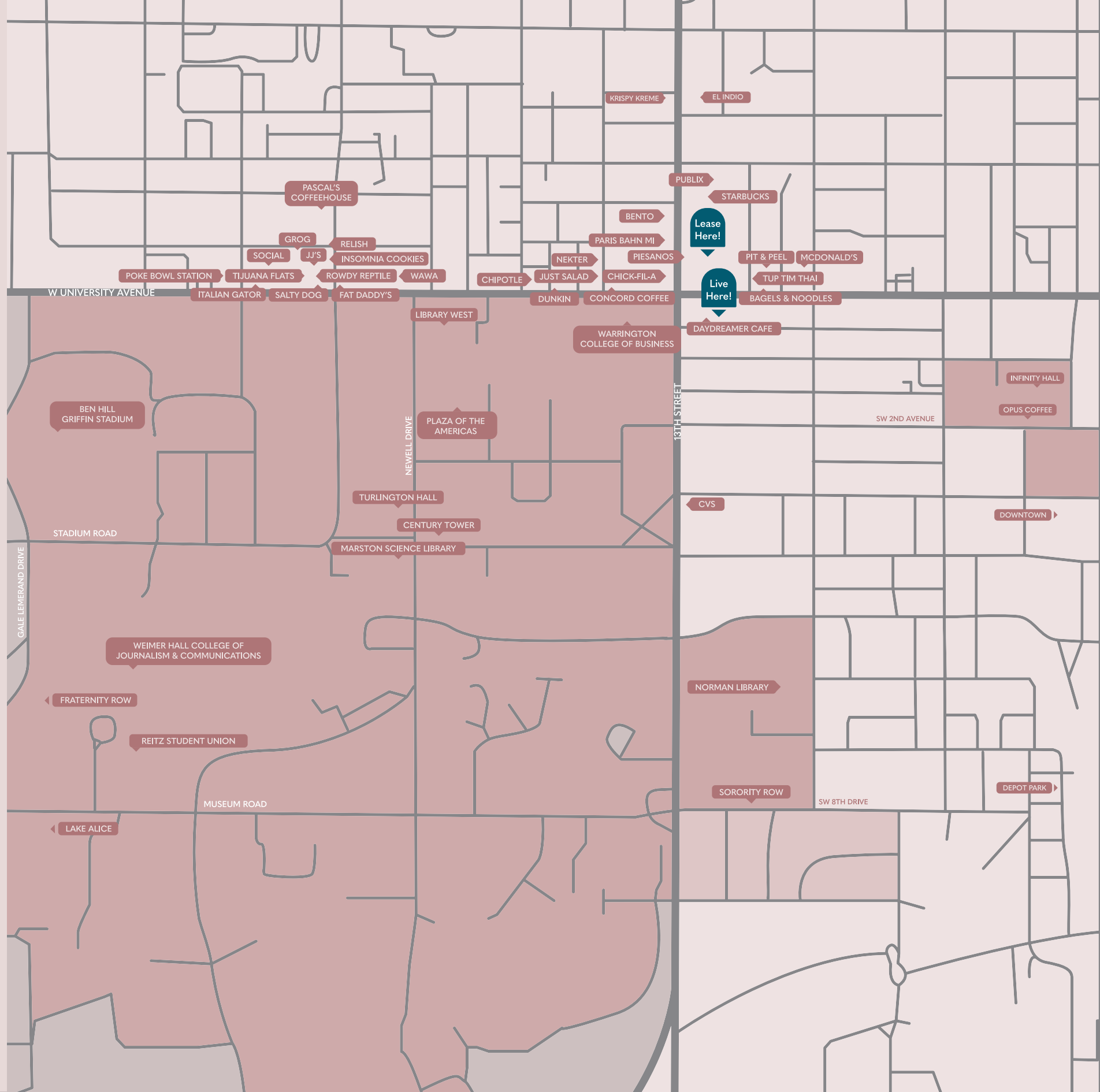
- 4 minute walk
- 5 minute walk

PARKS

- Depot Park
- Lake Alice

FROM SWEETWATER

- 5 minute drive
- 7 minute drive



find your
home

From studios to six bedrooms,
there's something for everyone.



The Pearl

A1 | 1 bed x 1 bath | 502 sq. ft.



The Breakers

A1A | 1 bed x 1 bath | 502 sq. ft.



The Watercolor

A2 | 1 bed x 1 bath | 525 sq. ft.



The Perry

B1D | 2 bed x 2 bath | 728 sq. ft.



The Waldorf

B2 | 2 bed x 2 bath | 710 sq. ft.



The Ramble

C1 | 3 bed x 3 bath | 1,101 sq. ft.



The Biltmore

C2 | 3 bed x 3 bath | 1,084 sq. ft.



The Ella

D1 | 4 bed x 4 bath | 1,208 sq. ft.



The Proper

D2 | 4 bed x 4 bath | 1,292 sq. ft.



The Crawford

D3 | 4 bed x 4 bath | 1,312 sq. ft.



The Henry

D4 | 4 bed x 4 bath | 1,329 sq. ft.



The Joule

D4.1 | 4 bed x 4 bath | 1,596 sq. ft.



The Zaza

E1 | 5 bed x 5 bath | 1,566 sq. ft.



The Hoxton

E2 | 5 bed x 5 bath | 1,566 sq. ft.



The Driskill

E2B | 5 bed x 5 bath | 1,566 sq. ft.





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lease here
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