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LYONS CORNER

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## MODERN LIVING *for the Modern Student*

Lyons Corner is the No. 1 choice for off-campus housing by the University of Florida! From our top-notch amenities and two convenient locations in the center of it all (including Sorority Row) to a stunning collection of affordable two- to five-bedroom floor plan options, you'll love calling us home! Enjoy your own fully furnished townhome, apartment, or historic house featuring gourmet kitchens, designer lighting, washer and dryer, wood-style flooring, and more. Plus, high-speed internet and trash are included. Live the good life with us!





# AMENITIES FOR THE *Ultimate Living Experience*

## COMMUNITY AMENITIES



- Steps to the University of Florida and Sorority Row
- Walking Distance to Warrington College of Business, Library West, and Turlington Hall
- Award-Winning Students First® Experience



- Covered Reserved Parking Options Available
- Covered Scooter Parking Options Available
- Eligible for Neighborhood Parking Decal



- 24-Hour Emergency Maintenance
- Walk to Midtown and Downtown
- Access to Public Transportation
- RentTrack Program
- Elevator Access to All Floor Levels\*



- Bike Racks

## APARTMENT AMENITIES

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|---|--|
| • Two- to Three-Bedroom Apartment Floor Plan Options* | Appliances (Dishwasher, Disposal, Microwave, and Refrigerator)     |
| • Two- to Five-Bedroom Townhome Floor Plan Options    | • Air Conditioner  |
| • Three- and Four-Bedroom Historic Home Options       | • Washer and Dryer Included  |
| • Fully Furnished (TV Included in Living Room)        | • Spacious Living Rooms with Tile Flooring* or Wood Vinyl Flooring |
| • Trash Included                                      | • Individual Leasing Available                                     |
| • Individual Bedrooms with Walk-in Closets            | • Roommate Matching Available                                      |
| • Master Suite with Individual Bathroom and Balcony   | • Bar Top Seating  |
| • High-Speed Internet Included (Gator Net or Cox)     | • Custom-Designed Cabinetry  |
| • Gourmet Kitchen with Stainless Steel                | • Nine-Foot Ceilings with Ceiling Fan                              |
|   | • Designer Light Fixtures  |

*\*Only available at 1240 SW 9th Road location.*



**THE NORMAN**  
2 BED | 2.5 BATH



**THE MARSTON**  
2 BED | 2 BATH



**THE MCCARTY**  
3 BED | 3 BATH



**THE HUME**  
4 BED | 4.5 BATH



**THE HUME**  
4 BED | 4.5 BATH



**THE PEABODY**  
3 BED | 3 BATH



**THE GRIFFIN**  
5 BED | 5.5 BATH

## FLOOR PLANS *Designed for Your Lifestyle*

Come home to your fully furnished apartment, townhome, or historic house beautifully accented with style, comfort, and a contemporary edge. Our collection of spacious floor plans within walking distance to campus are perfect for students!

**TO VIEW ALL FLOOR PLAN OPTIONS, VISIT [LYONSCORNER.COM](https://lyonscorner.com).**





## STUDENTS FIRST<sup>®</sup> EXPERIENCE *at Lyons Corner*

At Lyons Corner, we believe it's our responsibility to provide our residents with a community, not just a place to sleep with fancy amenities (although we have those, too). Our nationally recognized Students First<sup>®</sup> Experience is a unique opportunity that is going to launch you to success now and in the future.

We pride ourselves in helping our residents achieve greatness in all areas — life, growth, and success. You'll be part of a dynamic and positive community focused on you. Choose from a calendar full of fun events, and take advantage of resources and workshops to help you succeed in college and into your career. Our highly trained staff offers an unmatched level of service and provides residents with experiences and services designed to meet your needs. Come and find out for yourself what it means to live as a Lyons Corner resident!







## DYNAMIC LIVING *steps from campus*

Lyons Corner is steps from the University of Florida, so students will get the ultimate living experience — close-to-campus convenience from a vibrant apartment community centrally located in the heart of Gainesville. Plus, our locations put residents in the hub of hot spots where everything you need is right outside your front door.

Check out these nearby hot spots for students:

- Norman Hall
- Sorority Row
- Beaty Towers
- Ben Hill Griffin Stadium
- Broward Hall
- Reitz Union
- Bike to Downtown
- The Social at MidTown
- McDonald's
- Publix
- Starbucks
- CVS Pharmacy
- Target
- Bento
- Chick-fil-A
- SweetBerries

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# LYONS CORNER

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**VISIT OUR LEASING OFFICE:**

1240 SW 9TH RD. UNIT #106  
GAINESVILLE, FL 32601

**(352) 309-2484**

**LYONSCORNER.COM**

**CAMPUSVIEWLYONSCORNER-BR@M.KNCK.IO**

**STARKENTERPRISES**



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