

THE PINNACLE IN DOWNTOWN SARASOTA OFFICE SPACE



THE **WELLS FARGO**
ADVISORS
BUILDING

1605 MAIN STREET :: SARASOTA, FLORIDA :: 34236

unparalleled views of downtown sarasota and the bay front



property introduction

Built in 1970 as part of the Ellis Group of banks, downtown Sarasota's Wells Fargo Advisors Building has always had a healthy and stable mix of business tenants including attorneys, CPAs, brokers and other businesses vital to the economic success of the community. Now a property in the Benderson Development portfolio, the graceful 13-story white marble building has been updated to suit the needs of the most discerning tenants.

Office space in the Wells Fargo Advisors Building offers competitive, full service rental rates that include janitorial services, utilities, common area maintenance and all other operating expenses. An adjacent two level parking garage, along with outside surface parking areas, provide ample tenant parking.

Some of the building's advantages are a prime location in the heart of downtown Sarasota providing pedestrian access to all amenities from the bay front to US 301, including banks, government buildings, restaurants, shops and hotels; quick access to Interstate 75 and the Sarasota-Bradenton International Airport; and an upscale professional environment making it a great place to conduct business.







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property highlights

- 13-story, landmark building prominently located on the Sarasota skyline
- Classic building with unique marble and stone facade
- 2016 renovation of all building interiors including 1st floor lobby and common areas
- 2016 renovation of building exterior including new street level store fronts, new South entry with three-tier canopy and water feature and new landscaping and hardscaping
- Dramatic city and bay views
- Typical floor plate of 12,000 SF
- Superior Benderson ownership, build-out services and management
- Set in the heart of vibrant downtown Sarasota
- Surrounded by a wide array of dining, world class shopping & hotels
- Minutes to I-75 and Sarasota-Bradenton International Airport

building specifications



CONSTRUCTION DETAILS

- The floor plates range from 31,000 sf with typical floor plate being approximately 12,000 sf.

HEATING, VENTILATION AND AIR CONDITIONING

- Air conditioning is provided through the building's main cooling towers.

ELECTRICITY

- Included in rental rate (with exception of ground floor).

LIFE SAFETY

- Recently upgraded sprinkler and fire alarm system.

COMMUNICATIONS

- State-of-the-art fiber optic service is provided to the building. Providers include Verizon, Comcast and Windstream.

ELEVATORS

- The Building contains a total of 4 elevator cabs (3 passenger, 1 freight) each having approximately 2,500 lbs. capacity.

BUILDING SECURITY

- On-site management and security, including building engineer available 24/7.

PARKING

- Attached 2-story parking garage and adjacent outside surface parking lot that has undergone a full renovation and expansion into the best and most convenient parking in downtown Sarasota.

LOADING DOCK

- The Property is equipped with a loading area on Adelia Street.

DIRECTORIES

- User-friendly, state-of-the-art touch-screen directories located in main Building lobby and lobbies on floors 2 and 3.

FULL-SERVICE LEASE INCLUDES:

- Electricity & Water
- Real Estate Tax
- Building Insurance
- HVAC & Building Maintenance
- On-Site Management and Security
- Directory & Suite Entry Signage
- Cleaning & Janitorial Services

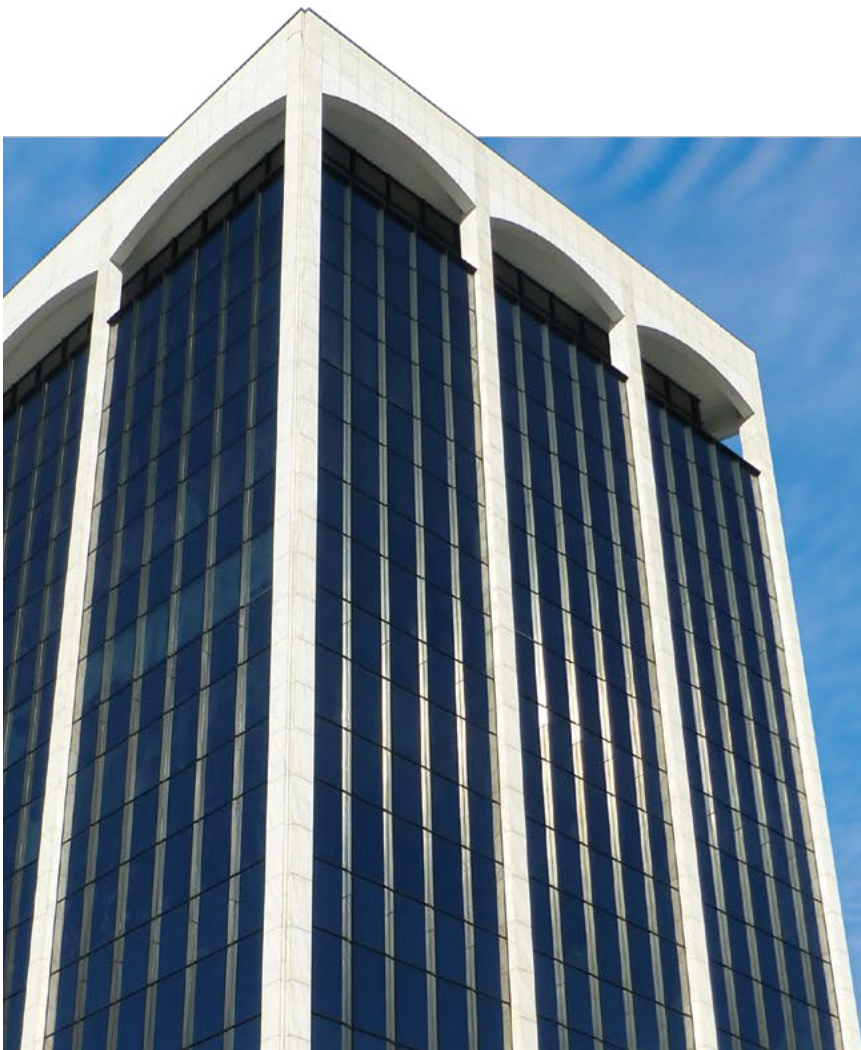


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property site plan





BENDERSON

Benderson Development has been a leading force in commercial real estate development for 70 years. It owns and manages over 750 properties nationally including office buildings, retail shopping centers, hotels, industrial and warehouse facilities, residential communities and land.

Founded by Nathan Benderson in 1949, Benderson has grown to become one of the largest privately held real estate development companies in America.

Lead by a skilled management team who collaborate freely to cultivate the company's extensive and diverse portfolio, Benderson is known for its financial stability, award winning property management, and its ability to transform properties into highly successful ventures. It has been a pioneer in the development of major office and retail hubs across the country, such as University Town Center in Sarasota, Florida.

Benderson has long possessed one of the industry's most enviable track records when it comes to leasing services. The company prides itself on providing each tenant with an appropriate and attractive environment conducive to its individual business needs. Its reputation for service to tenants is unparalleled.

The company is headquartered in Sarasota, Florida, with regional offices in Buffalo and Rochester, New York.

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For more information please contact:

BENDERSON
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