



PRICE REDUCED

FOR LEASE



UPSCALE OFFICE SUITES

1751 Mound Street

Sarasota, Florida 34236

LEASE RATE · REDUCED

\$19.50 SF/yr · Gross

AVAILABLE

5,023 & 5,033 SF

SUITES

2 leased individually

Diane Lawson

941.780.6136 · FL #581055
diane.lawson@corecommercial.us

Ryan Edwards

847.800.2282
ryan.edwards@corecommercial.us

\$19.50 SF/YR · SHORT TERMS OK

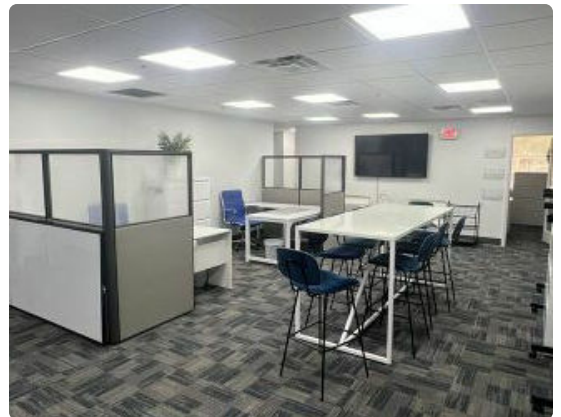
Property Summary

1751 MOUND ST · SARASOTA, FL

Introducing the prestigious upscale office suites at **1751 Mound St**, an exceptional professional setting with utilities included in the rent. The property offers ample, free surface parking, ensuring convenient access for tenants and visitors alike.

A skylit central atrium anchors the building, enhancing the ambiance and providing an impressive welcome to guests. Thoughtfully designed, these suites are the ideal foundation for businesses seeking a refined, well-appointed environment in the heart of Sarasota.

The landlord is renovating all common areas and enhancing the landscaping — presenting an exceptional opportunity for businesses looking to elevate their working environment.



PROPERTY HIGHLIGHTS

- **Price reduction — now \$19.50 SF/yr**
- **Landlord will consider shorter lease terms**
- Upscale, move-in-ready office suites
- Utilities included in rent
- Ample, free surface parking
- Skylit central atrium
- Common areas & landscaping being renovated

OFFERING SUMMARY

Lease Rate	\$19.50 SF/yr (Gross)
Available SF	5,023 & 5,033 SF
Building Size	30,707 SF
Lot Size	32,521 SF
Floor	Second floor
Parking	Ample, free surface

Available Spaces

SUITES 201 & 203 · SECOND FLOOR

PRICE REDUCED

All suites reduced from ~~\$29.50~~ to **\$19.50 SF/yr gross** — utilities still included.
Landlord will consider shorter lease terms.

SUITE	SIZE (RSF)	TYPE	RATE · SF/YR	NOTES
Suite 201	5,023 SF	Gross	\$19.50	Utilities included
Suite 203	5,033 SF	Gross	\$19.50	Utilities included

LEASE INFORMATION

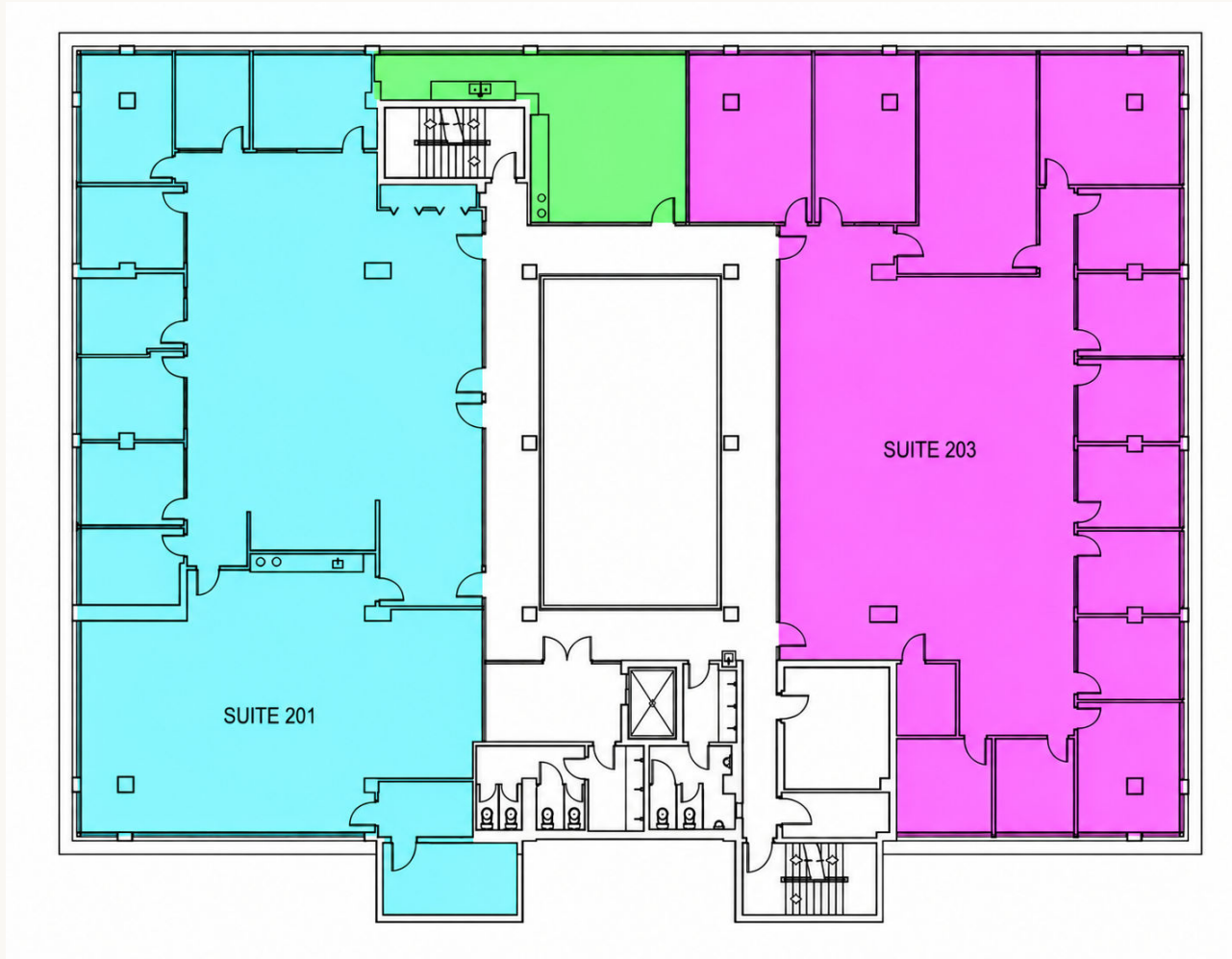
Lease Type	Gross
Total Space	10,056 SF · two suites
Lease Rate	\$19.50 SF/yr
Lease Term	Negotiable · short term OK

Suites 201 and 203 are each available individually on the second floor — **5,023 SF** and **5,033 SF** respectively. Both are offered at the reduced rate of **\$19.50 SF/yr gross** with utilities included, and the landlord is open to **shorter lease terms** .

See floor plan on next page →

Floor Plan

SECOND FLOOR · SUITES 201 & 203



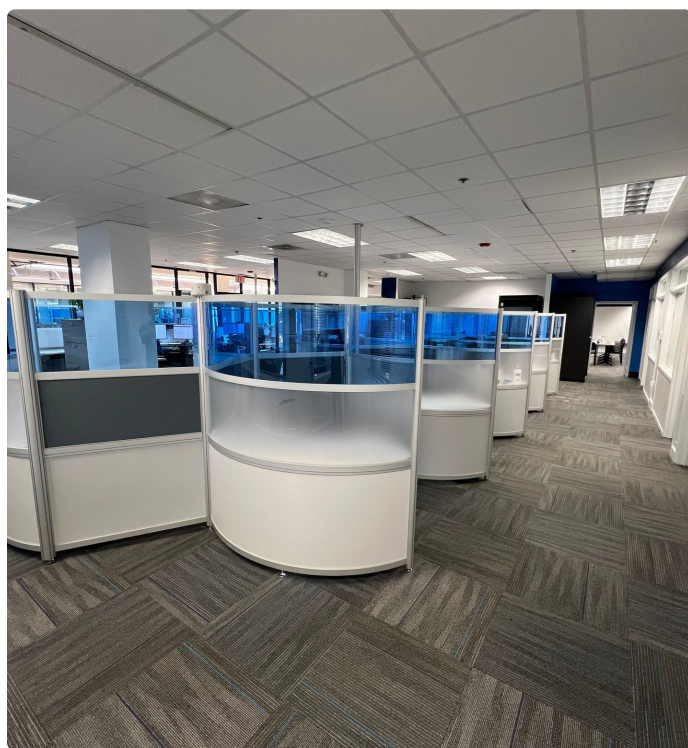
 Suite 201 · 5,023 SF

 Suite 203 · 5,033 SF

 Common area / atrium

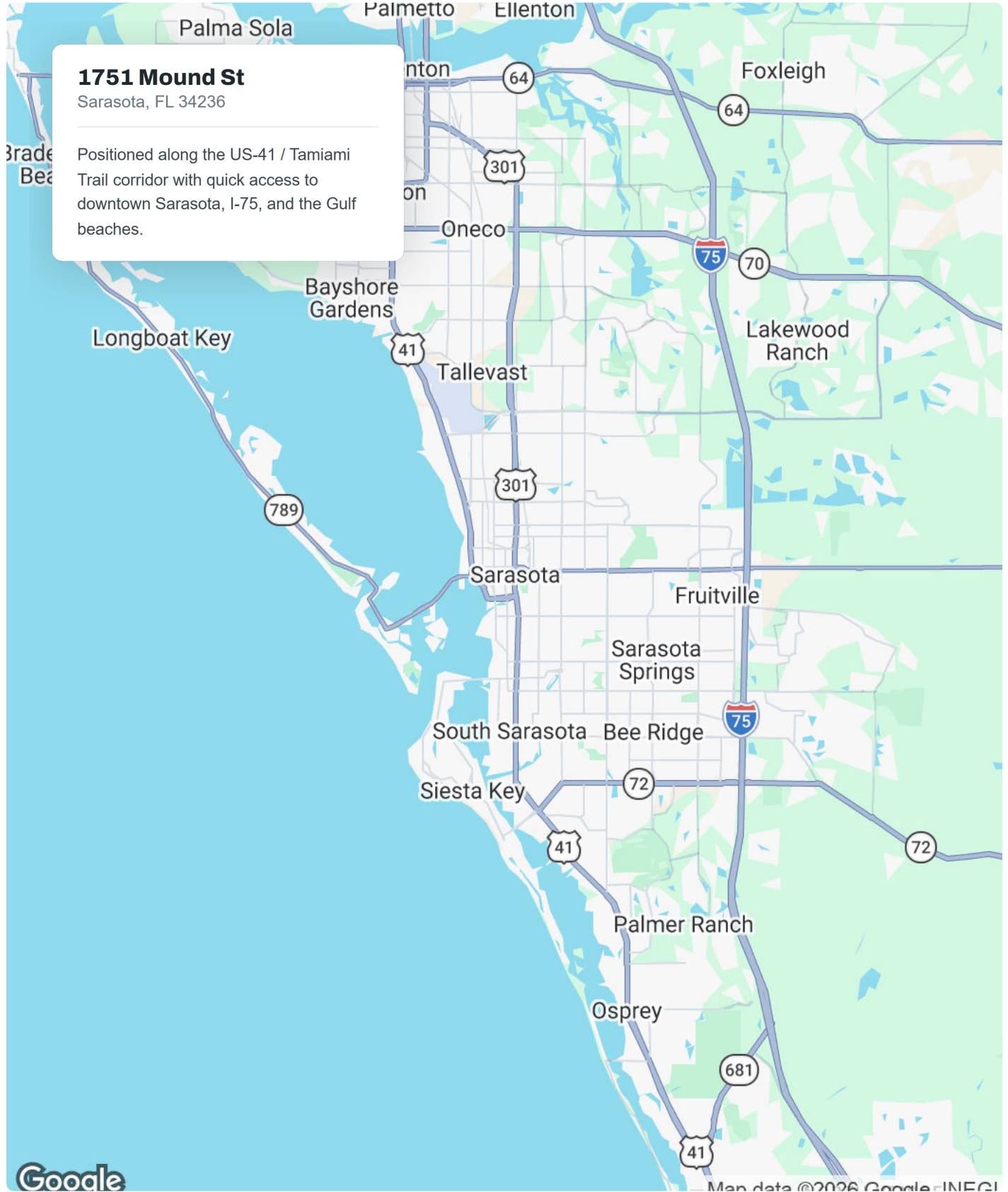
Interior & Amenities

PROPERTY PHOTOS



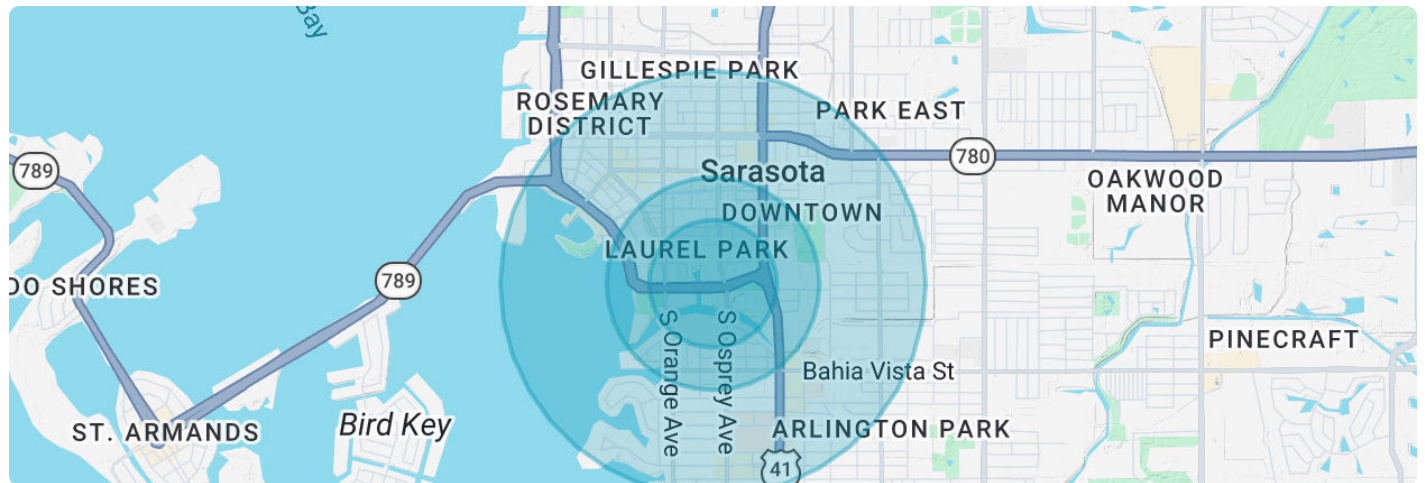
Location

HEART OF SARASOTA, FL



Demographics

AREA REPORT · 2023 ACS



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,407	74,567	157,407
Average Age	56.1	49.1	50.8
Average Age (Male)	52.9	46.7	48.3
Average Age (Female)	58.4	50.7	52.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,973	33,846	71,831
# of Persons per HH	1.9	2.2	2.2
Avg. HH Income	\$142,949	\$122,456	\$119,307
Avg. House Value	\$898,163	\$665,574	\$575,491

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