

OFFICE BUILDING

1819 MAIN ST, SUITE 235, SARASOTA, FL



ADDRESS

**1819 Main St, Suite 235
Sarasota, FL 34236**

PROPERTY FEATURES

- Strategic location in the heart of Sarasota
- Covered parking garage available for tenants and visitors
- Prestigious address for businesses seeking a prime location
- Fitness center
- Tenant lounge & outdoor patio
- Conference center
- Sublease expiring 10/31/27



	1 Mile	3 Miles	5 Miles
Total Households:	8,270	34,871	79,081
Total Population:	15,820	76,851	172,274
Average HH Income:	\$106,717	\$95,227	\$102,175

PRESENTED BY:

LEE DELIETO JR.

Broker Associate
941.323.0060

leedelietojr@michaelsaunders.com

WILL MARTIN

Commercial Advisor
941.302.9990

willmartin@michaelsaunders.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.

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OFFERING SUMMARY

Lease Rate:	\$32.89 SF/yr (Full Service)
Parking:	2 Unreserved Spaces at \$45/m
Available SF:	1,118 SF
Year Built:	1989
Zoning:	DTC

PROPERTY OVERVIEW

Discover the perfect space at 1819 Main St, Unit 235, a well-appointed 1,118 SF office available for sublease. This bright, versatile unit features modern finishes and an open layout, ideal for fostering creativity and collaboration. With ample natural light pouring through large windows, the environment promotes productivity and comfort. Enjoy the convenience of in-suite amenities, including a kitchenette and private restroom, ensuring a seamless workday. The building offers secure access and ample parking, making it easy for clients and staff alike. Sublease expires 10/31/27.

LOCATION OVERVIEW

Located in the heart of Downtown Sarasota, the area surrounding the property offers a vibrant mix of culture, cuisine, and commerce. With the stunning Sarasota Bay just a short walk away, tenants can enjoy a peaceful waterfront lunch or an inspiring afternoon stroll. Additionally, the property is situated within walking distance of numerous restaurants, cafes, and retail shops, making it an ideal location for businesses seeking to attract and retain top talent while enjoying the unique charm of Sarasota.

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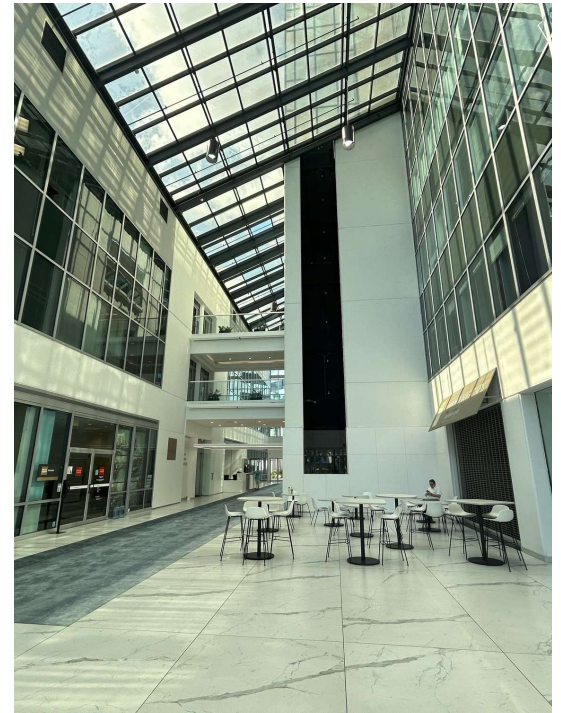
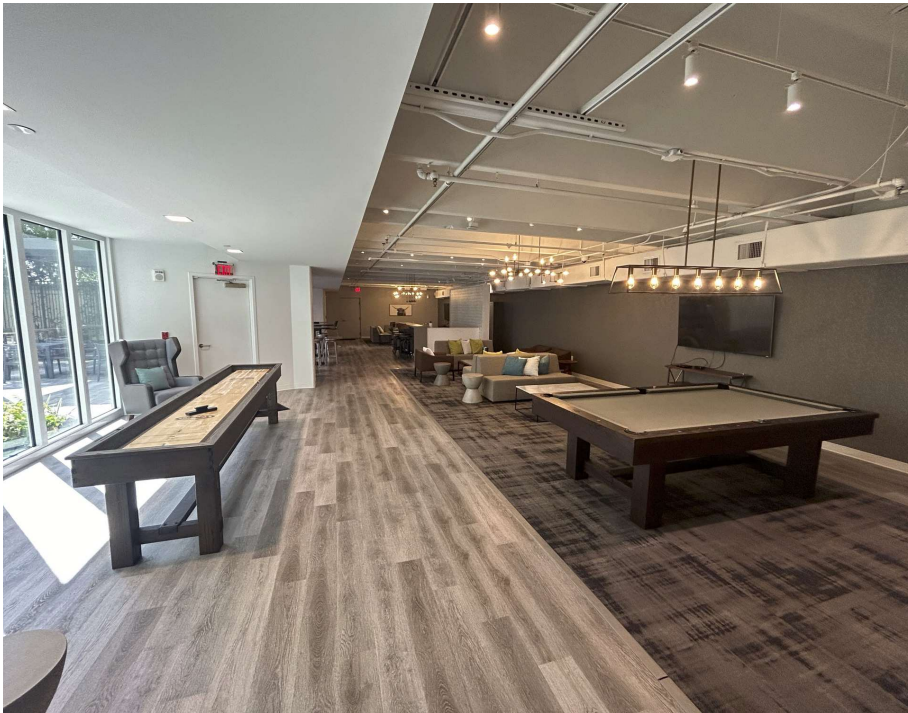
Spencer Brannen

Commercial Advisor
941.822.7473
spencerbrannen@michaelsaunders.com



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Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

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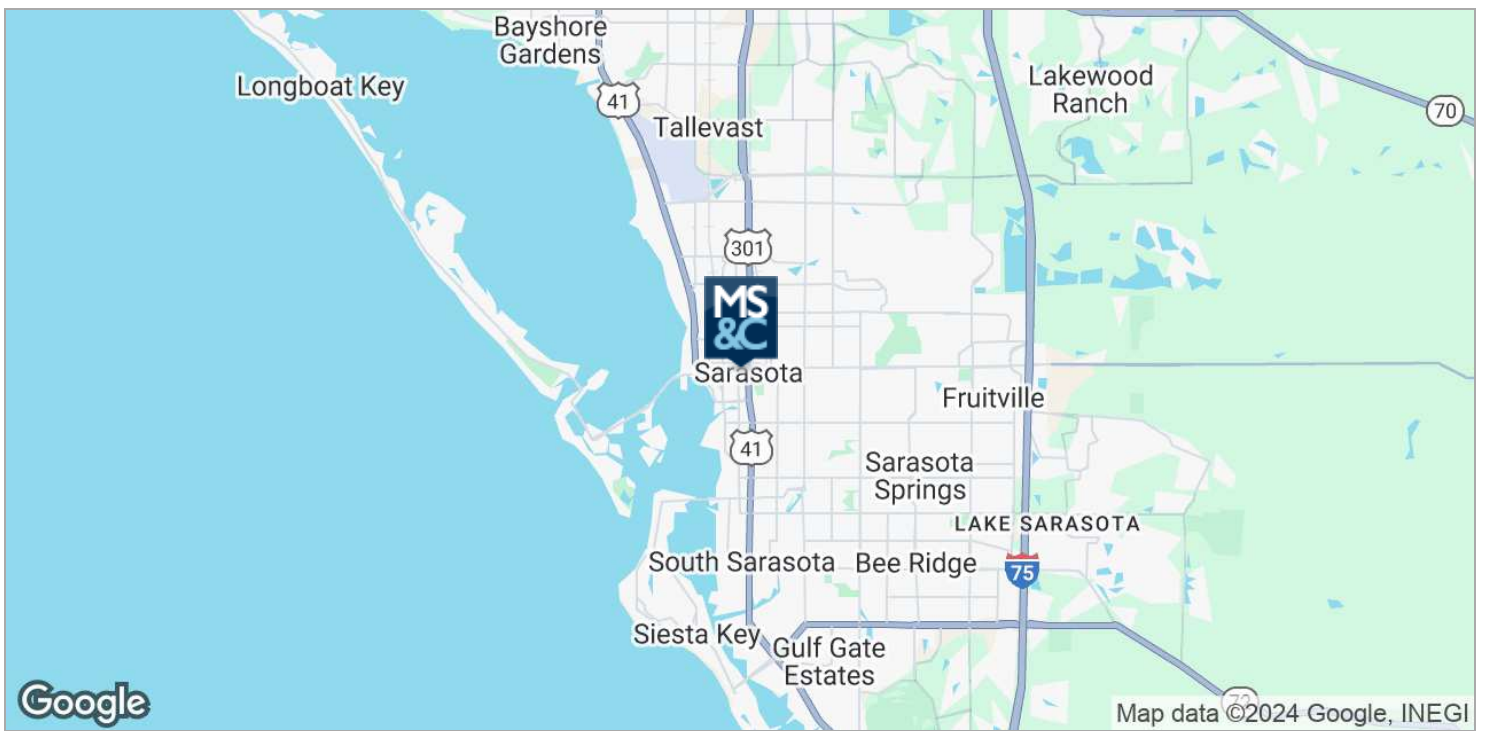
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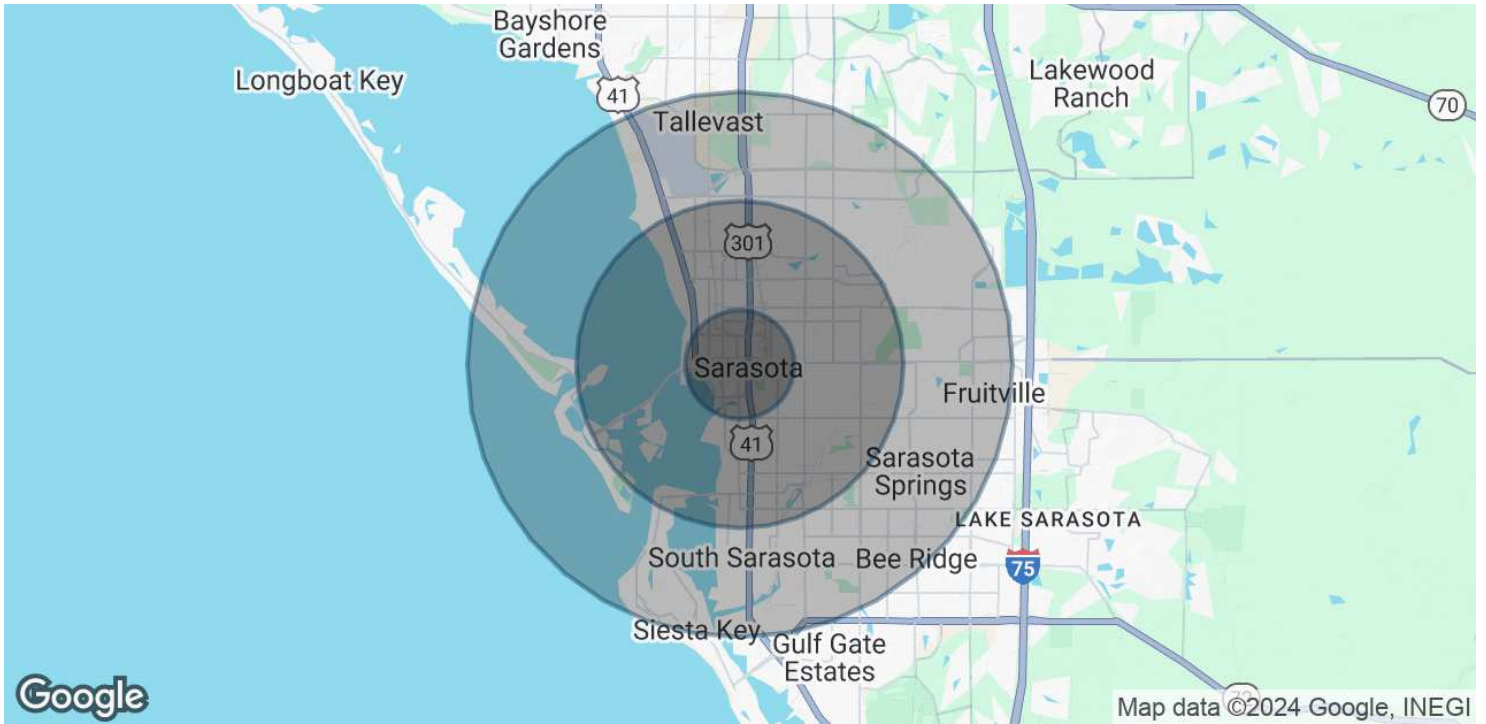
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,820	76,851	172,274
Average Age	54	49	50
Average Age (Male)	52	47	49
Average Age (Female)	55	50	51

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,270	34,871	79,081
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$106,717	\$95,227	\$102,175
Average House Value	\$787,110	\$519,284	\$504,564

Demographics data derived from AlphaMap

LEE DELIETO JR.

Broker Associate



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T 941.323.0060
C 941.323.0060
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FL #BK702292

PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 19+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota and surrounding markets, helping clients to make the right decisions about their investment strategies. In 2005, Lee Jr joined his father Lee Sr, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team, namely the DeLieto Team. To date, this exceptional duo has closed on hundreds of millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office, retail, and industrial sale leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience.

Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr currently sits on the Plymouth Harbor Board of Trustees. He is also a past board member of the Sarasota School of Arts and Sciences (SSA+S) and past President of the OGPNA (Original Gillespie Park Neighborhood Association).

As an active member in the business community, Lee Jr. is a recent past member of the Board of Directors for the Greater Sarasota Chamber of Commerce and Past Chair of their City Priorities Council. He is also the 2010 Past President of Commercial Investment Division (CID) under the Realtor Association of Sarasota and Manatee.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valarie Wadsworth-DeLieto, a residential agent with Michael Saunders & Company, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.

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