

GROUND FLOOR SURGERY CENTER

2621 Cattlemen Road, Sarasota, FL 34232



PROPERTY OVERVIEW

Ian Black Real Estate is pleased to present the opportunity to lease a ground floor surgery center on the busy Cattlemen Rd. The surgery center is currently operating as an AHCA accredited facility with two Class C Operating rooms and a Class A Treatment/Procedure room. The building is conveniently located close to Doctor's Hospital with signage on Cattlemen Rd, surrounded by area medical practices. The surgery suite will be ready for tenant occupancy mid 2026. Included in the existing 10,577 RSF is a 1,682 RSF dedicated business office with break room and four offices. Expansion opportunity is available for up to 8,000 SF by negotiation.

PROPERTY SUMMARY

| | |
|-----------------------|---------------------|
| Lease Rate: | \$24.00 SF/yr (NNN) |
| Available SF: | 10,577 - 16,000 RSF |
| Operating Expenses: | \$9.08 SF/yr |
| RE Taxes & Insurance: | \$4.59 SF/yr |
| Building Size: | 21,931 RSF |



MELISSA HARRIS, SIOR
941.906.8688 x114
Melissa@ian-black.com



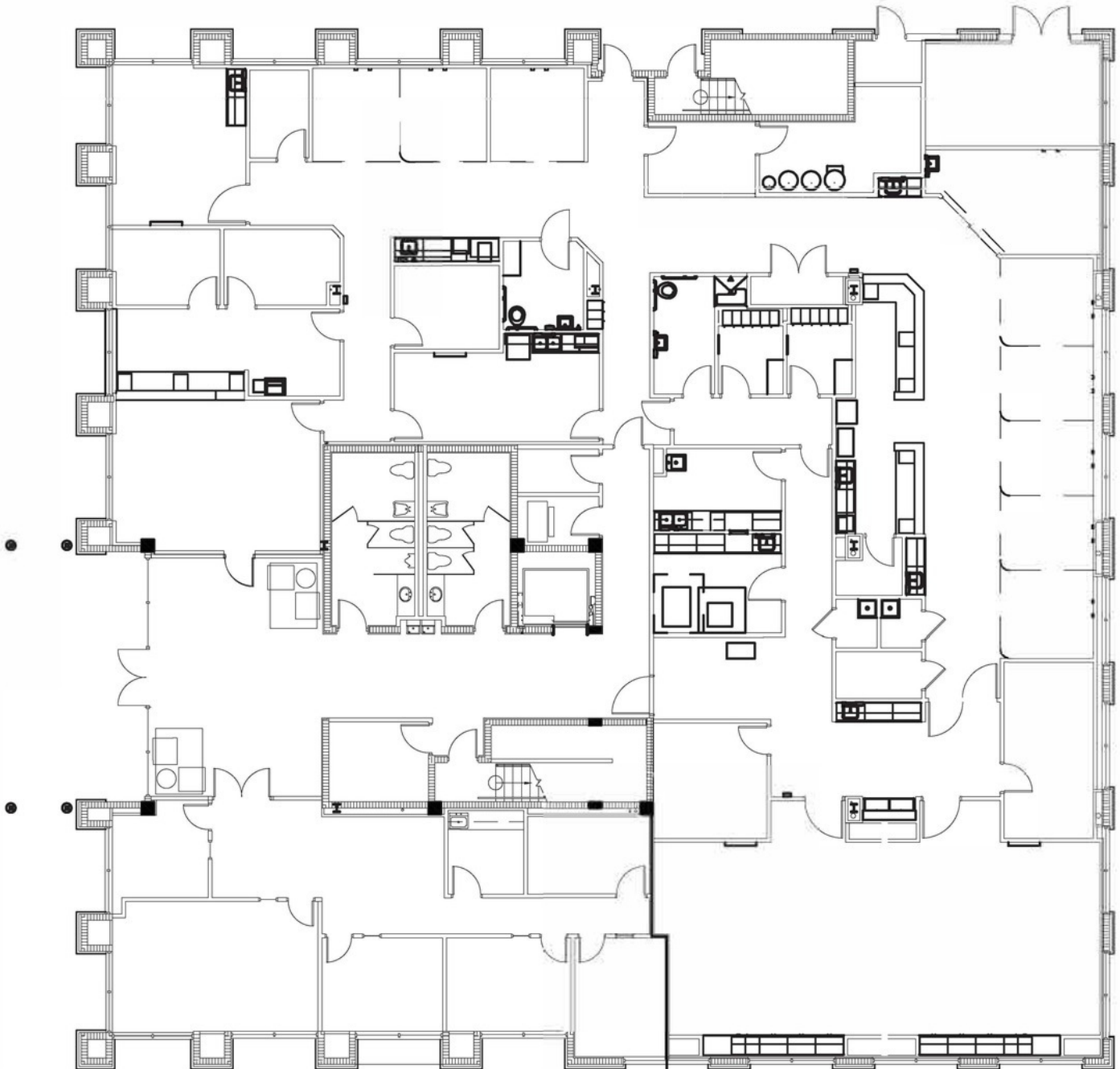
STEVE HORN, CCIM
941.906.8688 x107
steve@ian-black.com

IAN BLACK
REAL ESTATE
THE PLACE FOR SPACE

GROUND FLOOR SURGERY CENTER

EXISTING FLOOR PLAN

2621 Cattlemen Road, Sarasota, FL 34232



MELISSA HARRIS, SIOR
941.906.8688 x114
Melissa@ian-black.com



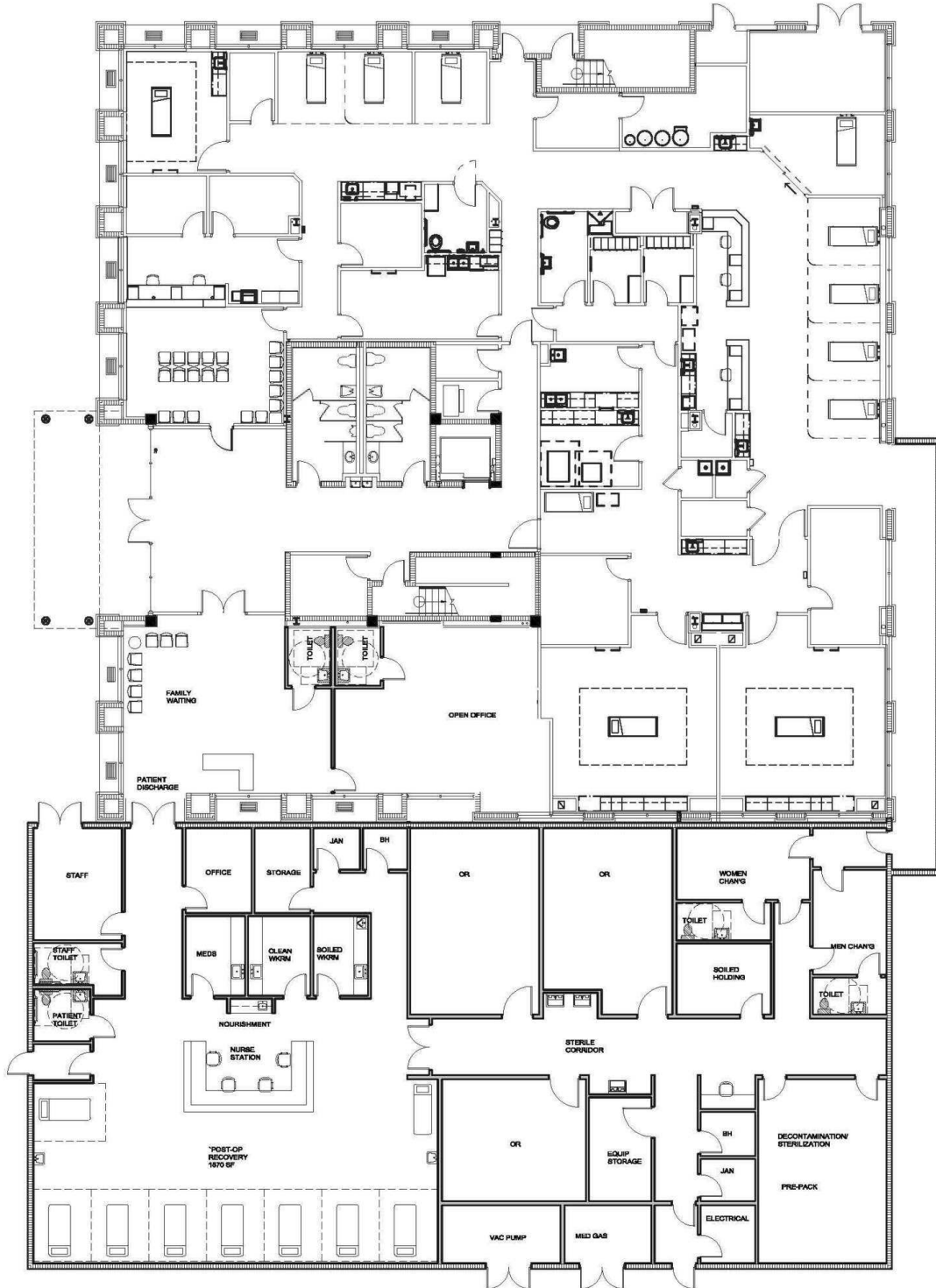
STEVE HORN, CCIM
941.906.8688 x107
steve@ian-black.com

IAN BLACK
REAL ESTATE
THE PLACE FOR SPACE

EXPANSION OPPORTUNITY

PROPOSED EXPANSION PLAN

2621 Cattlemen Road, Sarasota, FL 34232



MELISSA HARRIS, SIOR
941.906.8688 x114
Melissa@ian-black.com



STEVE HORN, CCIM
941.906.8688 x107
steve@ian-black.com

IAN BLACK
REAL ESTATE
THE PLACE FOR SPACE

GROUND FLOOR SURGERY CENTER

LOCATION MAP

2621 Cattlemen Road, Sarasota, FL 34232



MELISSA HARRIS, SIOR
941.906.8688 x114
Melissa@ian-black.com



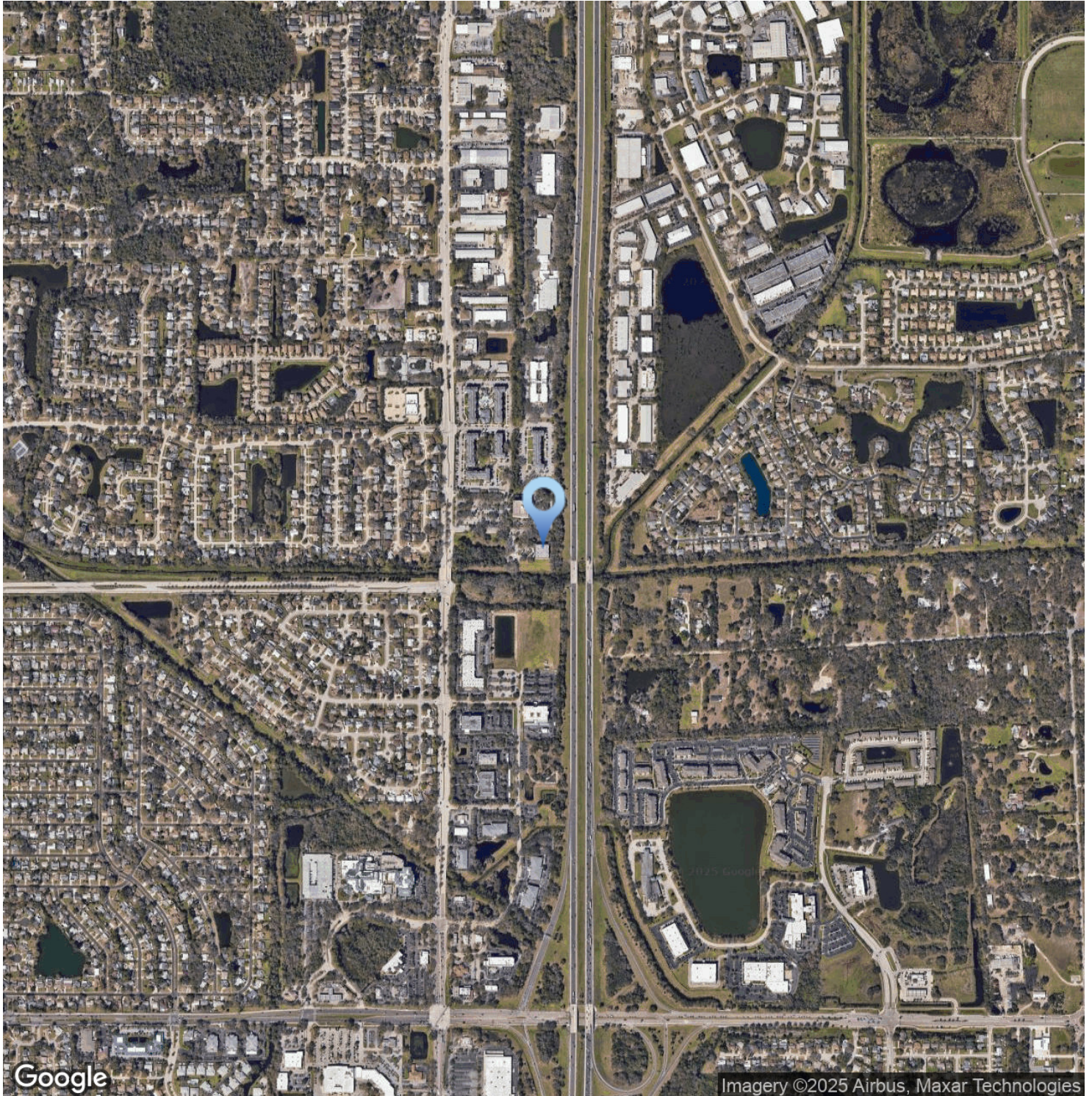
STEVE HORN, CCIM
941.906.8688 x107
steve@ian-black.com

IAN BLACK
REAL ESTATE
THE PLACE FOR SPACE

GROUND FLOOR SURGERY CENTER

AERIAL MAP

2621 Cattlemen Road, Sarasota, FL 34232



MELISSA HARRIS, SIOR
941.906.8688 x114
Melissa@ian-black.com



STEVE HORN, CCIM
941.906.8688 x107
steve@ian-black.com

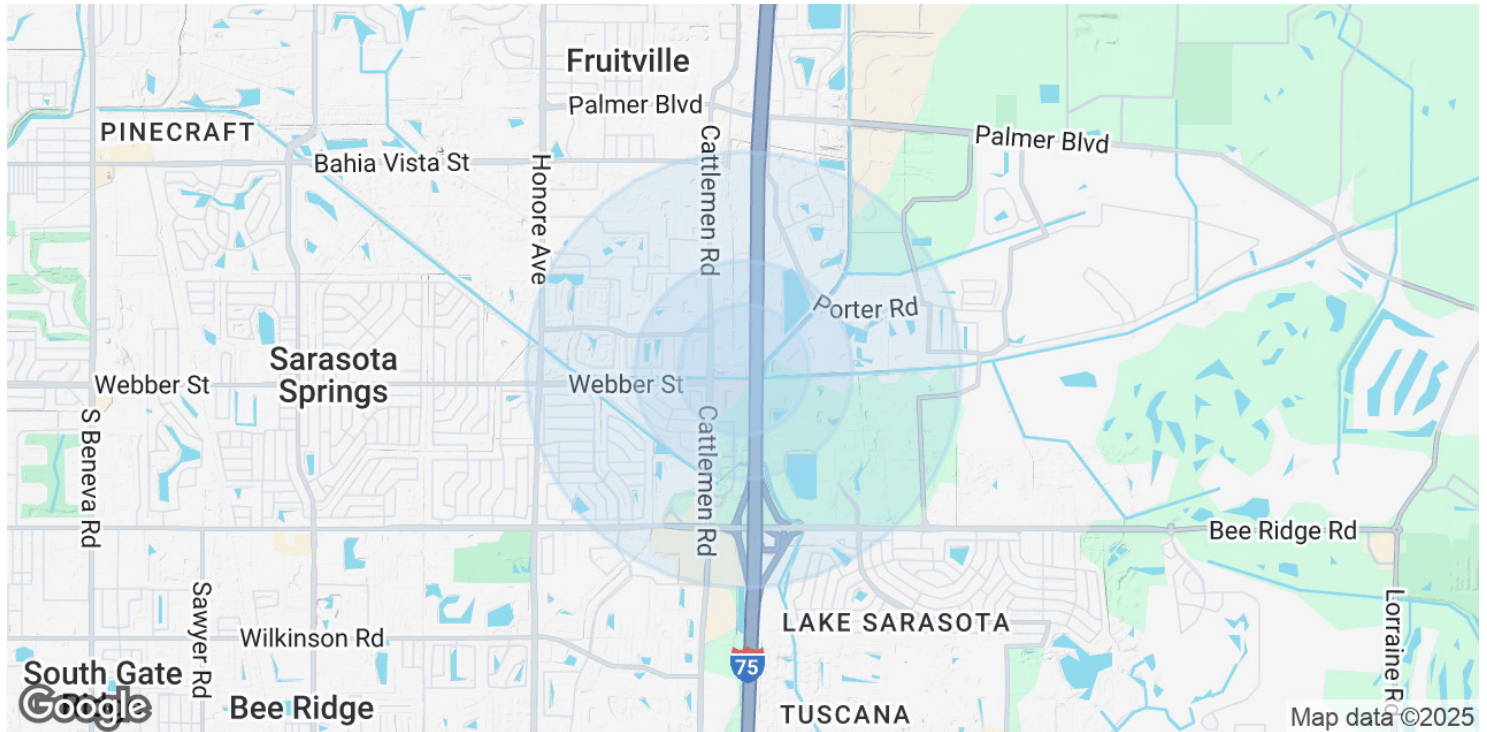
IAN BLACK
REAL ESTATE
THE PLACE FOR SPACE

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | 941.906.8688 | ian-black.com
Information deemed reliable but not guaranteed. Prices subject to change without notice.

GROUND FLOOR SURGERY CENTER

DEMOGRAPHICS MAP & REPORT

2621 Cattlemen Road, Sarasota, FL 34232



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 321 | 1,990 | 7,919 |
| Average Age | 46 | 45 | 45 |
| Average Age (Male) | 44 | 44 | 43 |
| Average Age (Female) | 47 | 47 | 46 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 124 | 766 | 3,060 |
| # of Persons per HH | 2.6 | 2.6 | 2.6 |
| Average HH Income | \$120,598 | \$118,748 | \$111,082 |
| Average House Value | \$509,210 | \$508,513 | \$496,168 |

Demographics data derived from AlphaMap



MELISSA HARRIS, SIOR
941.906.8688 x114
Melissa@ian-black.com



STEVE HORN, CCIM
941.906.8688 x107
steve@ian-black.com

IAN BLACK
REAL ESTATE
THE PLACE FOR SPACE