



FOR LEASE

For Lease | Office

Well-Positioned Class-A Office In Lakewood Ranch

6240 Lake Osprey Drive, Lakewood Ranch, FL 34240

Michael Saunders & Company.



Licensed Real Estate Broker

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

PRESENTED BY:

SUSAN H. GOLDSTEIN LLC, CCIM, MBA

Senior Commercial Advisor
941.957.3730
susangoldstein@michaelsaunders.com



6240 LAKE OSPREY DRIVE OFFICE BUILDING

6240 LAKE OSPREY DRIVE, LAKEWOOD RANCH, FL



OFFERING SUMMARY

Available SF: 6,800 - 13,600 SF

Lease Rate: \$24.00 SF/yr (NNN)

Lot Size: 1.35 Acres

Year Built: 2007

PROPERTY OVERVIEW

This impressive two-story office building offers 13,600 sq. ft. of prime space featuring a highly efficient floor plan and Class A finishes. The inviting reception area boasts high ceilings, dual reception desks, and opens into a spacious conference room. An elevator provides convenient access to the second floor.

The ground level consists of a combination of private offices and collaborative workspaces, while the second floor offers an open layout with workstations and additional private office space along the perimeter. A covered veranda is on the second floor, ideal for corporate events and entertaining. This versatile building can accommodate a single tenant across both floors or be split to house two tenants, each occupying one floor. Its prime location in Lakewood Ranch places it just minutes from Main St., I-75, and the Professional Office Park.

PROPERTY HIGHLIGHTS

- Combination of private offices and workstation encourage collaboration
- Elevator for easy access to second floor
- Unique architectural detail
- Generous parking for employees and clients including 10 covered spaces
- Class A finishes throughout

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OFFICE BUILDING**

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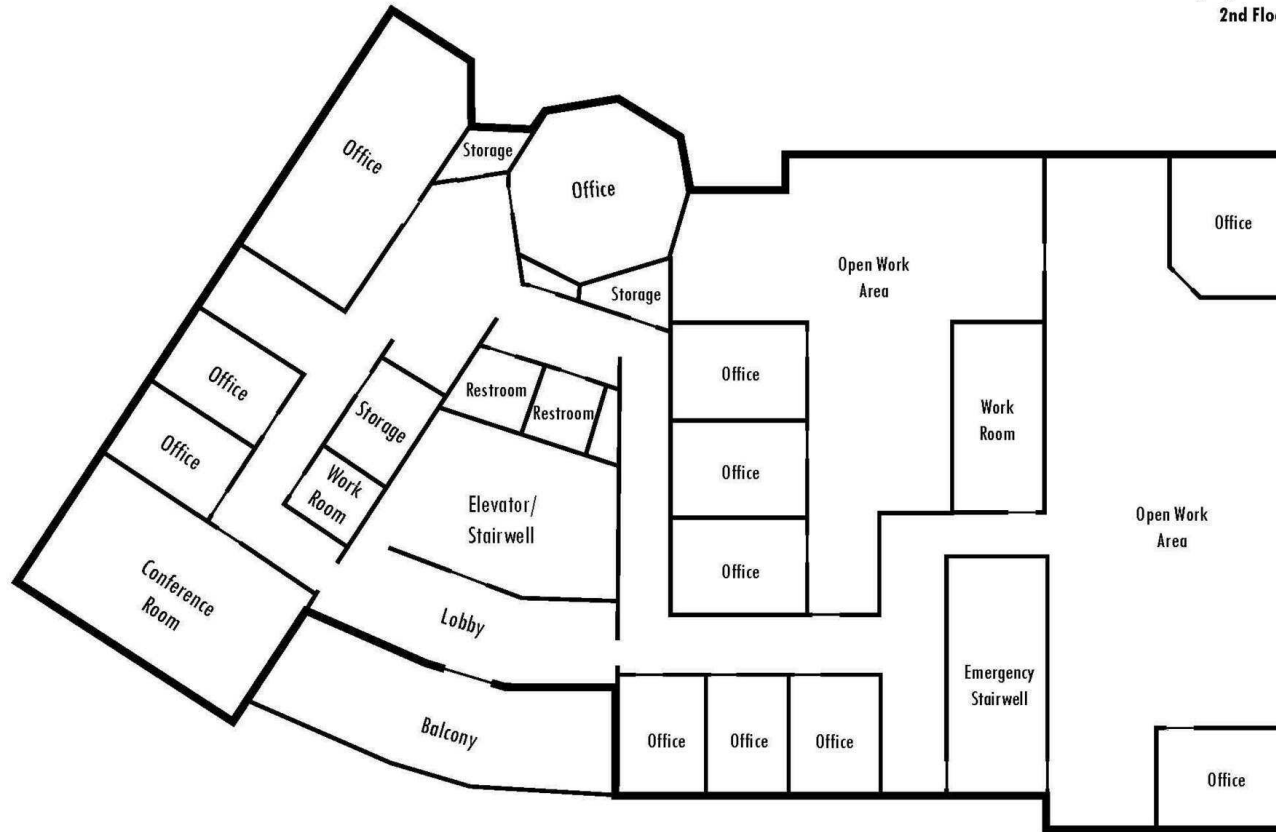
6240 LAKE OSPREY DRIVE, LAKEWOOD RANCH, FL



**6240 LAKE OSPREY DRIVE
OFFICE BUILDING**

6240 LAKE OSPREY DRIVE, LAKEWOOD RANCH, FL

**6240 Lake Osprey Drive
2nd Floor**



**6240 LAKE OSPREY DRIVE
OFFICE BUILDING**

6240 LAKE OSPREY DRIVE, LAKEWOOD RANCH, FL



DEMOGRAPHIC SUMMARY

6240 Lake Osprey Dr, Lakewood Ranch, Florida, 34240

Ring of 1 mile

KEY FACTS

3,226

Population



1,823

Households

63.4

Median Age

\$59,610

Median Disposable Income

EDUCATION

2.8%

No High School Diploma



25.2%

High School Graduate



22.1%

Some College/
Associate's Degree



49.9%

Bachelor's/Grad/Prof Degree

INCOME



\$70,299

Median Household Income



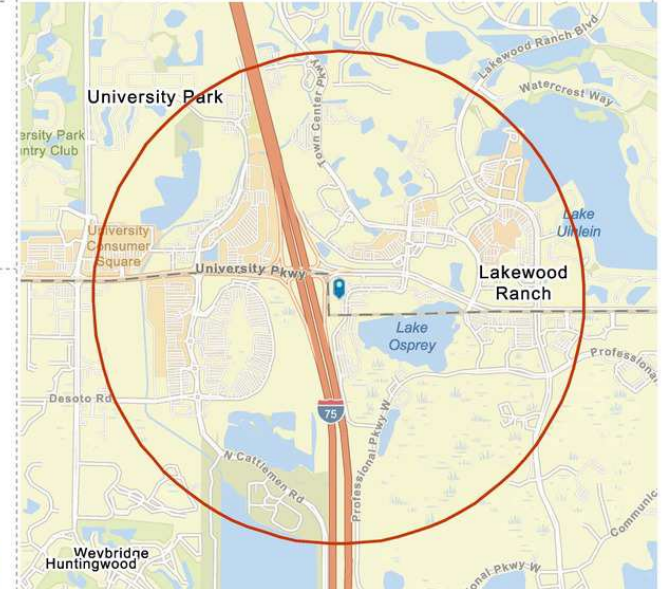
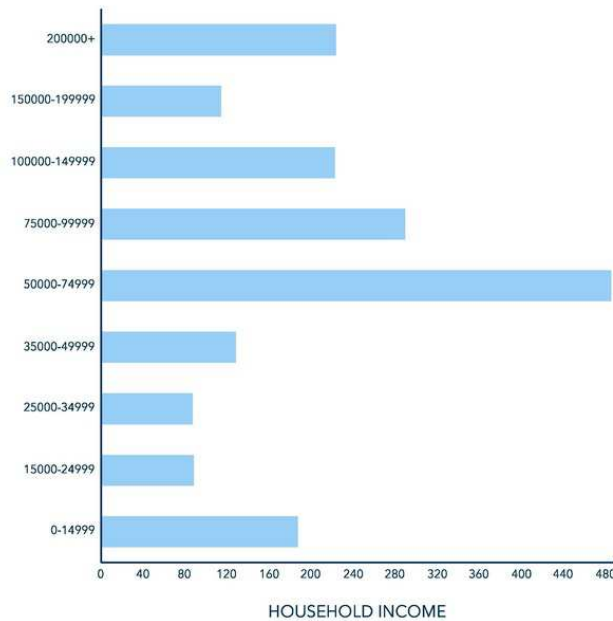
\$61,119

Per Capita Income



\$128,945

Median Net Worth



EMPLOYMENT



White Collar

79.4%



Blue Collar

10.7%



Services

10.1%

3.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

DEMOGRAPHIC SUMMARY

6240 Lake Osprey Dr, Lakewood Ranch, Florida, 34240

Ring of 3 miles

KEY FACTS

40,655

Population



19,975

Households

59.8

Median Age

\$76,691

Median Disposable Income

EDUCATION

2.8%

No High School Diploma



21.1%

High School Graduate



24.7%

Some College/
Associate's Degree



51.4%

Bachelor's/Grad/Prof Degree

INCOME



\$90,740

Median Household Income



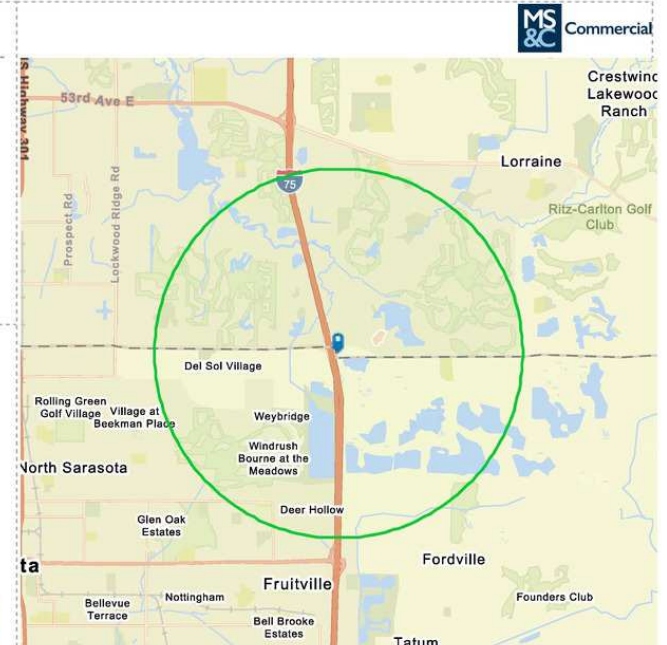
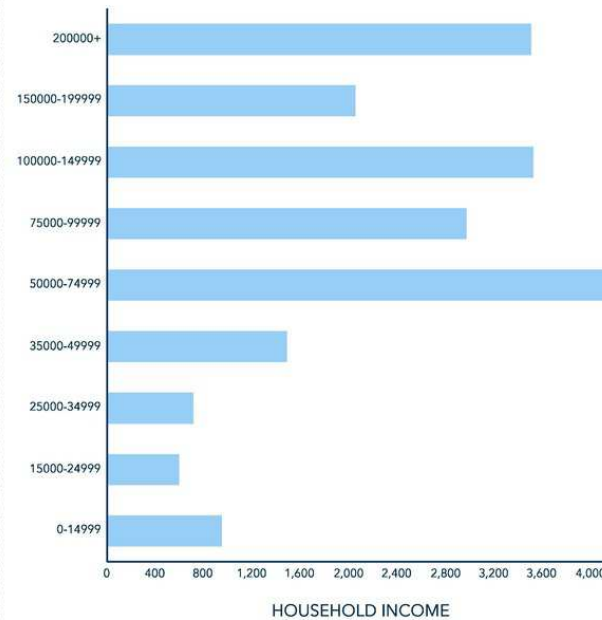
\$68,458

Per Capita Income



\$543,918

Median Net Worth



EMPLOYMENT



White Collar

75.5%



Blue Collar

10.8%



Services

16.2%

3.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

DEMOGRAPHIC SUMMARY

6240 Lake Osprey Dr, Lakewood Ranch, Florida, 34240

Ring of 5 miles

KEY FACTS

126,191

Population



57,895

Households

54.8

Median Age

\$75,424

Median Disposable Income

EDUCATION

4.7%

No High School Diploma



24.0%

High School Graduate



25.1%

Some College/
Associate's Degree



46.2%

Bachelor's/Grad/Prof Degree

INCOME



\$89,184

Median Household Income



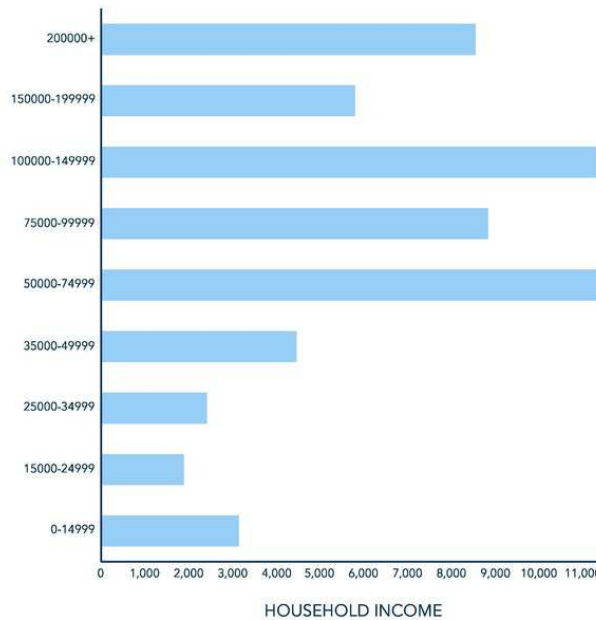
\$59,227

Per Capita Income

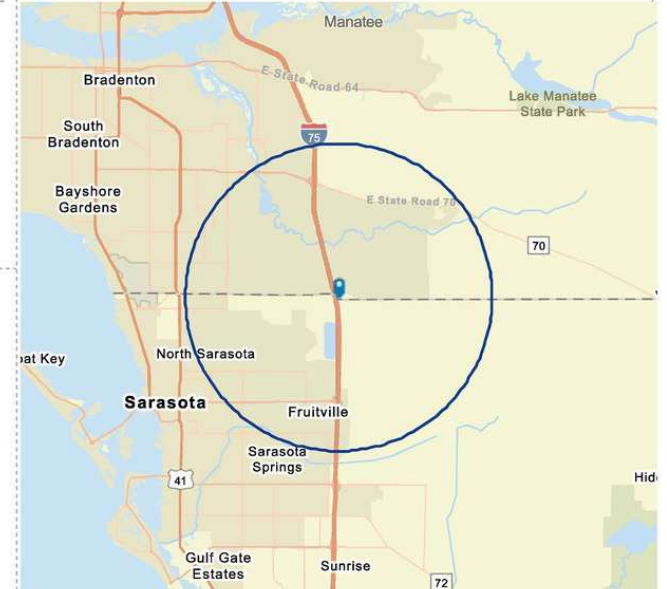


\$460,906

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

71.3%



Blue Collar

13.8%



Services

17.8%

2.6%

Unemployment Rate

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PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation
Columbia University Business School MBA
Duke University BA

MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member
Columbia University Alumni Club Past President
Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/ Realtor Committee Chair
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee