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 REAL ESTATE  
 THE PLACE FOR SPACE

## OFFICES AVAILABLE FOR LEASE

2621 Cattlemen Rd, Sarasota, FL 34232

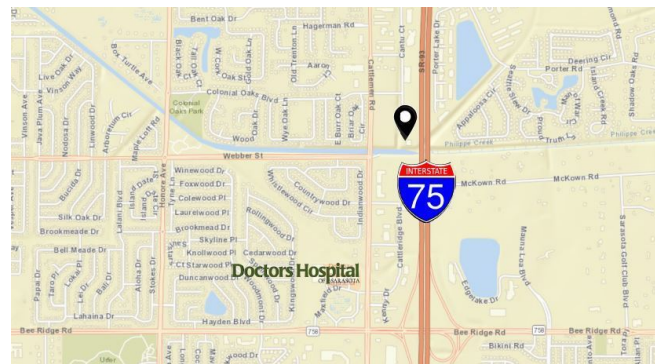


### PROPERTY OVERVIEW

Ian Black Real Estate is pleased to present the opportunity to lease move in ready office suites at Live Oak Corporate Center II. The suites boasts signage on Cattlemen Rd as well as abundant natural light throughout. Building amenities include ample shaded parking for guests and employees - 4/1000, a Gazebo with pleasant, shaded views and a recently updated inviting lobby. Located in I-75 corridor between Fruitville & Bee Ridge Roads, Live Oak Corporate Center II is close Doctors Hospital, shopping and restaurants

### PROPERTY SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	1,761 - 5,229 SF
Lot Size:	11.16 Acres
Year Built:	2007
Building Size:	24,382
Estimates 2024 Op Ex:	\$11.77



Presented By:

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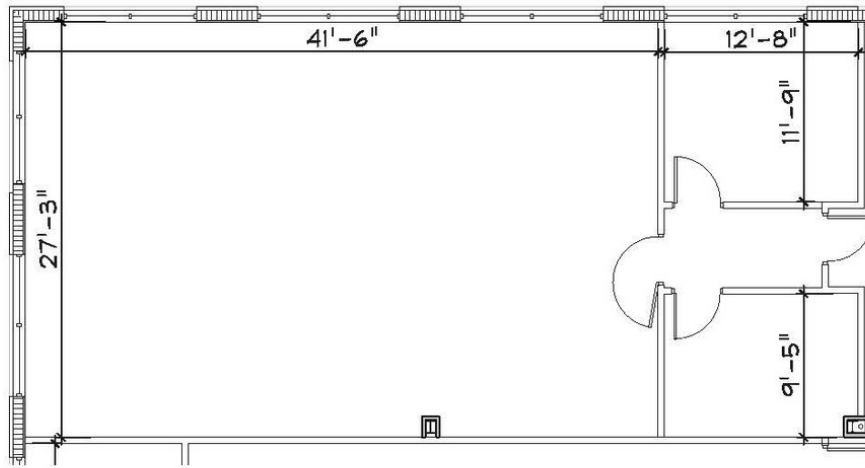
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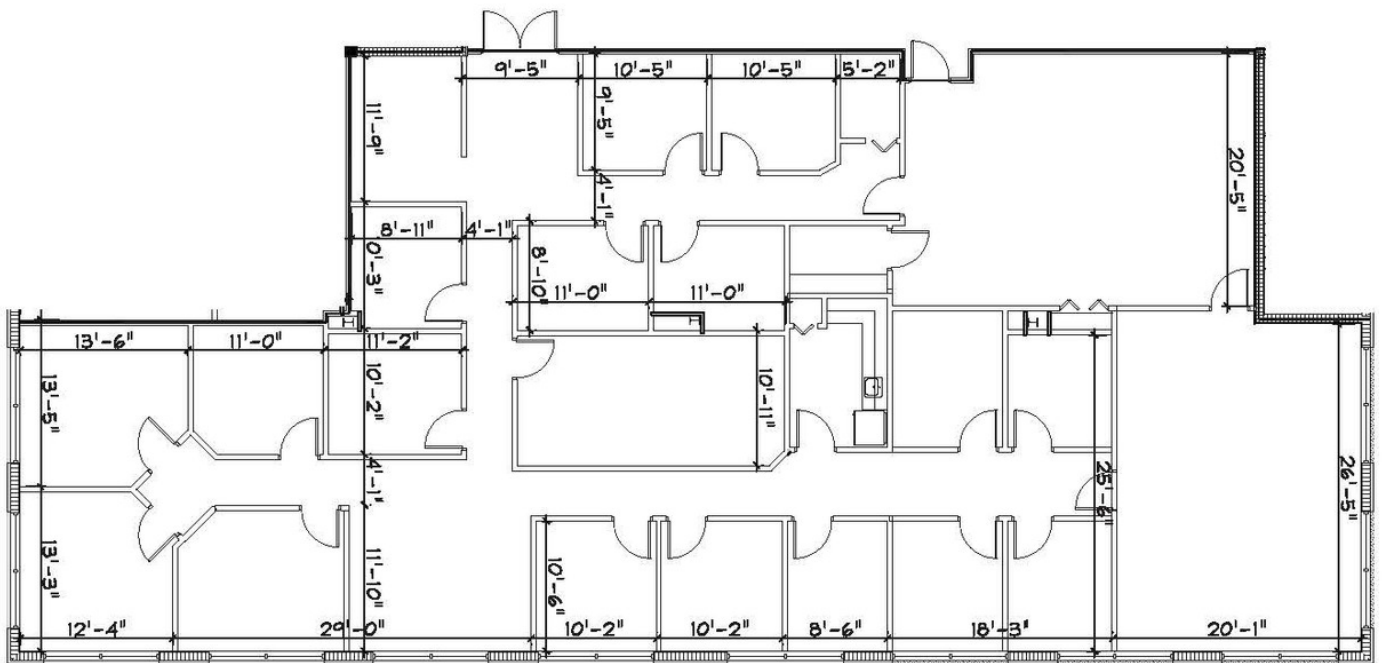
Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | [ian-black.com](http://ian-black.com)

# Live Oak Corporate Center II

2621 Cattlemen Rd, Sarasota, FL 34232



Suite 200 - 1,761 RSF



Suite 204 - 5,229 RSF

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