



FOR LEASE

For Lease | Office

Join Truist On The Island Of Venice

200 Nokomis Avenue South, Venice, FL 34285

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@msccommercial.com

MSC

COMMERCIAL
REAL ESTATE

TRUIST BUILDING 200 NOKOMIS AVENUE SOUTH

VENICE, FL 34285



OFFERING SUMMARY

Available SF:	4,434 +/- SF
Building Size:	34,155 SF
Lease Rate:	\$20.00 SF/yr (MG)
Year Built:	1963
Zoning:	CG
Market:	North Port-Bradenton-Sarasota

PROPERTY OVERVIEW

Join Truist in these great office spaces on the island in Venice. Prominently located building on South Nokomis Avenue, just blocks from Venice Ave.

PROPERTY HIGHLIGHTS

- 2nd floor with open entry and work space
- On site abundant surface parking
- Great natural light throughout space
- 4,434 +/- sq. ft. space that encompasses the entire 2nd floor
- Newly updated elevators
- Private restrooms

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

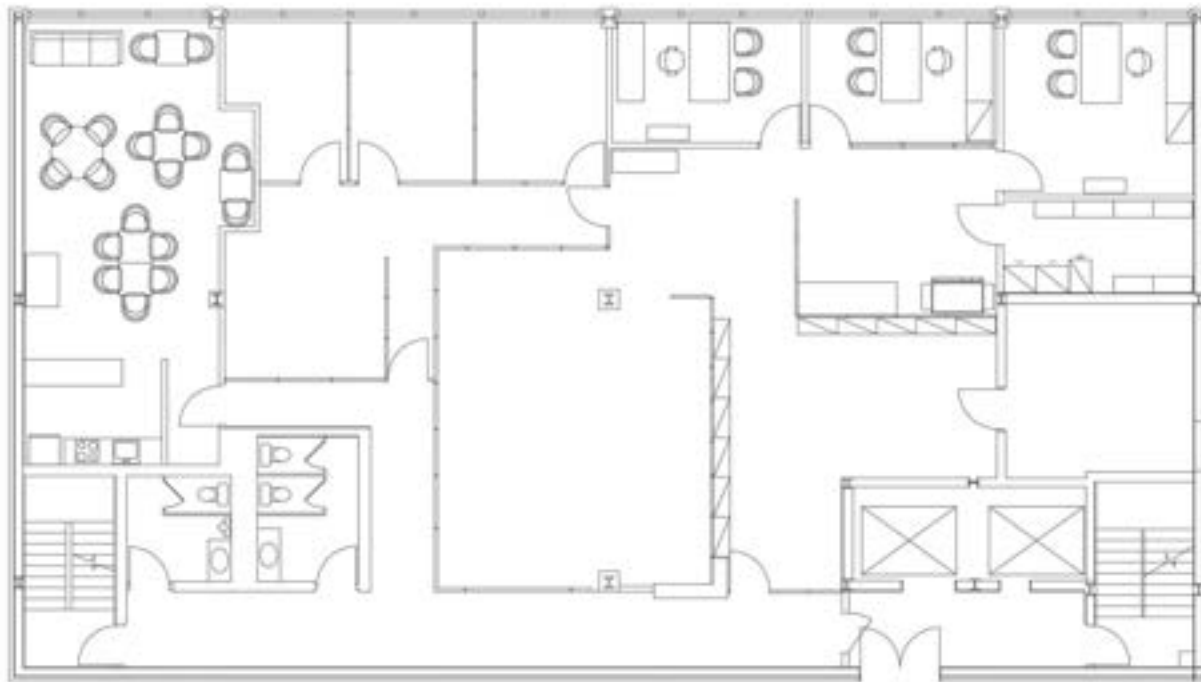
susangoldstein@msccommercial.com

MSC

COMMERCIAL
REAL ESTATE

TRUIST BUILDING
200 NOKOMIS AVENUE SOUTH

VENICE, FL 34285



Michael Saunders & Company
LICENSED REAL ESTATE BROKER

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

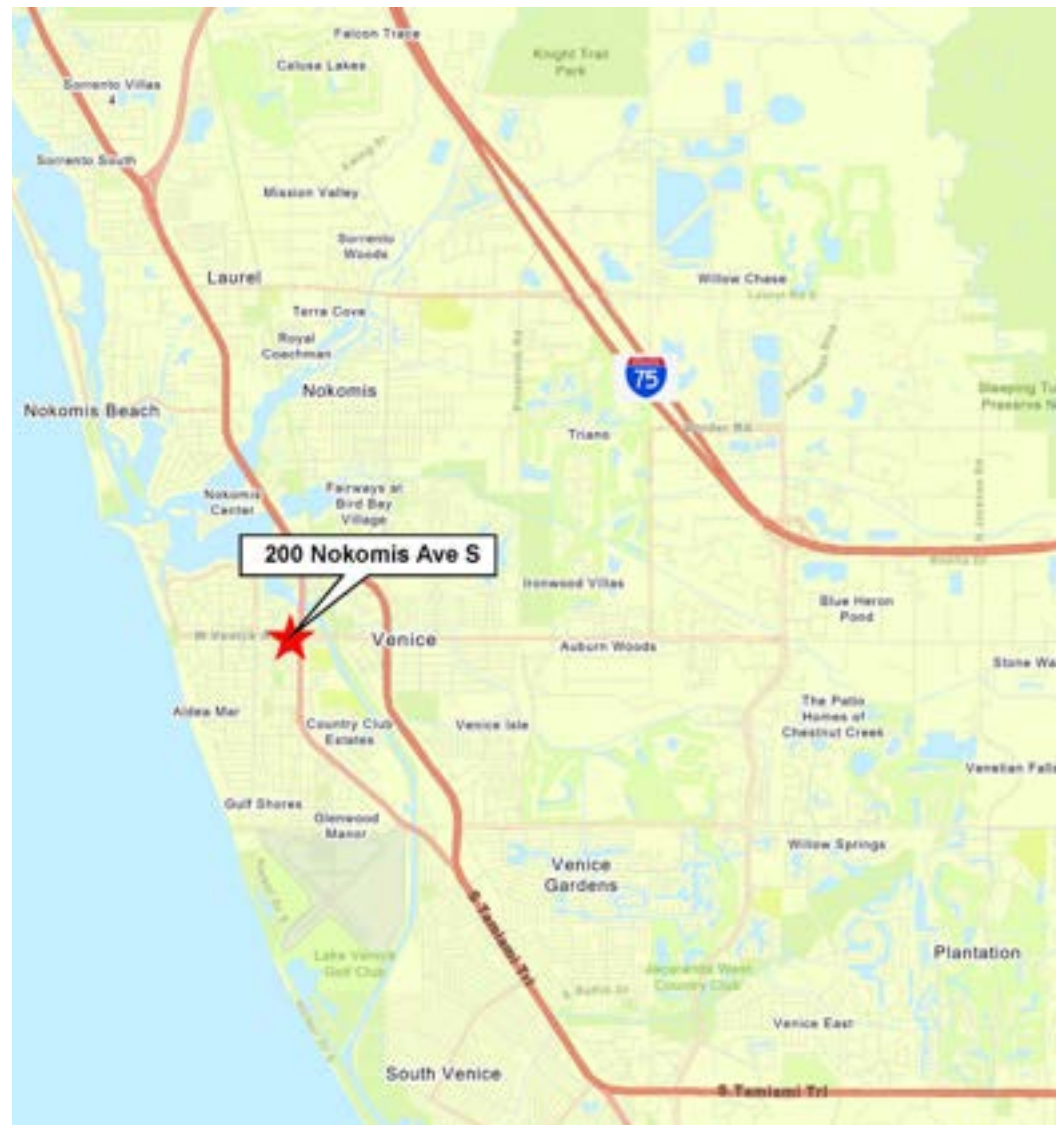
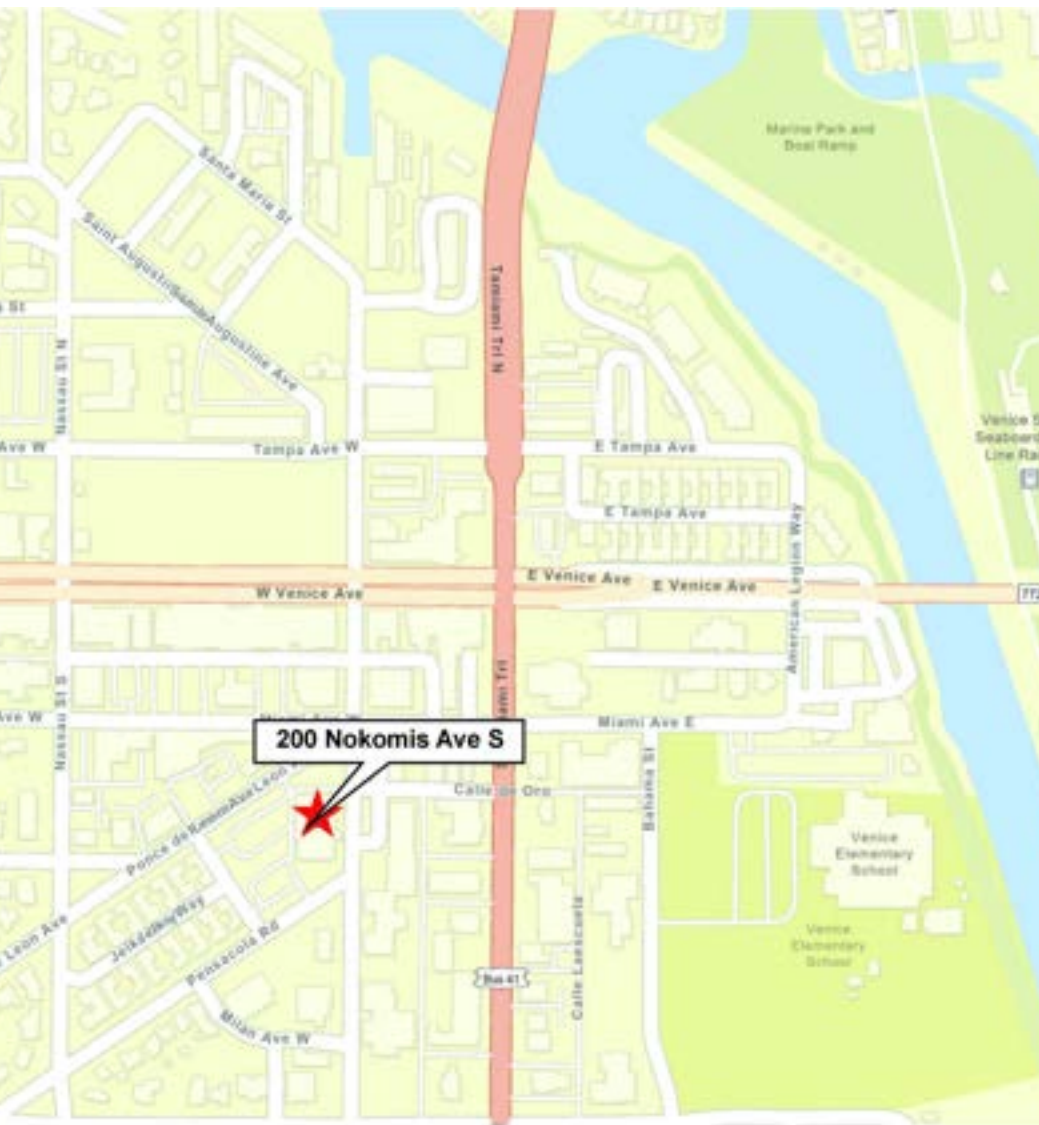
PRESENTED BY:
SUSAN H. GOLDSTEIN LLC, CCIM, MBA
Senior Commercial Advisor
941.957.3730
susangoldstein@msccommercial.com

MSC

COMMERCIAL
REAL ESTATE

TRUIST BUILDING 200 NOKOMIS AVENUE SOUTH

VENICE, FL 34285



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@msccommercial.com

TRUIST BUILDING 200 NOKOMIS AVENUE SOUTH

VENICE, FL 34285

DEMOGRAPHIC SUMMARY

200 Nokomis Ave S, Venice, Florida, 34285

Ring of 5 miles

KEY FACTS

77,542

Population



39,933

Households

66.1

Median Age

\$65,420

Median Disposable Income

EDUCATION

3.9%

No High School Diploma



27.2%

High School Graduate



28.4%

Some College/
Associate's Degree



40.6%

Bachelor's/Grad/
Prof Degree

INCOME



\$77,681

Median Household Income



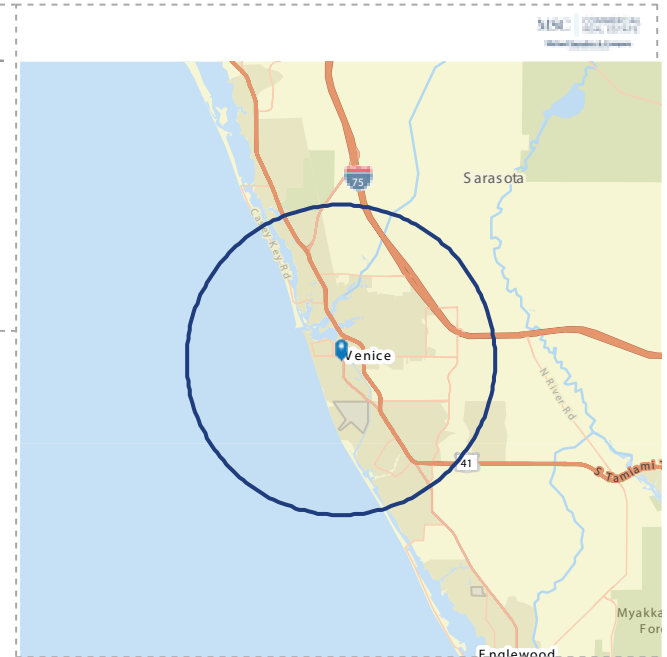
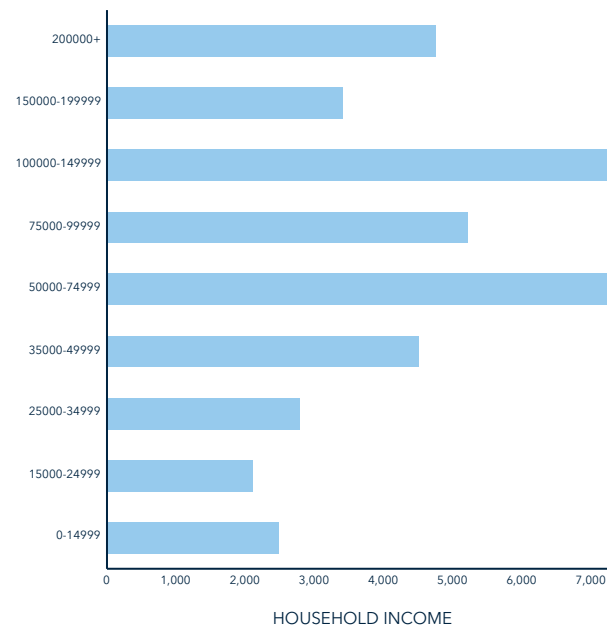
\$60,770

Per Capita Income



\$507,538

Median Net Worth



EMPLOYMENT



White Collar



Blue Collar



Services

64.3%

16.3%

23.0%

3.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

MSC

COMMERCIAL
REAL ESTATE

TRUIST BUILDING
200 NOKOMIS AVENUE SOUTH

VENICE, FL 34285

SUSAN H. GOLDSTEIN LLC, CCIM, MBA

Senior Commercial Advisor



1605 Main Street , Suite 500
Sarasota, FL 34236
T 941.957.3730
C 941.350.9747
susangoldstein@msccommercial.com
FL #3125850

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

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@msccommercial.com



COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.