

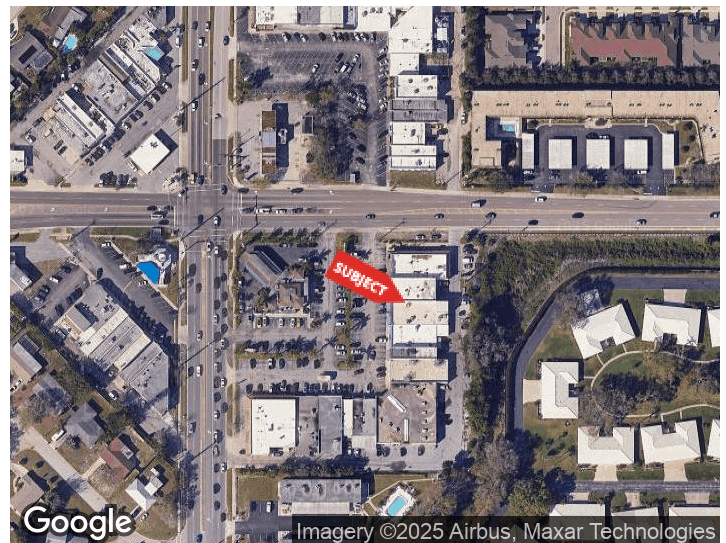


## SMALL OFFICE SPACE SARASOTA

3616 WEBBER ST  
SARASOTA, FLORIDA 34239

### PROPERTY HIGHLIGHTS

- Located within an active strip center
- Surrounded by offices, restaurants, retail & service businesses
- Multiple affordable office options
- Second floor units from 175 SF - 400 SF
- Mix of first and second-floor availability
- Central Sarasota location near major corridors



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,979	38,719	81,268
Total Population	10,889	89,818	184,630
Average HH Income	\$58,186	\$61,002	\$69,956

For More Information

### MARCIA CUTTLER

Agent/Associate  
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# SMALL OFFICE SPACE SARASOTA



## PROPERTY DESCRIPTION

American Property Group of Sarasota, Inc. presents 3616 Webber St, Sarasota, FL

Property Type: Office Space for Lease

Spaces Available: Multiple units ranging from 175 SF - 400 SF

Located within a well-positioned neighborhood strip center, this property offers convenient access and strong visibility surrounded by a variety of established tenants, including offices, restaurants, retail, and service-based businesses. This central Sarasota location provides an ideal setting for small businesses seeking an affordable and professional workspace with nearby amenities.

Electric, water, and trash pick-up are included in the monthly rate (Absolute Gross).

Available Units (Current):

Unit 207 | 2nd Floor | 600 SF - \$900/mo

This larger suite features five individual rooms, a newly installed countertop and sink in one of the rooms, retextured and freshly painted walls and ceilings, and updated lighting. A window allows natural light into the space. Electric, water, and trash pick-up are included in the monthly rate.

Unit 203 | 2nd Floor | 200 SF - \$475/mo

An efficient open-layout office ideal for small operations or solo users. This unit includes a window providing natural light and a flexible configuration.

Unit 202 | 2nd Floor | 175 SF - \$350/mo

A compact open-plan suite suitable for a private office, small administrative use, or professional workspace.

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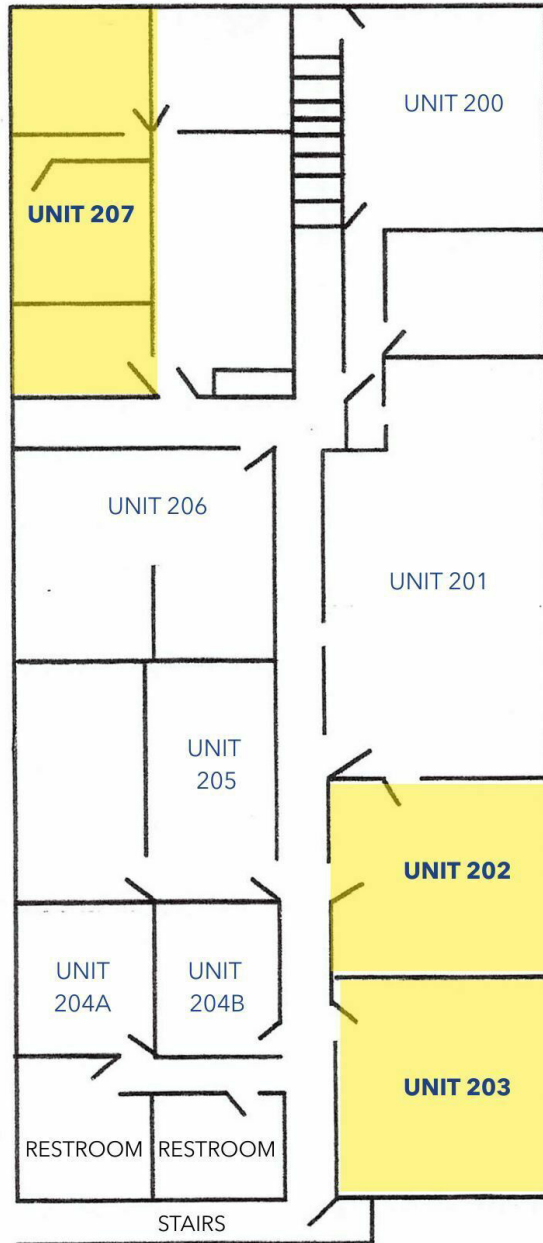
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PROPERTY GROUP**  
OF SARASOTA, INC.

# SMALL OFFICE SPACE SARASOTA

## 3616 WEBBER ST

### 2ND FLOOR



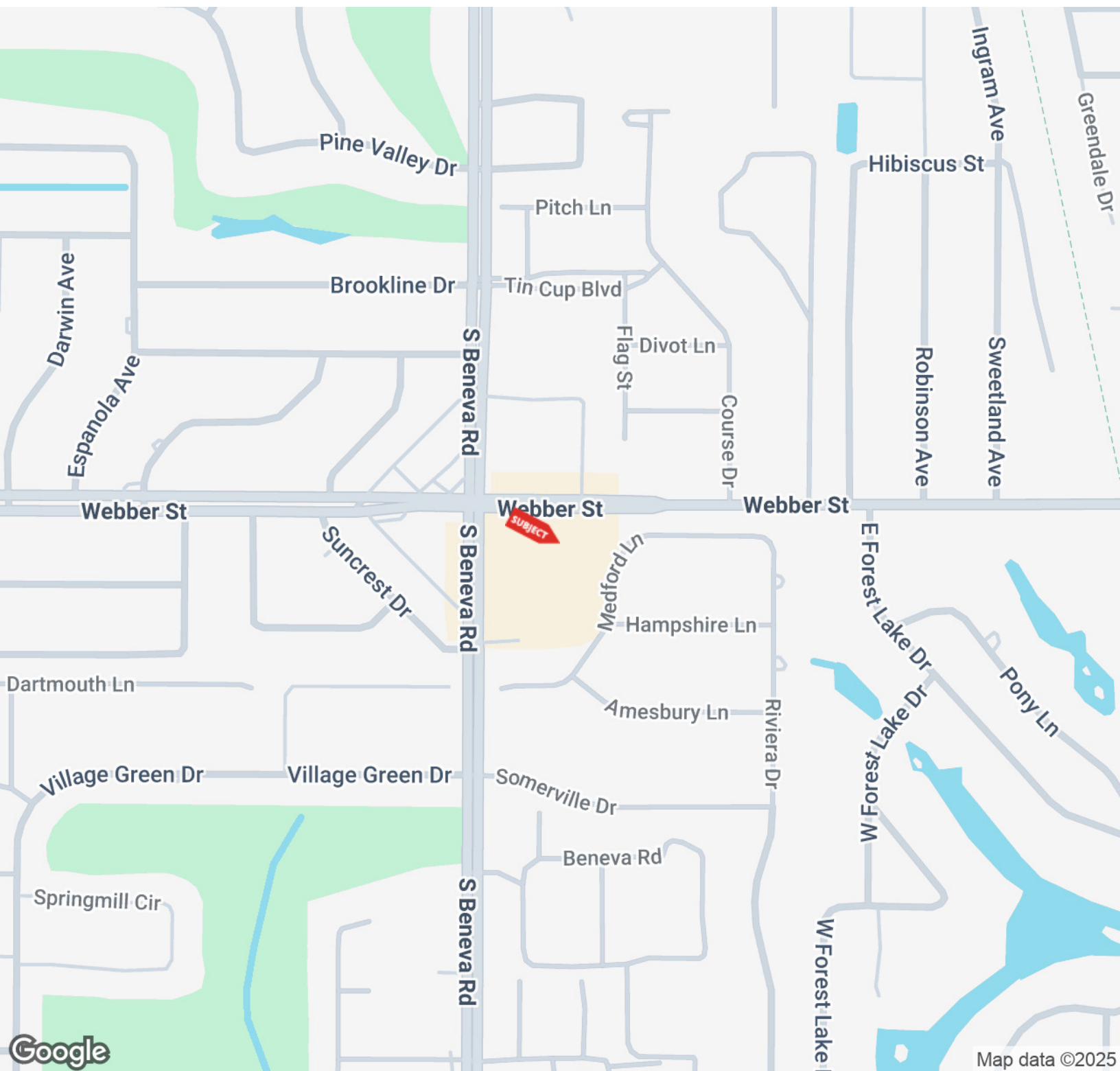
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3616 Webber St

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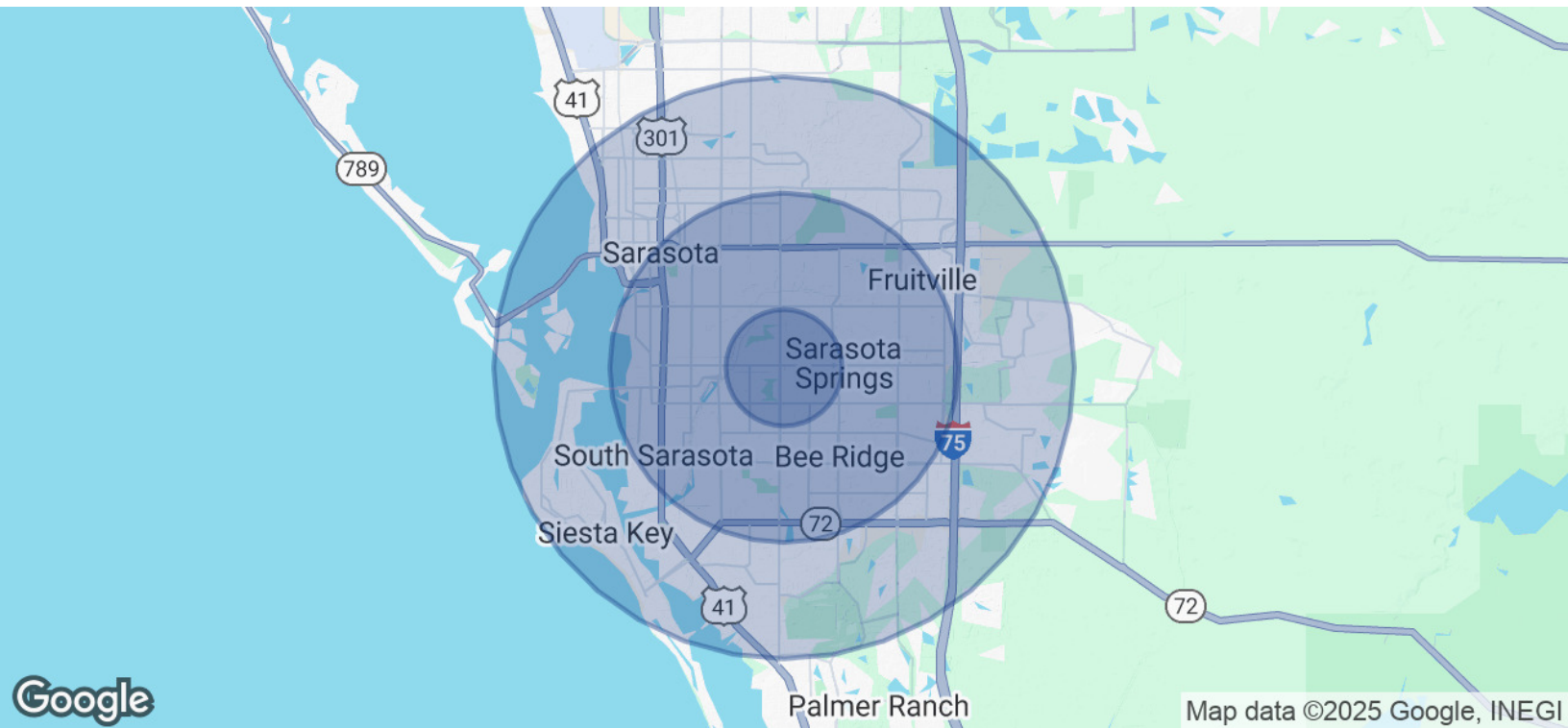


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,889	89,818	184,630
Average Age	49.7	45.7	47.4
Average Age (Male)	45.7	43.5	45.7
Average Age (Female)	52.8	47.7	48.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,979	38,719	81,268
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$58,186	\$61,002	\$69,956
Average House Value	\$246,982	\$252,820	\$301,405

2020 American Community Survey (ACS)

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# SMALL OFFICE SPACE SARASOTA



## MARCIA CUTTLER

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## PROFESSIONAL BACKGROUND

Marcia Cuttler has been a resident of Sarasota since 1974. She has owned several successful business ventures and has personally purchased many commercial investment properties over the past 35 years. She knows first-hand the stress associated with buying and selling property and uses that experience in assisting both Buyers and Sellers with their transactions. With her ever-growing long list of successful closings, Marcia has earned much respect and recognition in the Sarasota Area Commercial Real Estate Community. Coupled with resourcefulness, tenacity, dedication to detail, integrity, energy and enthusiasm, quality customer service and being a good listener, Marcia will give you 100% effort and outstanding results! "I consider it a privilege to work with my clients on a decision as pivotal as Buying, Selling and Leasing a prized property." - Marcia Cuttler

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