

IAN BLACK  
REALESTATE

THE PLACE FOR SPACE

# *240 S. Pineapple*

DOWNTOWN SARASOTA

JAG GREWAL, CCIM, SIOR  
JESSICA DUNCAN

# 240 S. Pineapple

# PROPERTY SUMMARY

Join us at 240 S. Pineapple Avenue, an 11-story, Class-A office tower in the heart of Sarasota's business district. This property boasts a \$4-million upgrade with contemporary designs, elegant finishes, state-of-the-art security, as well as green practices.

Located at the epicenter of the retail corridor in downtown Sarasota, this asset is adjacent to the Aloft hotel, and steps from numerous upscale restaurants, bars, shops, and Whole Foods. It is across the street from the newest condo complex, "The Mark" with over 25,000 SF of retail and office space. The building has a walkability score of 96 with plenty of parking.

\$35/PSF/Full Service



**CONNECTIVITY AND WALKABILITY**  
TO DOWNTOWN SARASOTA



**ONSITE COVERED GARAGE**  
2.95/1,000 SPACES

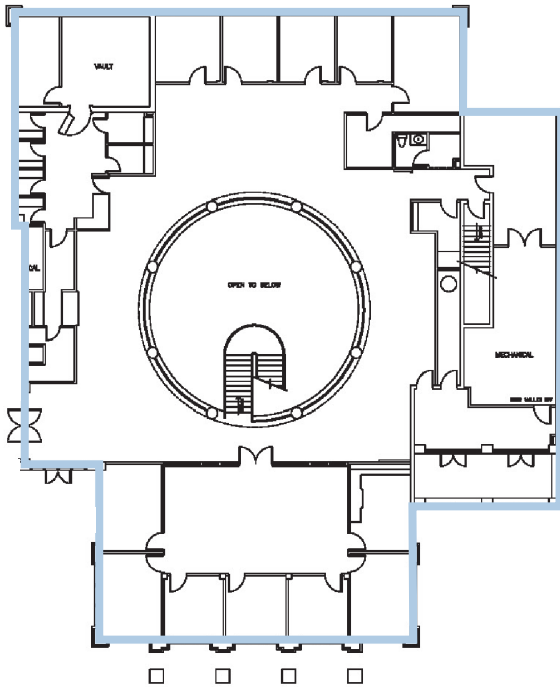
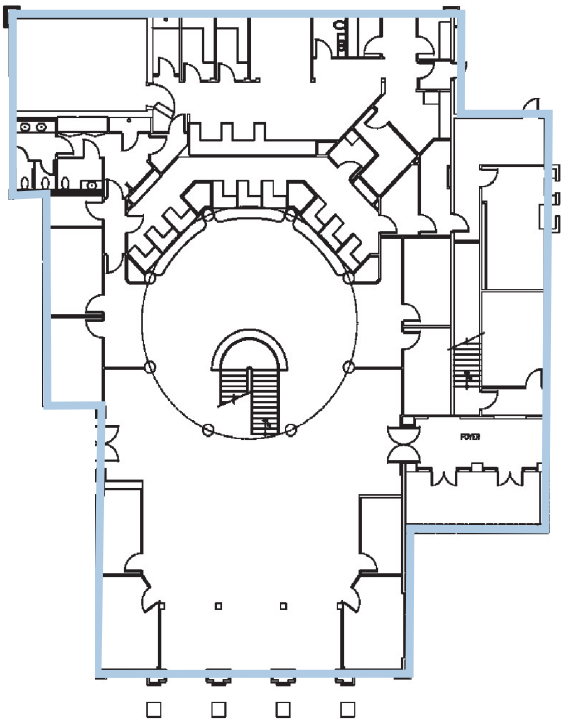


**EXCELLENT SIGNAGE**  
VISIBILITY ON PINEAPPLE AVE

# ANNEX BUILDING

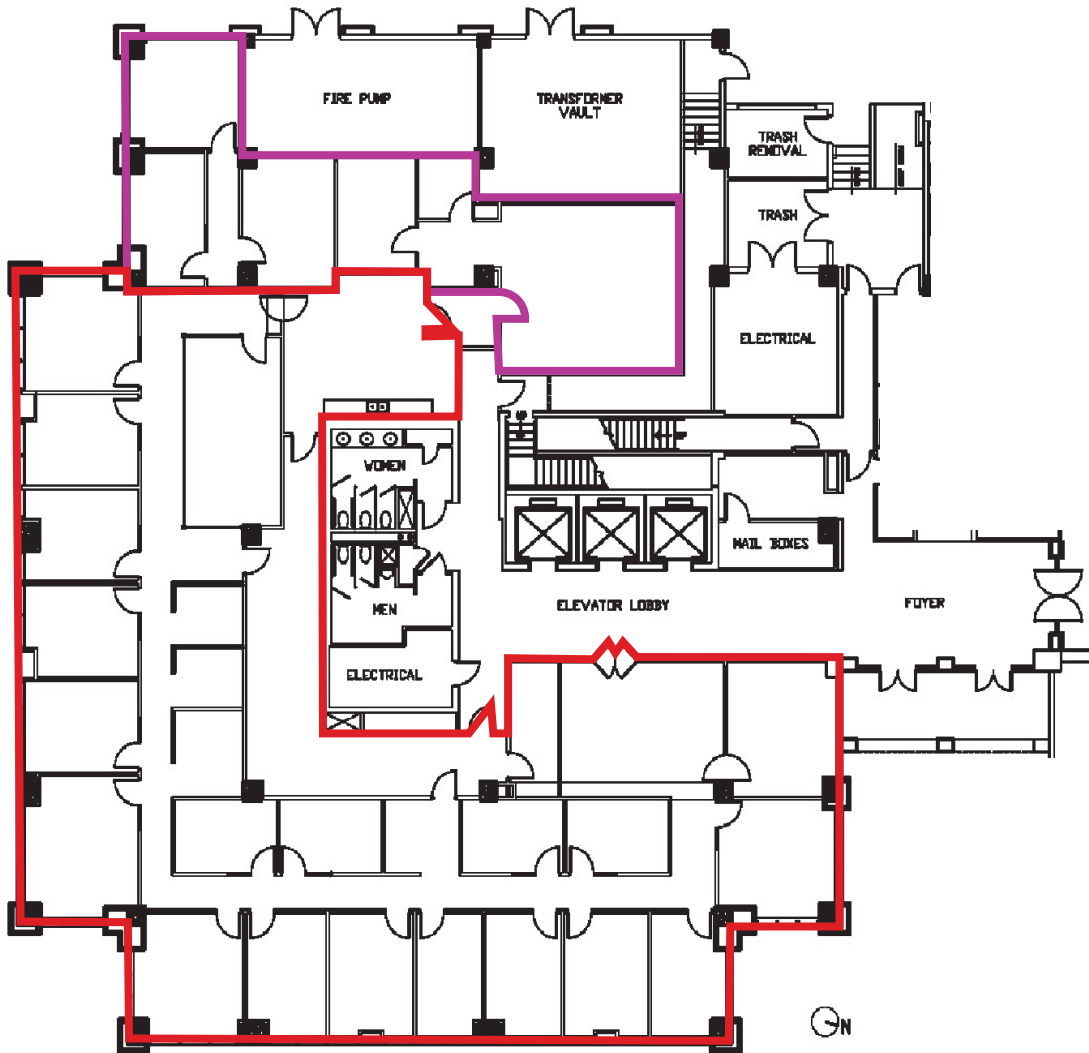
Prime Retail / Office Use Opportunity

Suite 100: 19,435 SF



# FIRST FLOOR

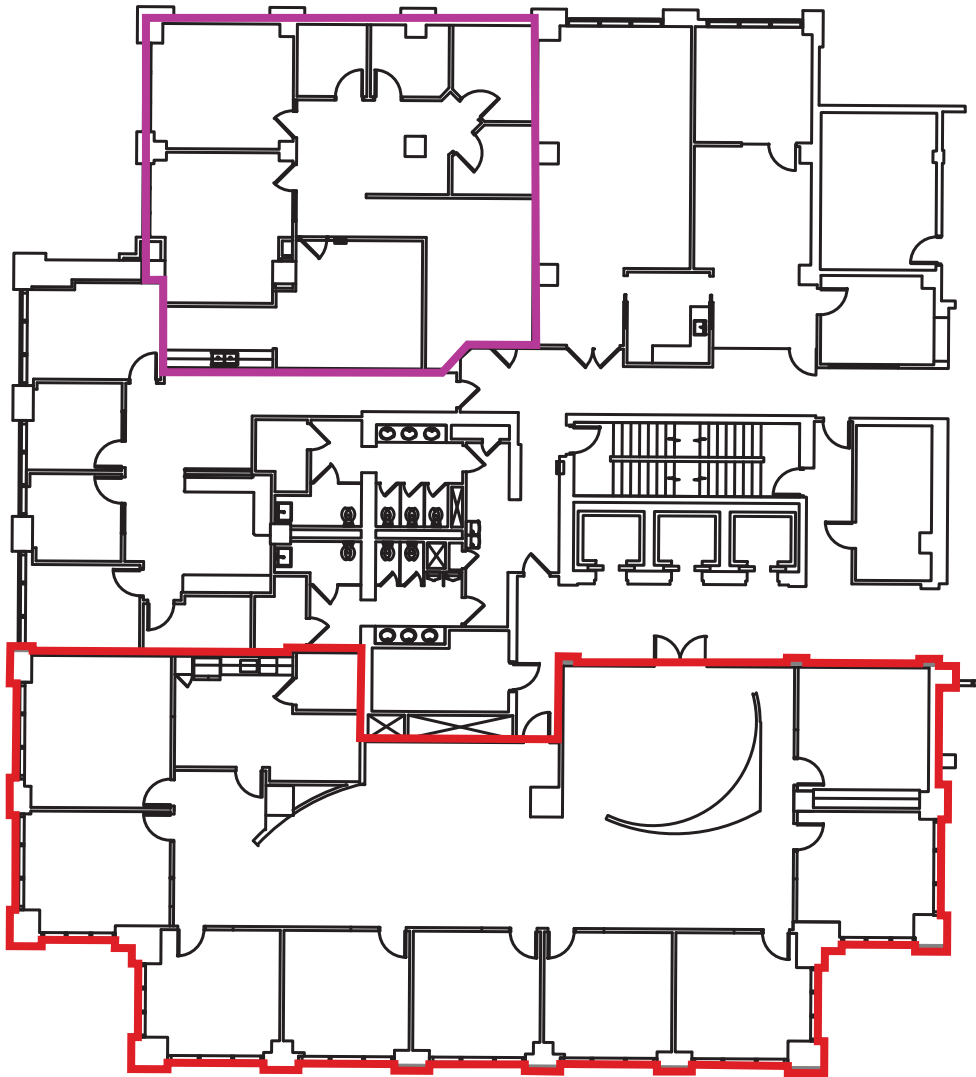
Suite 101 - 7,218 - 8,755 RSF



# SECOND FLOOR

Suite 200 - 4,997 RSF

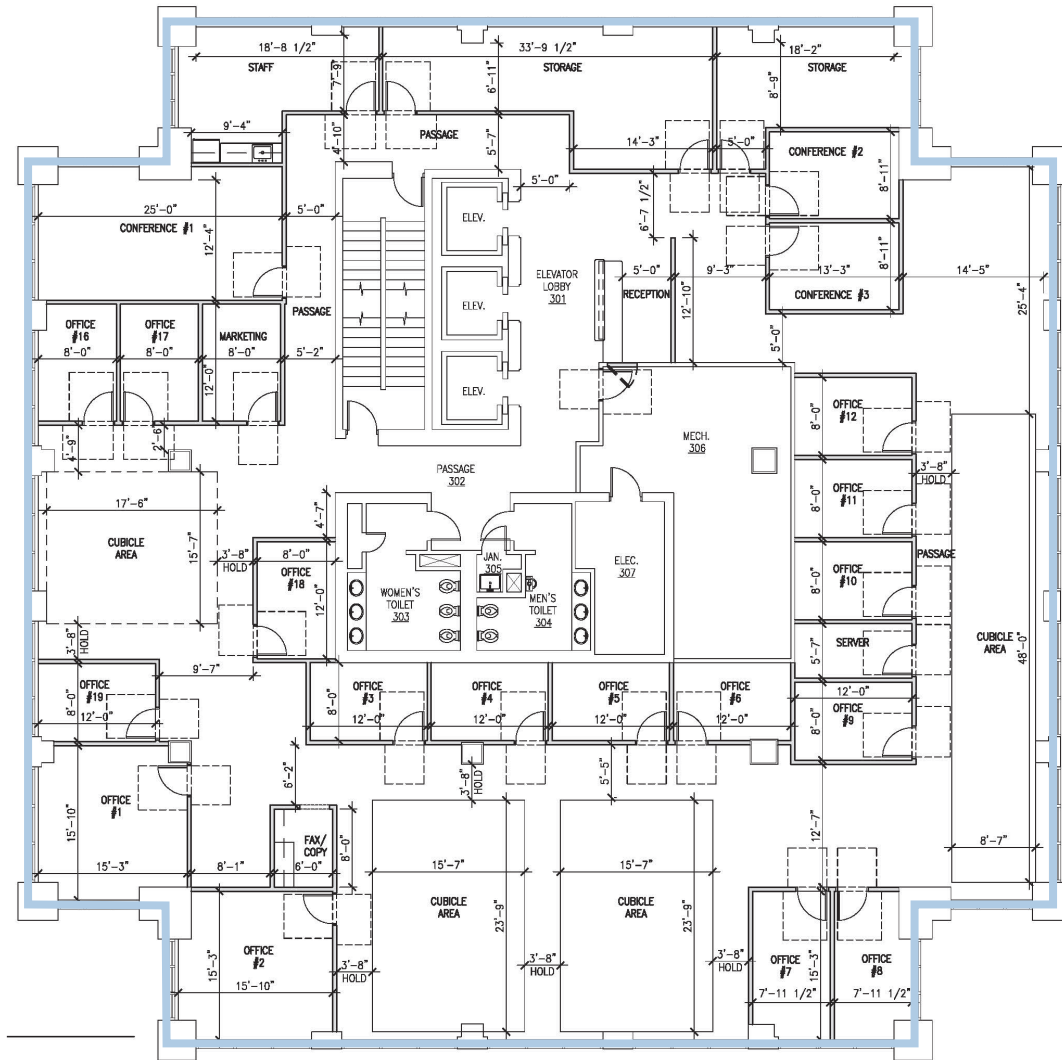
Suite 206 - 2,042 RSF



# THIRD FLOOR

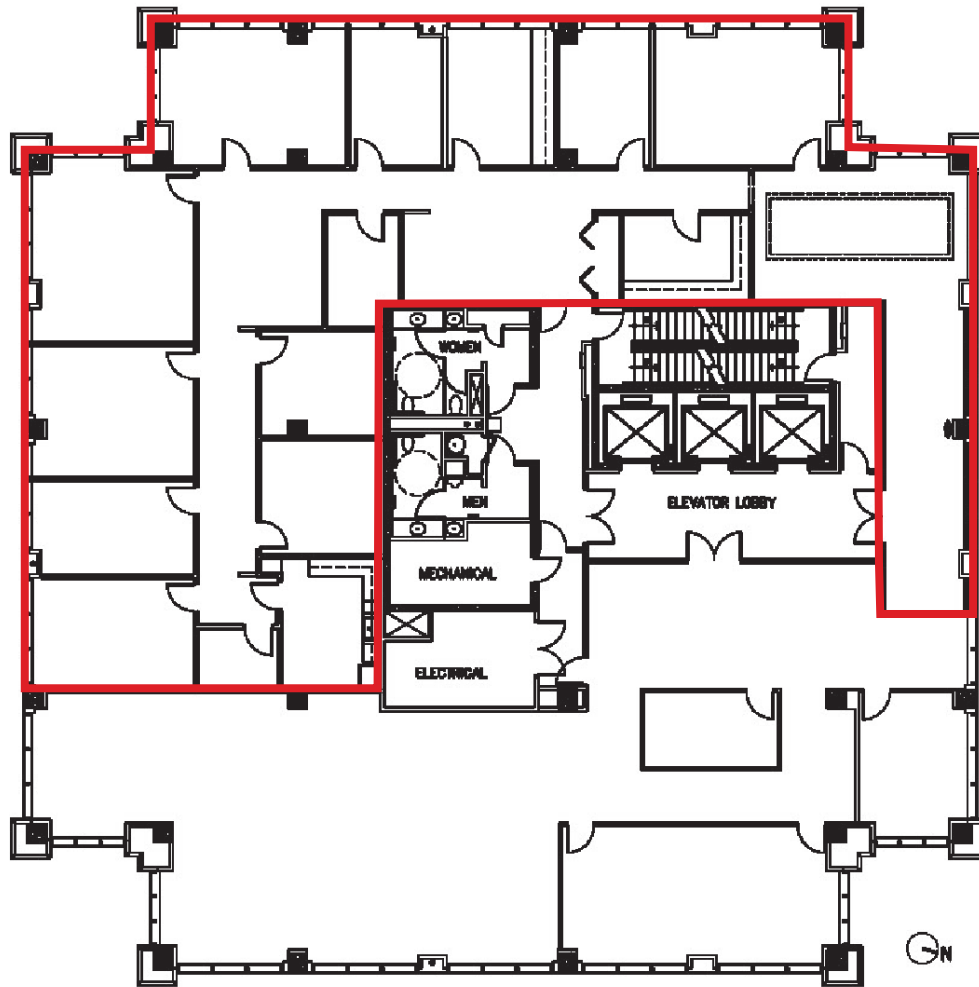
Suite 300 - 9,709 RSF  
AVAILABLE JUNE 2027

## FULL FLOOR AVAILABILITY



# FOURTH FLOOR

Suite 401 - 4,268 RSF

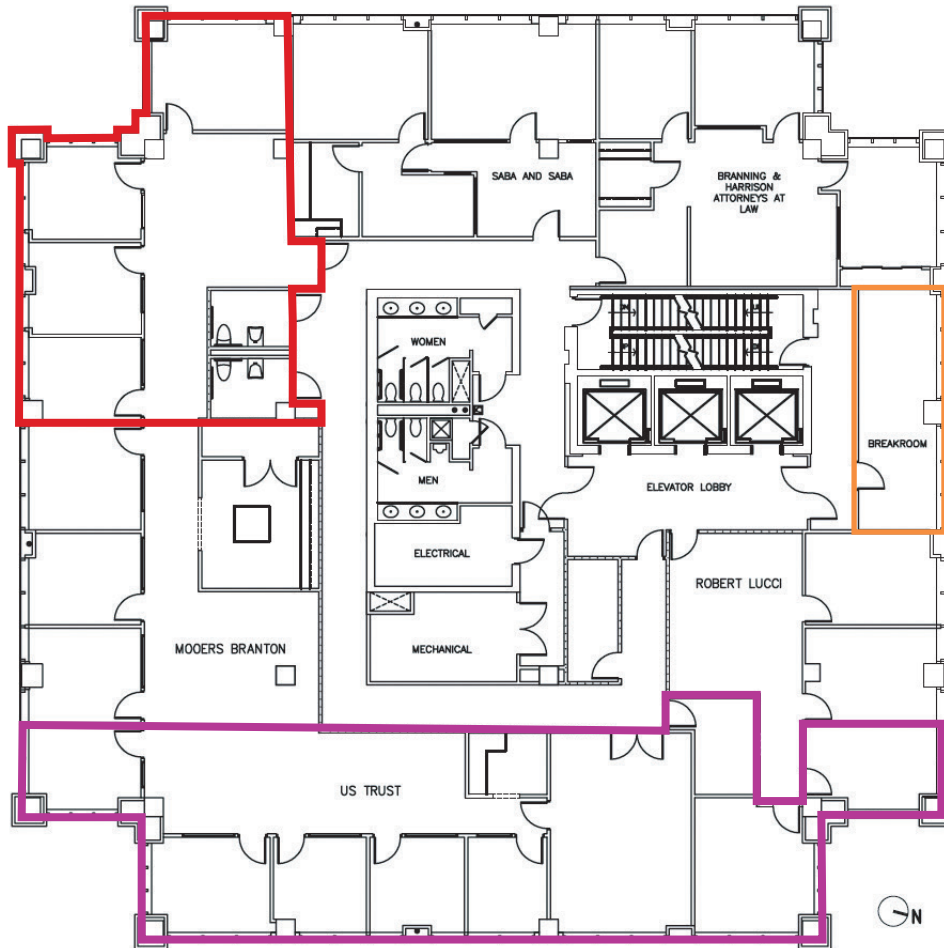


# SEVENTH FLOOR

Suite 700 - 2,630 RSF

Suite 703 - 1,471 RSF

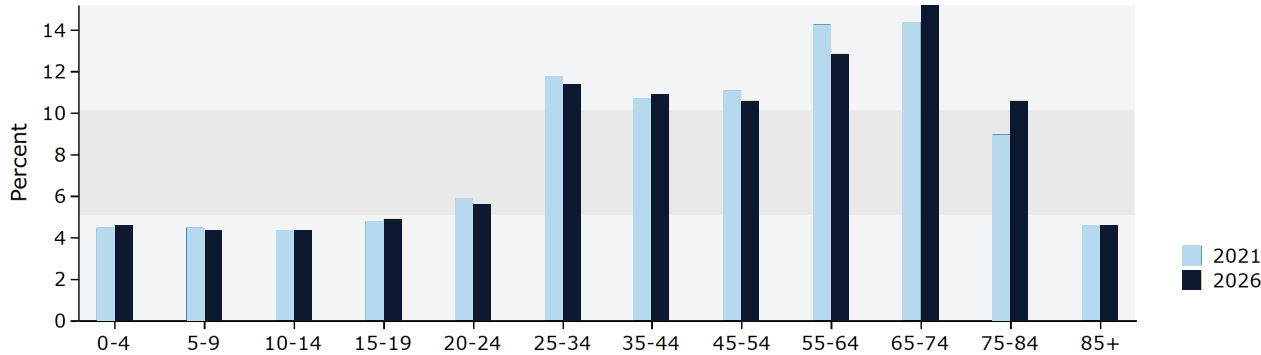
Suite 705 - 345 RSF - \$1,200/MTH



# DEMOGRAPHICS

## 3 MILES: POPULATION BY AGE

Population by Age

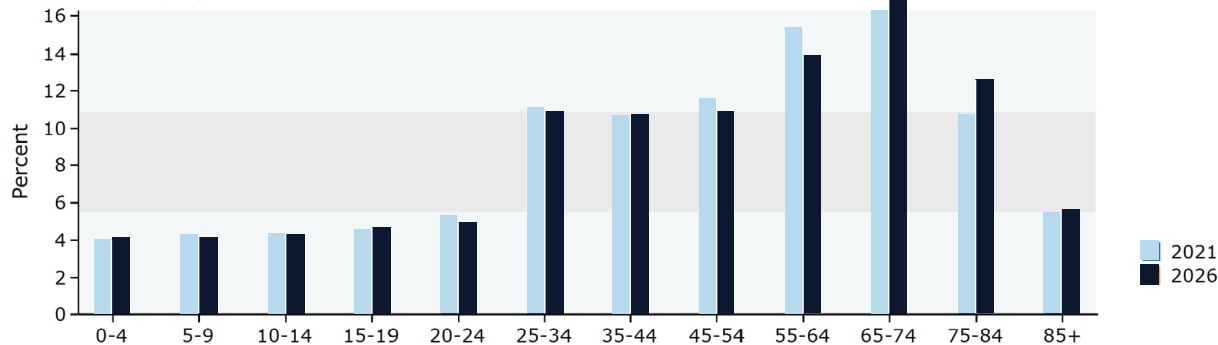


## 3 MILE: POPULATION GROWTH

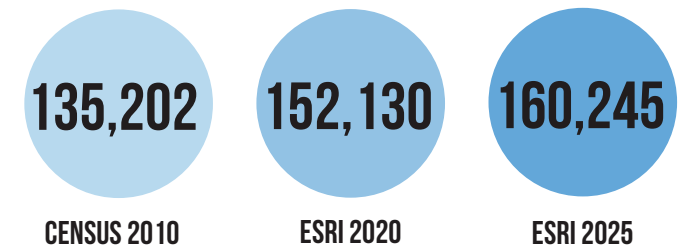


## 5 MILES: POPULATION BY AGE

Population by Age



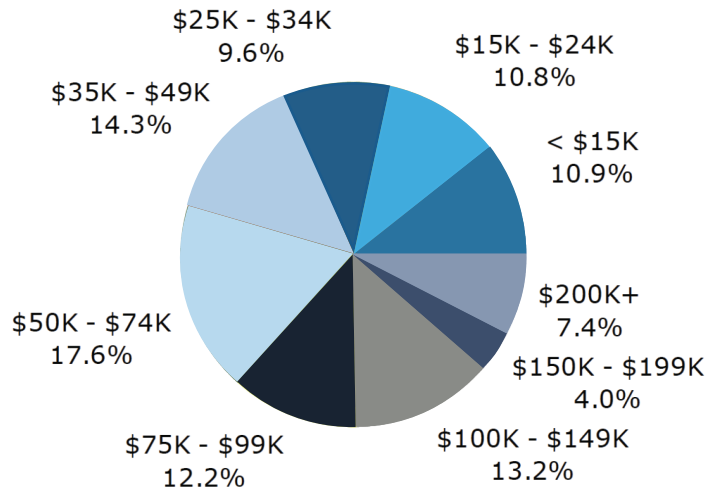
## 3 MILE: POPULATION GROWTH



# DEMOGRAPHICS

## 3 MILE: ANNUAL HOUSEHOLD INCOME

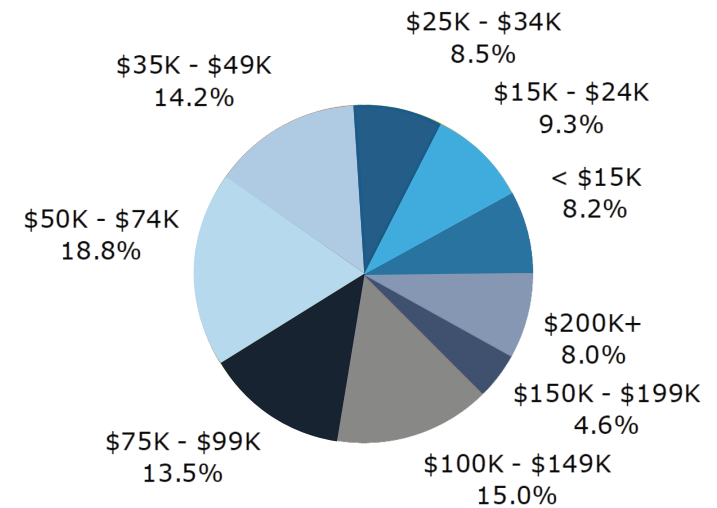
### 2021 Household Income



2020 AVERAGE HOUSEHOLD INCOME: \$81,488

## 5 MILE: ANNUAL HOUSEHOLD INCOME

### 2021 Household Income



2020 AVERAGE HOUSEHOLD INCOME: \$86,025

# DOWNTOWN SARASOTA

## Downtown Sarasota

The city of Sarasota is a scene of eateries, theaters, shopping boutiques and artist enclaves. Running through the heart of downtown is Main Street, and branching off this main drag are colorfully named streets such as Pineapple, Orange, Lemon and Palm. More shops and colorful bungalows turned into bakeries, galleries, salons and yoga studios surround central downtown and are divided into five districts: Burns Court, Towles Court, Rosemary District, Historic Palm Avenue and Gillespie Park. Even more is waiting to be discovered at Bayfront Park, Southside Village and other nearby locales. Sarasota, Florida was recently mentioned by Times Magazine as one of the worlds best places to live.



JAG GREWAL, CCIM, SIOR  
941.906.8688 X 105  
jag@ian-black.com

JESSICA DUNCAN  
941.932.6511  
jessica@ian-black.com

[www.ian-black.com](http://www.ian-black.com) | 941.906.8688  
1 S School Ave, Ste 600, Sarasota, FL 34237

*Information deemed reliable but not guaranteed. Prices subject to change without notice.*

# RETAIL MAP



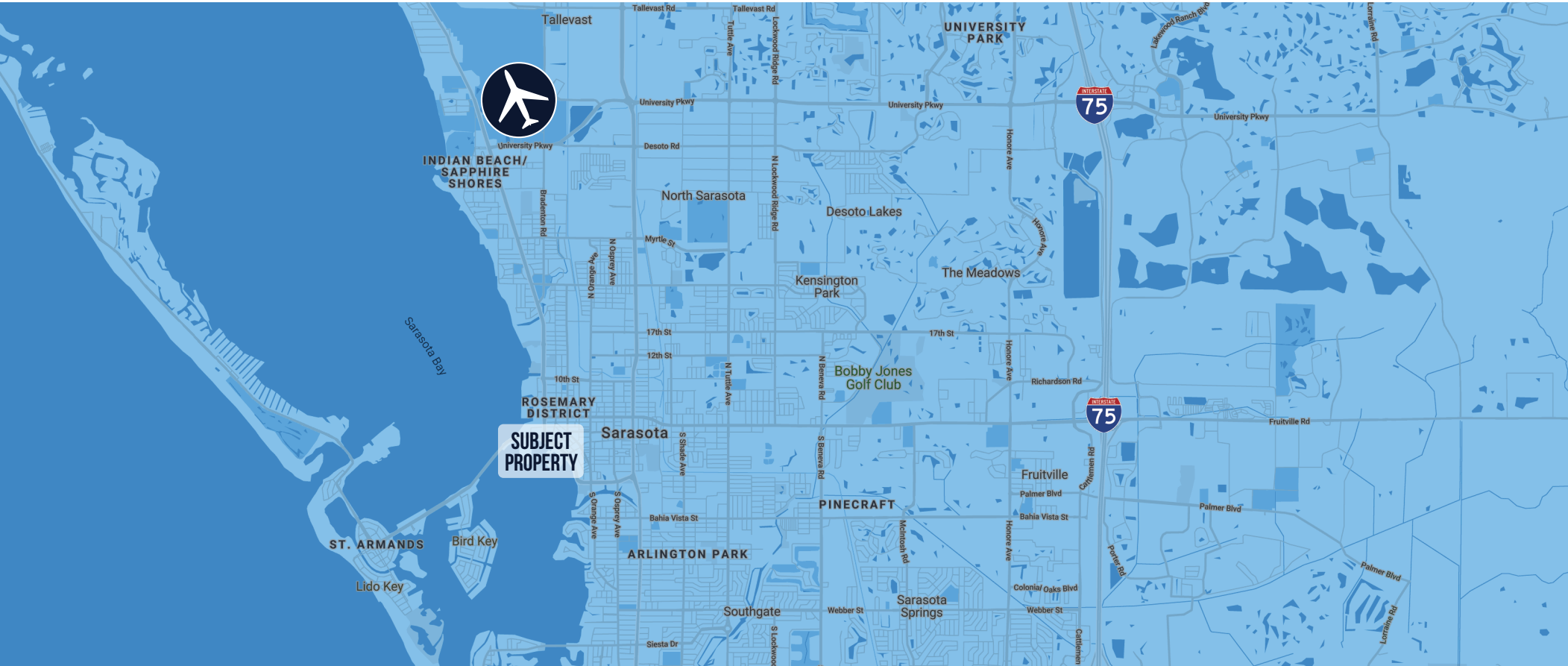
## AMENITIES NEARBY:

- STARBUCKS
- KAHWA
- PASTRY ART
- PROJECT COFFEE
- O&A
- WHOLE FOODS
- ALOFT
- THE RITZ-CARLTON
- THE WESTIN
- FIFTH THIRD BANK
- WELLS FARGO
- MADE
- BOCA
- HYDE PARK STEAKHOUSE

Google

Map data ©2021 Google Imagery ©2021, Maxar Technologies, U.S. Geological Survey

# AREA DETAILS



## KEY TRAVEL TIMES:

WALKING DISTANCE TO DOWNTOWN AMENITIES

10 MIN. FROM SRQ/BRADENTON AIRPORT

10 MIN. FROM SARASOTA MEMORIAL HOSPITAL

## AMENITIES NEARBY:

STARBUCKS

WHOLE FOODS

WALGREENS

RESTAURANTS

BOUTIQUE SHOPPING

ST. ARMAND'S CIRCLE

THE WESTIN SARASOTA

ALOFT SARASOTA

# 96%

WALK SCORE

# 56%

BIKE SCORE

# 47%

TRANSIT SCORE

# [JAG GREWAL, CCIM, SIOR]

Born in West Malaysia, Jag finished elementary school and the family then moved south so he could attend middle school to Singapore. At 14, they immigrated to Australia, where Jag completed high school at 16 and won a scholarship with BHP Co. Ltd to attend the University of South Australia. After successfully completing a rigorous degree program in Electrical Engineering, Jag decided to join his father's property development company and learned the business. In the late 90's, his entrepreneurial spirit brought him to America. After a short stint in Arizona in property development, Jag discovered Sarasota as he was flying to Africa on a mission assignment. He completed that assignment and moved to Sarasota in December 2000. He joined Coldwell Banker and rose to be the #1 agent in the Sarasota market for Coldwell Banker in 2006. In 2009, he left Coldwell Banker Commercial to form a partnership with Ian Black, Steve Horn & Marci Marsh at Ian Black Real Estate, where he is a Partner. Jag is married to his amazing, beautiful and creative wife Amy Grewal and they have four lovely children. He enjoys squash and golfing, when time permits.

A well respected commercial real estate broker, Jag has completed sales and leases over \$500M in this region and has earned numerous distinctions throughout his career including:

Past President of the Commercial Investment Division – an organization that serves all of the commercial real estate practitioners /affiliates in Sarasota County

Prestigious Commercial Realtor of the Year, awarded by his peers in December 2007

Obtained CCIM designation in March 2015, awarded by the Certified Commercial Investment Member Institute.

Obtained the rare SIOR (Dual) designation bestowed by the Society of Industrial and Office Realtors, one of only 140 worldwide.

2015 - 2020 Board Member of the Lakewood Ranch Business Alliance

2019 - Current Board Member of the Bradenton EDC

2021 – Current Board of Trustees for Forty Carrots Family Center

2024 - Seacoast Bank Community Board Member

Companies Served: Access Diagnostics, American Momentum Bank, Asolo Theater, BB&T, Boca Grande Area Development, Boca Norte, Bone Fish Grill Restaurants, Brown & Brown Insurance, CVS, Daus Investments, Dunkin Donuts, Enzymedica, Goodwill Industries, Gulf Coast Community Foundation, Half Acre Construction, Insignia Bank, iStar Financial, Paradise Properties, Salvation Army, Standard Pacific Homes, Starbucks, Suntrust Bank, Swim City, Taco Bell, Sunz Insurance Company, Tervis Tumbler, Triton Companies, United Rentals, and Walgreens.

# [JESSICA DUNCAN]

Jessica Duncan provides a unique perspective to her clients in Sarasota and Manatee Counties by blending her local roots with an extensive background as a commercial real estate paralegal. A Sarasota native, Jessica grew up in the local agricultural community on her family's cattle ranch, where she spent her youth riding horses, racing barrels, and raising livestock for 4-H projects.

Jessica transitioned to real estate sales to leverage her highly technical knowledge of commercial transactions, lending, land use, and zoning. Her professional foundation is built on years of managing complex transactions, including LIHTC affordable housing financing and the development of large master-planned communities. Her legal experience allows her to offer clients expert insights into property titles, surveys, and the nuances of municipal codes and zoning regulations.

Her previous role as a wildfire dispatcher also gave her an intimate geographic knowledge of the roadways and landmarks throughout the region, as well as the ability to remain composed under pressure during high-stakes situations.

Beyond her professional life, Jessica is an active leader in the industry, currently serving as Treasurer of Commercial Real Estate Women (CREW) of Sarasota/Manatee. Outside of the office, she enjoys spending quality time with her husband, Joel, and their two children, Samantha and Luke, road cycling, mountain biking, and reading.