

CLASS A OFFICE SPACE FOR LEASE

DOWNTOWN SARASOTA

1515 Ringling Blvd, Sarasota, FL 34236



CLASS A OFFICE SPACE DOWNTOWN

1515 RINGLING BLVD SARASOTA



Property Summary

The Northern Trust Plaza, a well-known, prestigious Class A office plaza, located at the edge of the newly renovated Lemon Avenue Mall and Paul Thorpe Park in Downtown Sarasota. Recently completed common area upgrades and renovations enhance the sophisticated style of this iconic Plaza. Professionals preferring Class A office suites and amenities will enjoy its location right in the heart of the business district, its views of Sarasota Bay and downtown Sarasota. Suites are bright, with natural light. The Plaza offers a conference room for use by tenants; on-site management office team; and on-site parking garage for tenants and guests with a covered walkway to the building and circular drive for drop-off and short-term

Amenities

- Full Service Bank with ATM
- Centrally located in the Sarasota CBD
- Public Transportation
- Bike Storage
- 24-Hour Security
- SRQ Airport: 10 minute drive

MELISSA HARRIS, SIOR IAN BLACK

(941) 906-8688

melissa@ian-black.com

(941) 586-3456

ian@ian-black.com

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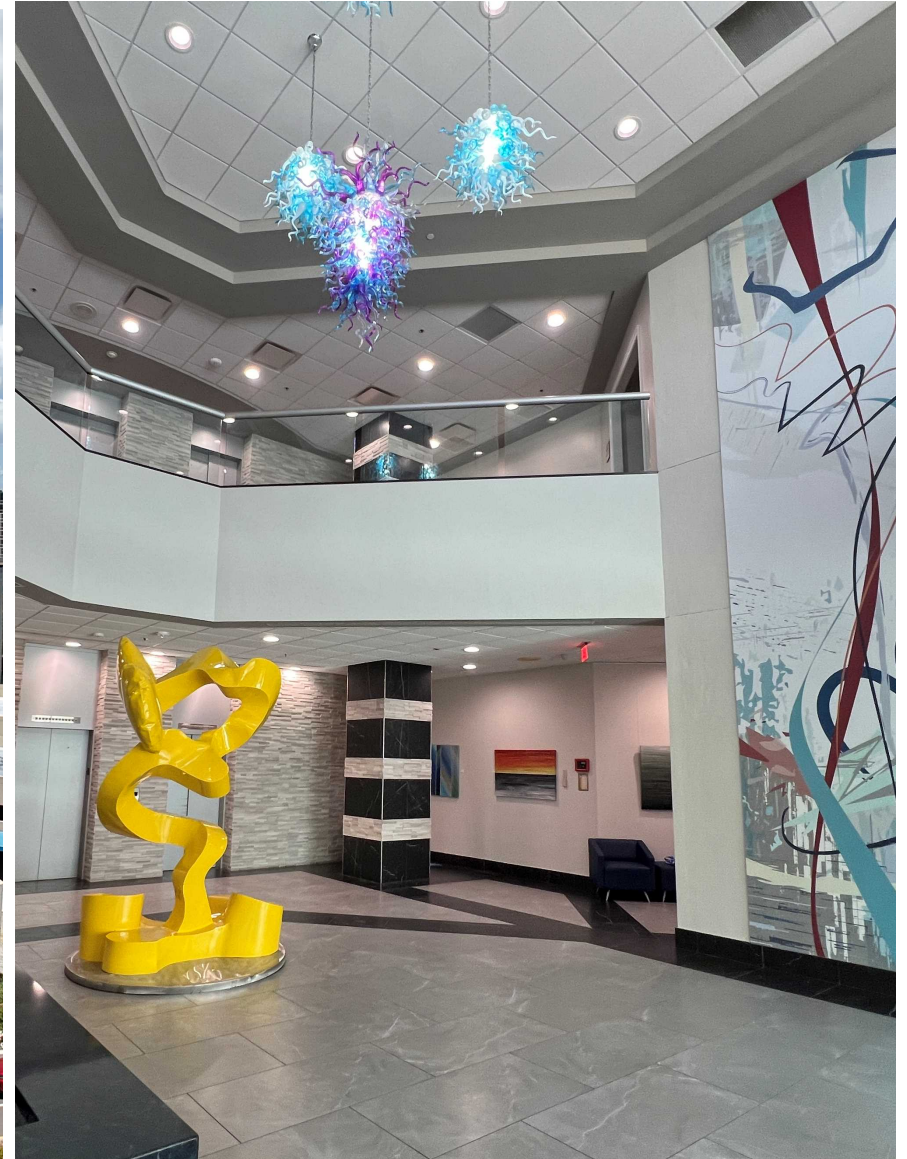
AERIAL PHOTOS



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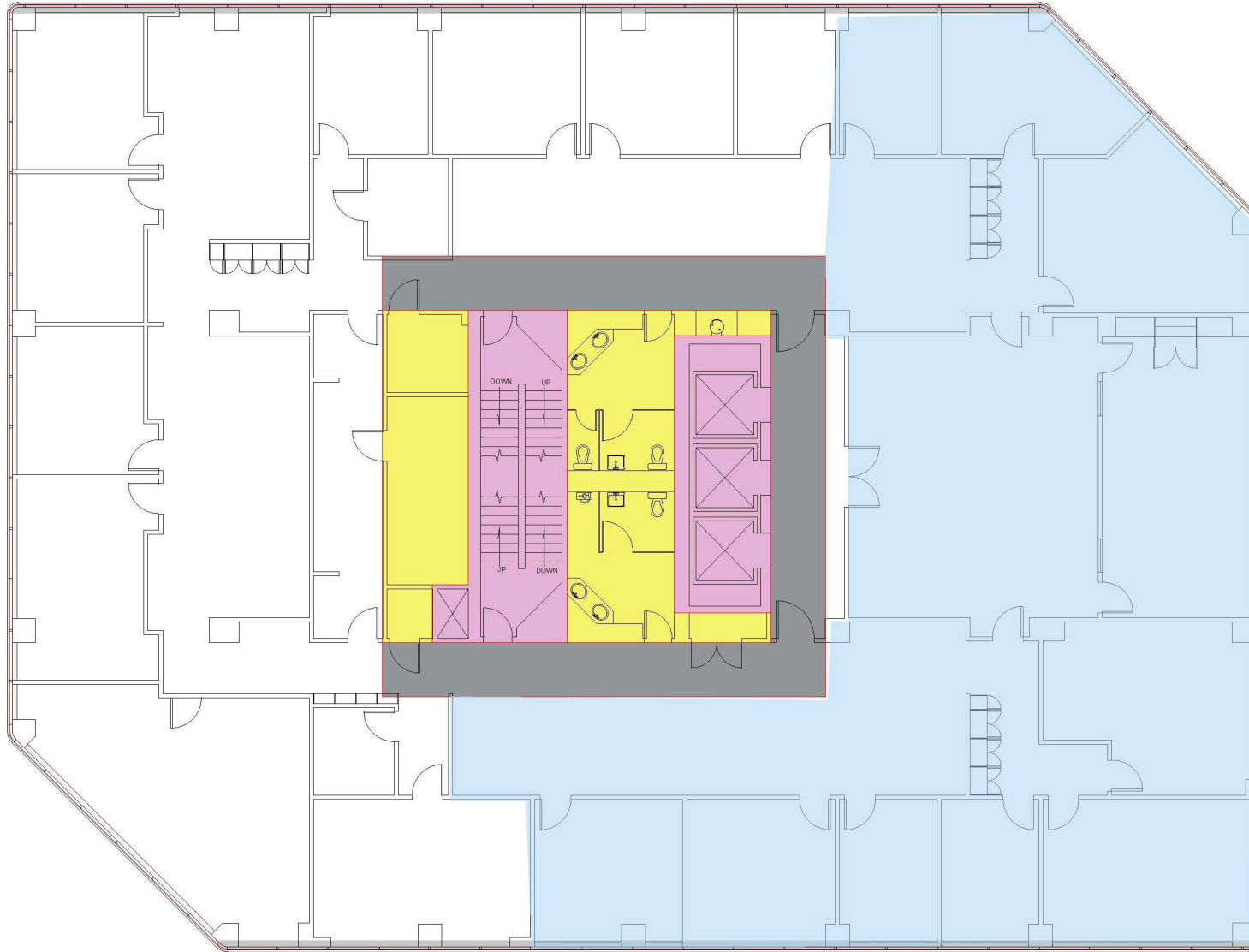
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CLASS A OFFICE SPACE DOWNTOWN

SUITE 710



Suite 710

- 4,965 RSF
- \$35 PSF
FSG
- Direct
Access from
Elevator
Lobby
- 7 offices
- 2 conference
rooms
- Abundant
Natural Light
- Grand

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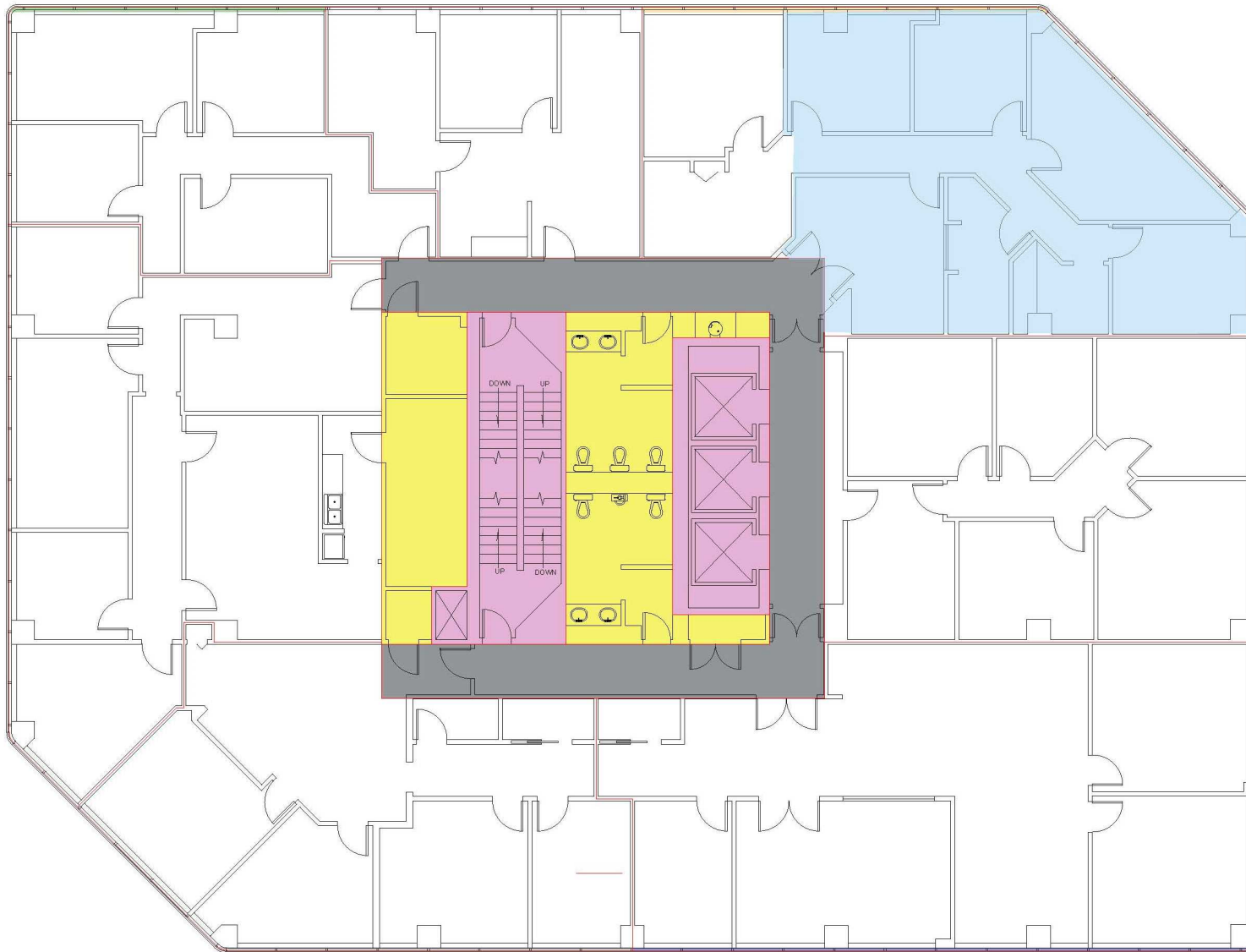
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CLASS A OFFICE SPACE DOWNTOWN

SUITE 880



Suite 895

- 1,486 RSF
- \$35 PSF
FSG
- Efficient layout with lobby, reception, three offices and conference room
- Ready for Tenant Carpet and Paint Selection

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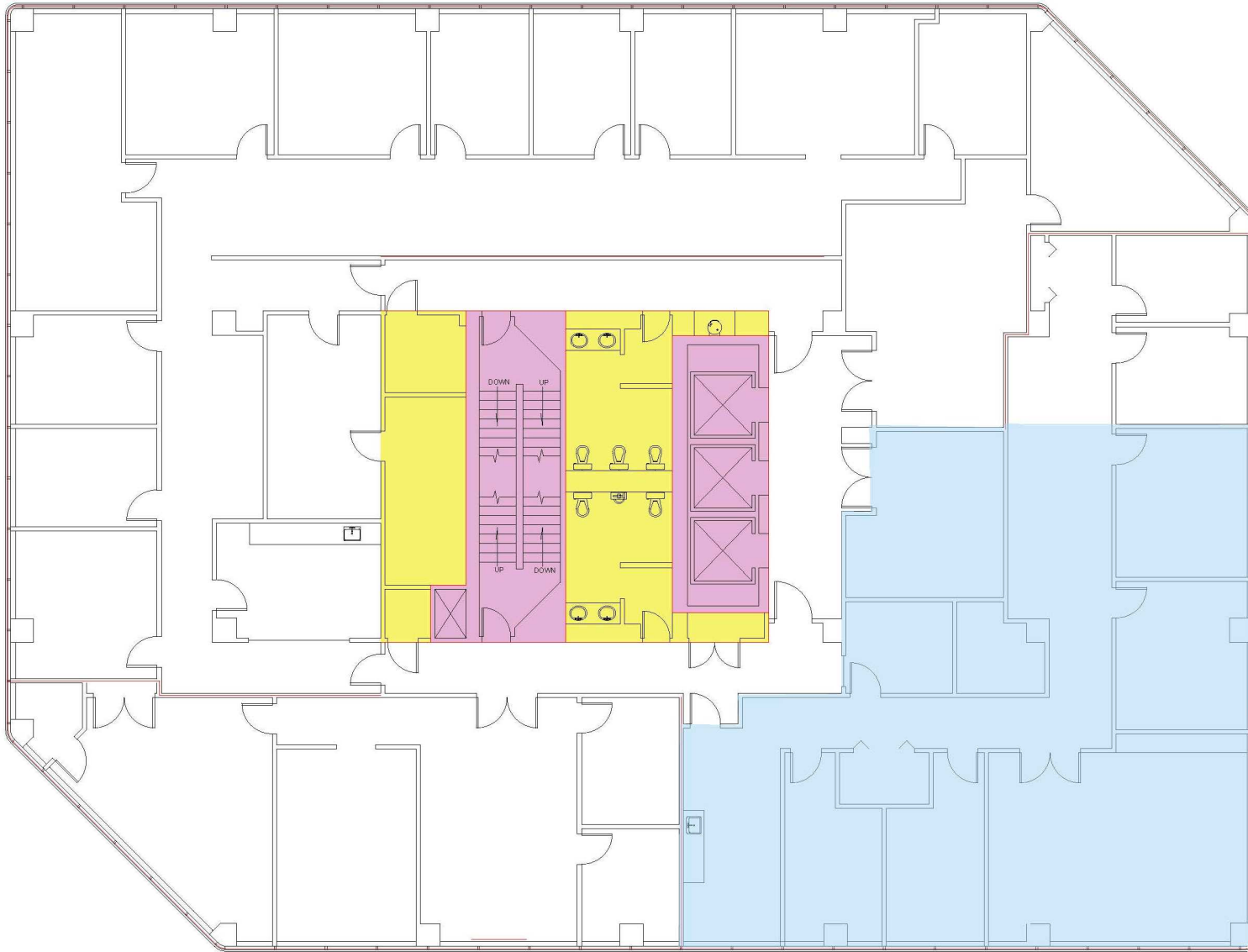
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CLASS A OFFICE SPACE DOWNTOWN

SUITE 925



Suite 910

- 2,946 RSF
- \$35 PSF FSG
- Entrance
Directly Across
from Elevators
- Move in
Ready
- Efficient layout
with reception,
4 private
offices,
conference
room,
copy/print
room, and
break area

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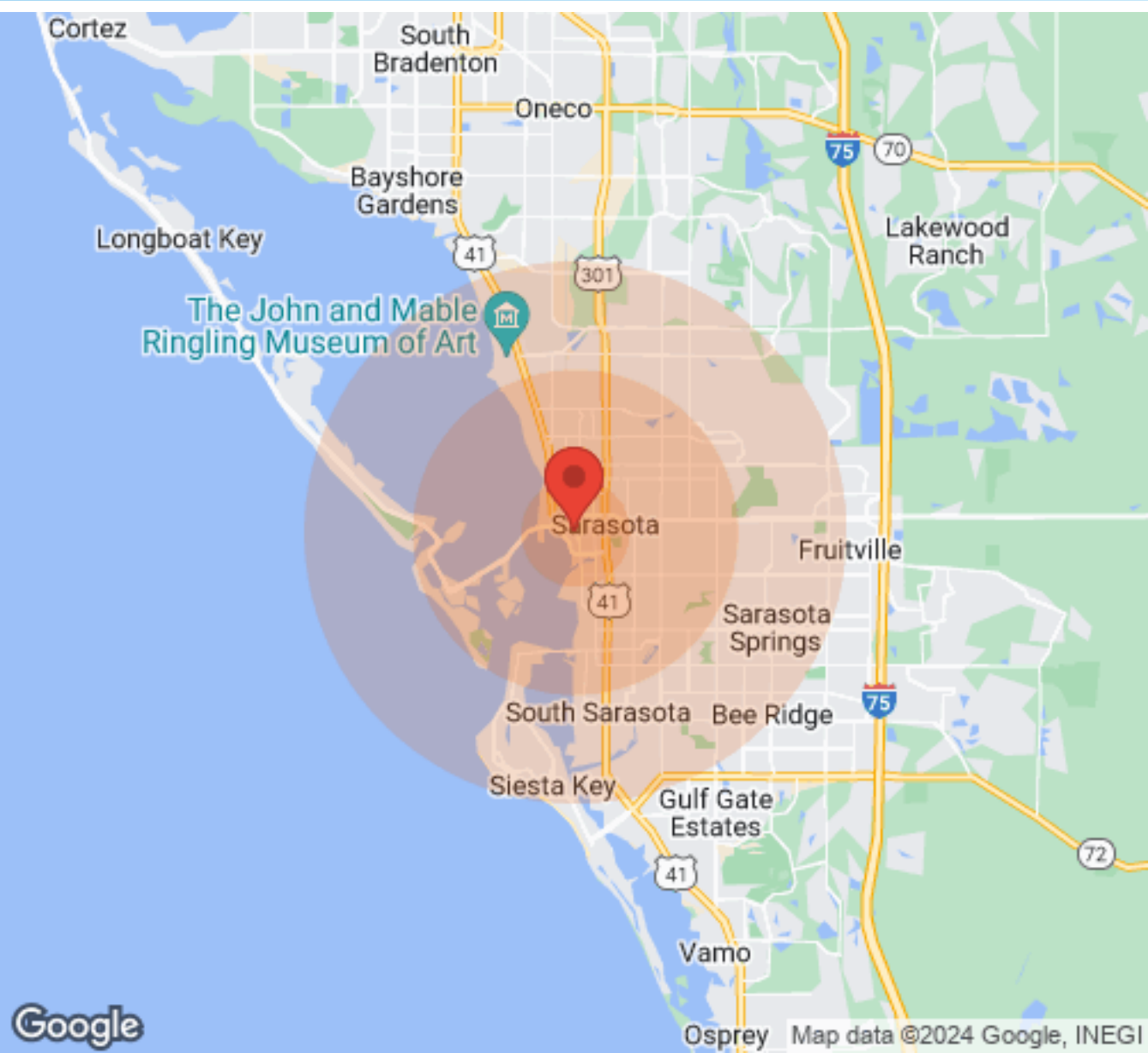
LOCATION MAPS



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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	5,139	31,027	65,829
Female	4,771	33,377	72,641
Total Population	9,910	64,404	138,470
Income	1 Mile	3 Miles	5 Miles
Median	\$43,618	\$43,114	\$47,971
< \$15,000	939	4,539	8,271
\$15,000-\$24,999	718	3,935	7,828
\$25,000-\$34,999	527	3,925	7,830
\$35,000-\$49,999	587	4,169	9,844
\$50,000-\$74,999	810	4,782	11,827
\$75,000-\$99,999	390	2,253	6,460
\$100,000-\$149,999	454	2,349	6,099
\$150,000-\$199,999	167	969	2,357
> \$200,000	396	1,461	2,781
Housing	1 Mile	3 Miles	5 Miles
Total Units	6,206	35,908	81,732
Occupied	4,888	28,638	64,082
Owner Occupied	2,223	17,195	42,718
Renter Occupied	2,665	11,443	21,364
Vacant	1,318	7,270	17,650

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PROFESSIONAL BIO



MELISSA HARRIS, SIOR

Partner

O: (941) 906-8688

C: (941) 539-0720

melissa@ian-black.com

3253250, Florida

Ian Black Real Estate

1 South School Avenue, Suite 600 Sarasota, FL 34237

After growing up in Sarasota, Melissa went on to obtain her bachelor's degree in Industrial Engineering from the University of Florida. After college and a move to Tega Cay, SC, a suburb of Charlotte, NC, Melissa was employed as a Human Resource Manager with The Home Depot, managing 400+ associates and managers.

When Melissa moved back to Sarasota in 2011 it was a natural fit for her to join Ian Black Real Estate as a Commercial Property Manager. In January of 2012 Melissa moved into leasing and sales, primarily assisting Ian Black and Steve Horn. As one of IBRE's partners, Melissa Harris is extremely active in all aspects of the industry, working with some of the largest landlords in the area, as well as representing local and national tenants and buyers. Melissa enjoys working in all areas of commercial real estate and has grown her portfolio of clients exponentially.

In 2020 Melissa joined SIOR "A professional affiliate of the NATIONAL ASSOCIATION OF REALTORS®, SIOR is dedicated to the practice and maintenance of the highest professional and ethical standards. SIOR maintains a commitment to business and industry by providing outstanding professional services, publications, and educational programs." Additionally, Melissa is actively pursuing her CCIM designation to better assist her clients.

Melissa takes joy in educating buyers, tenants, sellers, landlords, and fellow commercial real estate agents about the process and intricacies of commercial real estate transactions. As a Director and Officer of the Commercial Real Estate Alliance (CREA) Melissa has expanded her network in the local community.

When not working Melissa enjoys spending time with her husband and two daughters taking advantage of all the activities the area has to offer.

EDUCATION

Bachelor of Science - Industrial Engineering, University of Florida

MEMBERSHIPS & ASSOCIATIONS

Member of National, Florida and Sarasota/Manatee Associations of Realtors

Commercial Real Estate Alliance of the Realtor Association of Sarasota Manatee (CREA)

Society of Industrial and Office Realtors (SIOR)