

For Lease

FIRST FLOOR MEDICAL SPACE CLOSE TO SMH

2068 Hawthorne Street, Sarasota, FL 34239



OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Building Size:	11,168 SF
Available SF:	2,500 SF
Lot Size:	36,121 SF
Year Built:	2010
Zoning:	OND

PROPERTY OVERVIEW

Prime Medical Office Space for Lease – 2,500 Sq. Ft.

Available August 1st. This premier medical office space is a rare opportunity to establish or expand your practice. Located in one of Sarasota's most sought-after healthcare districts. Seize the opportunity to lease a contemporary, fully built-out medical office space, situated just 150 yards east of Sarasota Memorial Hospital, with superb visibility and easy access to key business hubs.

- Seven spacious exam rooms equipped with plumbing and surgical lighting wired
 - Elegant reception and waiting area designed for patient comfort
- Modern, well-maintained building with updated interiors
- Physician offices for private consultations
 - Two nurse stations, one of which could be used as an oversized exam room, complete with plumbing and dedicated A/C
 - ADA-compliant patient restrooms for convenience
 - Ample parking for clients and tenants
 - Shared staff lounge on the upper floor
 - Shared on-site laundry facility for added efficiency

Located just one block east of the high-traffic Tamiami Trail, within Sarasota City limits, Possibility of being available sooner than Aug 1, 2025.

Contact us today to schedule a tour!

JOE C. HEMBREE, CCIM

941.951.1776

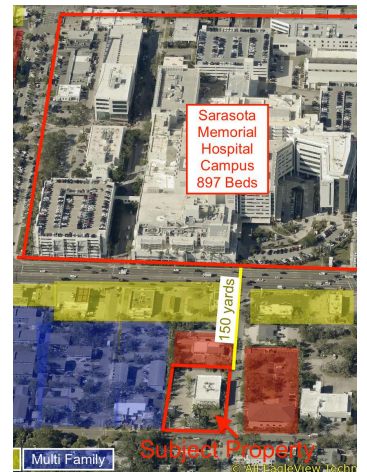
jchembree@hembreeco.com



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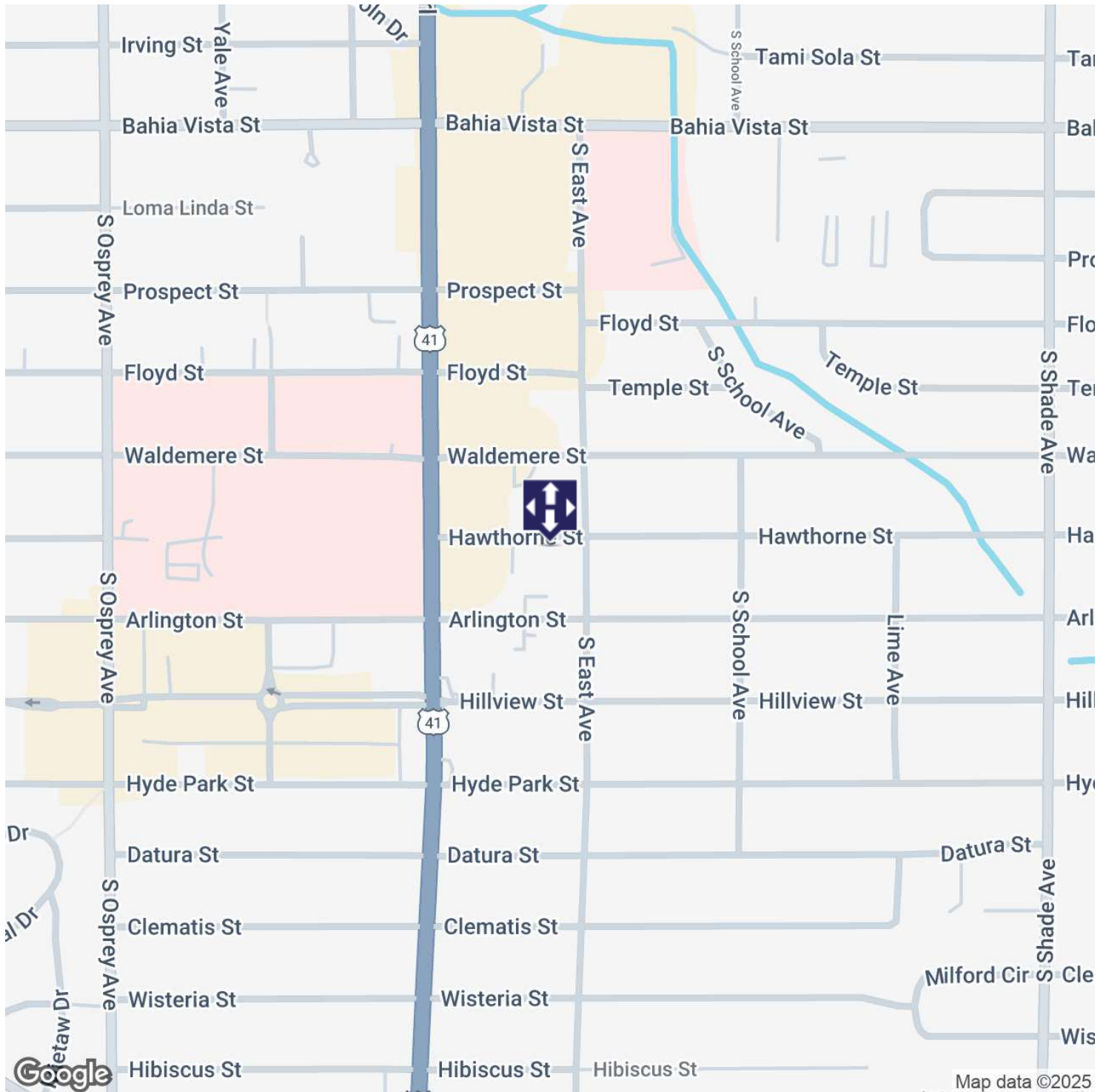
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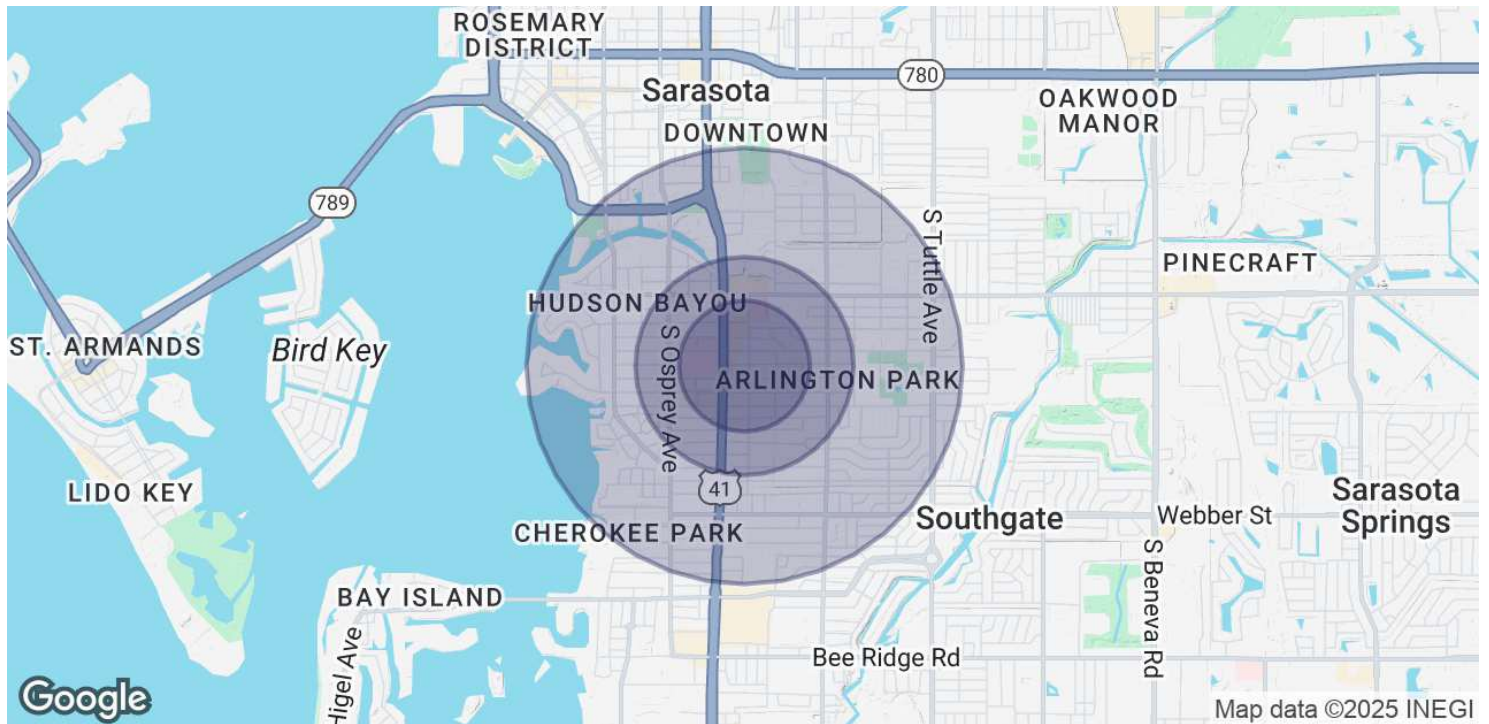
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	915	3,021	10,236
Average Age	49	50	50
Average Age (Male)	46	48	48
Average Age (Female)	51	51	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	425	1,390	4,707
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$83,225	\$103,394	\$108,225
Average House Value	\$572,290	\$712,070	\$695,752

Demographics data derived from AlphaMap

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