

# Property Summary



## PROPERTY HIGHLIGHTS

- Fully renovated standalone office space
- 200-7000SF
- Full service lease: Includes electric, water, parking in lease rate
- Ample parking
- Signage available

## OFFERING SUMMARY

Lease Rate:	\$21 SF/yr (Full Service)
Available SF:	300 - 7,000 SF
Building Size:	10,219 SF

## PROPERTY DESCRIPTION

Introducing this fully renovated standalone office building ideally located just off Tamiami Trail in Nokomis, offering flexible leasing options from executive suites to approximately 7,000 RSF. The property features a beautifully updated common area lobby, multiple restrooms, a shared kitchenette, conference room, and a variety of private offices designed to accommodate a range of users.

Tenants can lease contiguous space up to approximately 7,000 RSF at \$21/RSF full service (including utilities). Alternatively, individual executive offices are available ranging from \$600-\$1,200 per month, with access to shared common areas, conference room, kitchenette, and restrooms.

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# Additional Photos

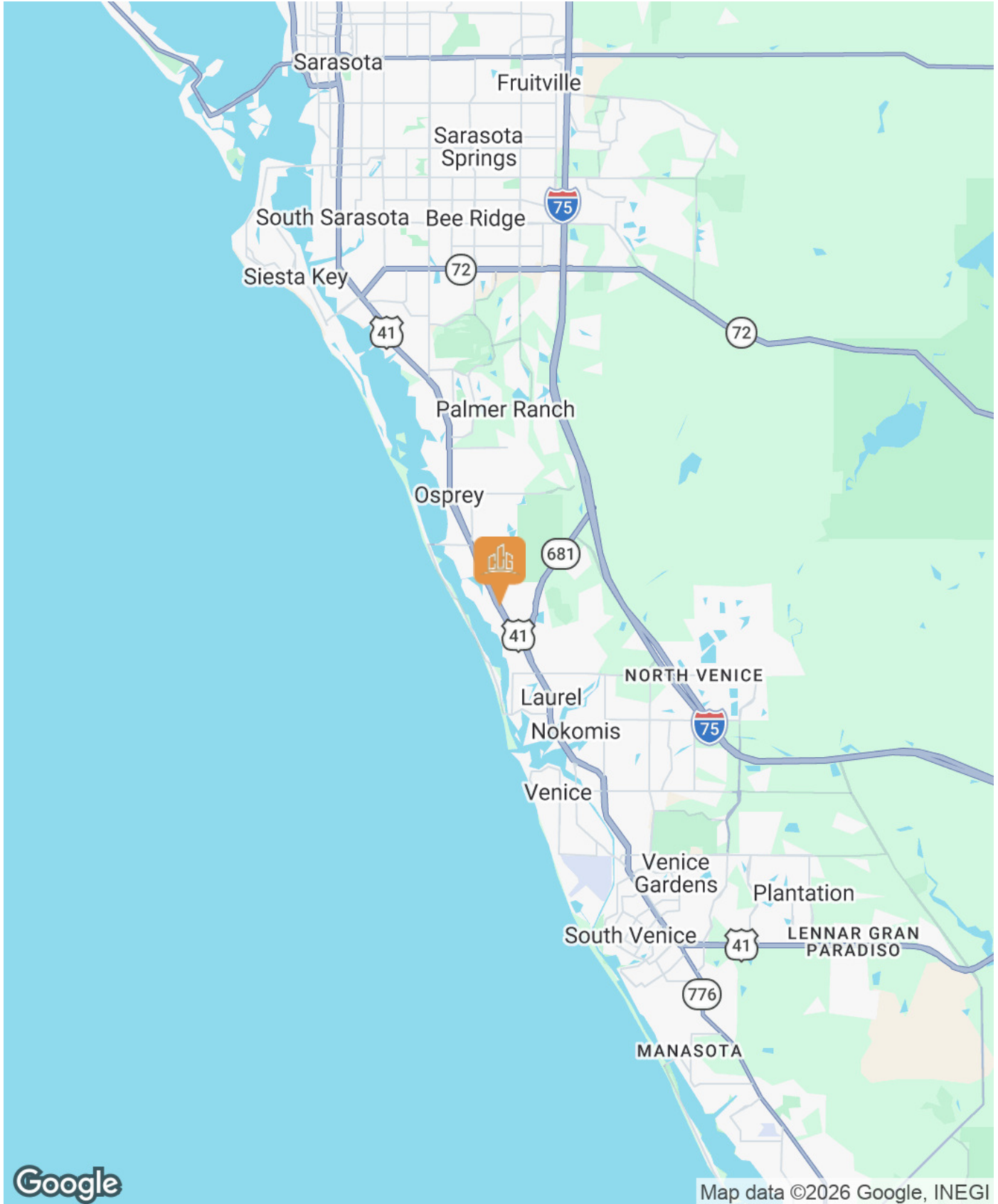


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# Location Map

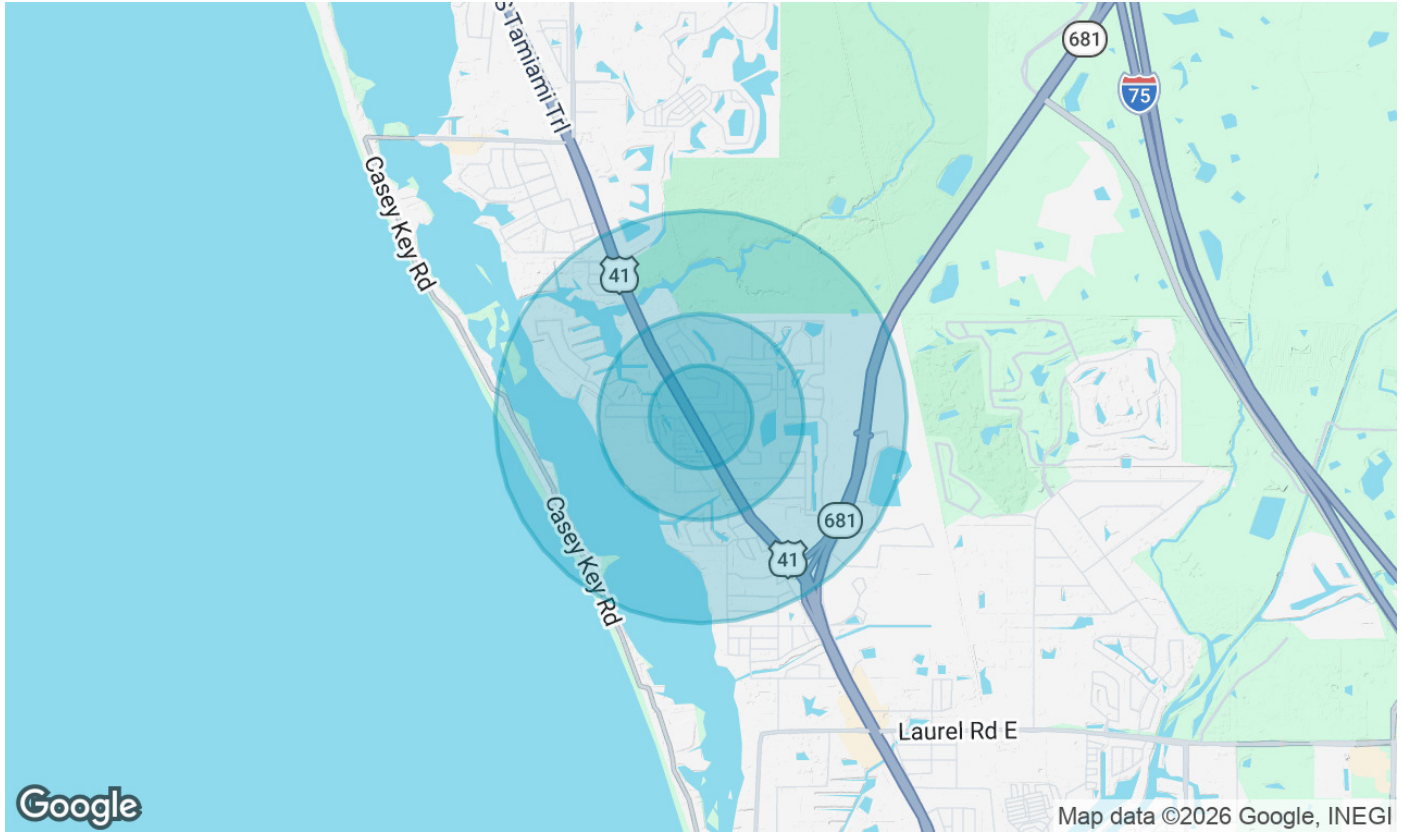


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# Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	246	1,003	3,849
Average Age	61.4	61.1	59.9
Average Age (Male)	59.0	58.2	58.4
Average Age (Female)	63.4	63.4	61.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	121	491	1,885
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$125,833	\$128,233	\$127,951
Average House Value	\$521,622	\$529,270	\$491,231

2023 American Community Survey (ACS)

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