

Kane Plaza

1 S. SCHOOL AVE SARASOTA, FL 34237



PROPERTY DESCRIPTION

Premier office suites available at the prestigious Kane Plaza Office Tower. Located in Downtown Sarasota at the roundabout at Main St. and S. School Ave, Kane Plaza offers spectacular city views right down Main St. The adjacent 4 story parking garage and 3 surface lots provide ample parking for employees and clients. Excellent visibility with monument signage on Main St and additional signage fronting the heavily traveled Fruitville Rd.

PROPERTY HIGHLIGHTS

- Class A Office Space
- Onsite Parking Garage and 3 surface parking lots
- Easily Accessible to Downtown and I-75
- Beautiful Views and Professional Office Suites

OFFERING SUMMARY

Lease Rate:	\$29.00 - 32.00 SF/yr (MG)
Available SF:	1,298 - 8,976 SF
Building Size:	88,178 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,005	33,996	70,859
Total Population	12,538	79,448	161,395
Average HH Income	\$49,197	\$61,121	\$68,104



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 401	Available	1,659 SF	Modified Gross	\$32.00 SF/yr	Located on the 4th floor with views facing south and access to an open air balcony. The suite includes multiple private offices and a kitchen/breakroom.
Suite 300	Available	8,976 SF	Modified Gross	\$29.00 SF/yr	-
Suite 501	Available	3,274 SF	Modified Gross	\$29.00 SF/yr	-
Suite 601	Available	1,640 SF	Modified Gross	\$32.00 SF/yr	Located on the 6th floor with views facing North and access to an open air balcony. The suite includes multiple private offices, a large open workspace, and a kitchenette.
Suite 502	Available	1,298 SF	Modified Gross	\$32.00 SF/yr	Located on the 5th floor with views facing south and access to an open air balcony. The suite includes multiple private offices with large windows and an open workspace.



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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 900	-	6,519 SF	Modified Gross	\$29.00 SF/yr	-



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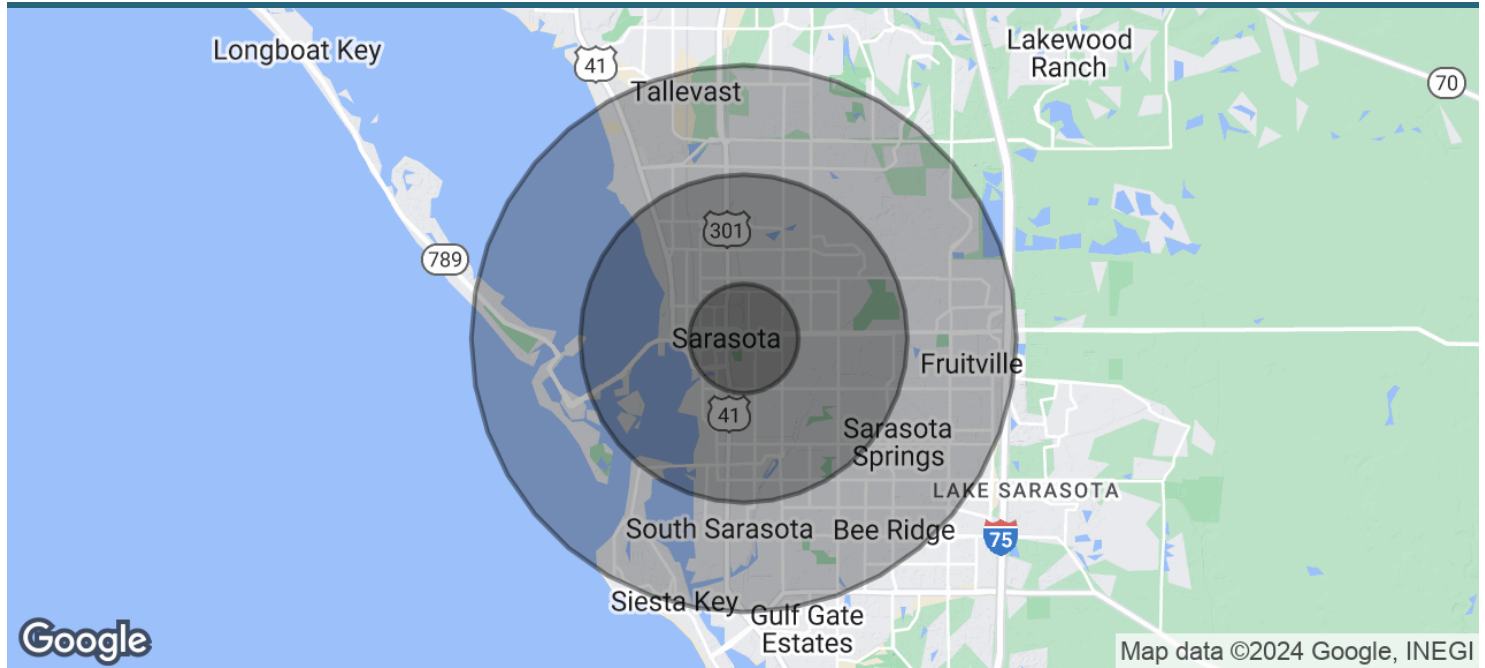
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,538	79,448	161,395
Average Age	36.6	44.0	46.1
Average Age (Male)	33.4	42.1	44.5
Average Age (Female)	40.2	46.2	47.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,005	33,996	70,859
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$49,197	\$61,121	\$68,104
Average House Value	\$240,389	\$329,446	\$291,570

2020 American Community Survey (ACS)



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