

SARASOTA-BRADENTON :: FLORIDA

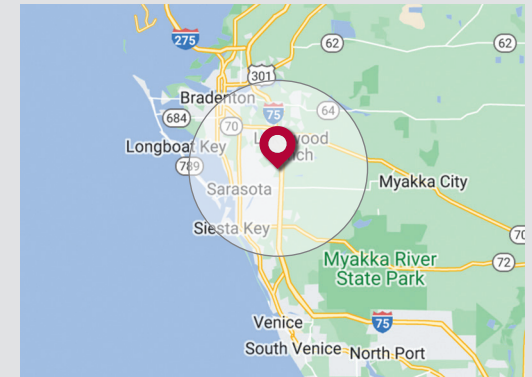
COOPER CREEK OFFICE BUILDING

8043 Cooper Creek Boulevard | University Park, FL 34201

AVAILABLE FOR LEASE
2,590 SF CLASS-A
OFFICE SPACE



LOCATION



Latitude: 27.397613 Longitude: -82.452222

DEMOGRAPHICS

POPULATION

483,653
10 MILES

DAYTIME POP

514,333
10 MILES

BUSINESSES

24,306
10 MILES

EMPLOYEES

225,261
10 MILES

AVERAGE HHI

\$124,601
10 MILES

HOUSEHOLDS

212,821
10 MILES

Sarasota-Bradenton MSA: 936.1K

BENDERSON
DEVELOPMENT

3830 | REV-10.21.25

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PROPERTY HIGHLIGHTS

- Two story, fully built, 35,000 SF Class-A office building
- Located off I-75 and University Parkway (exit 213), offering convenient access and prime highway visibility
- Within the UTC District featuring over 300 shops and restaurants
- 7 miles to Sarasota-Bradenton International Airport
- 2 miles from Lakewood Ranch, 2nd fastest-growing master-planned community in US
- Generous car parking
- 11' clear ceiling heights
- Class-A lobbies, restrooms and common hallways
- Porte-cochere on front of building for covered drop-off
- Exterior tenant signage available
- 24 hour access and on site management
- Access control system
- Lush landscaping