

CORPORATE HEADQUARTERS

LAKEWOOD RANCH

CLASS A OFFICE BUILDING

9000 TOWN CENTER PKWY, SARASOTA, FL 34202
FOR LEASE: 26,107 SF | \$22/SF/YR NNN





Ian Black Real Estate is pleased to present the opportunity to lease office space in desirable Lakewood Ranch. This second floor suite accommodates larger users looking to relocate to a serene setting. The suite boasts three sides of large windows with abundant natural light through out. The efficient floor plan is designed with perimeter offices and meeting rooms and allows for a collaborative work space. The building's proximity to I-75 allows for an opportunity for building signage visible to 134,500 cars daily. Tenants are able to take advantage of a vast parking area with a ratio of over 5/1,000. The building and suite are in excellent condition and ready for occupancy. The Landlord will consider subdividing the suite to accommodate smaller users. Entire building may be available, please contact agents for further details.



FLOORPLAN





AMENITIES NEARBY

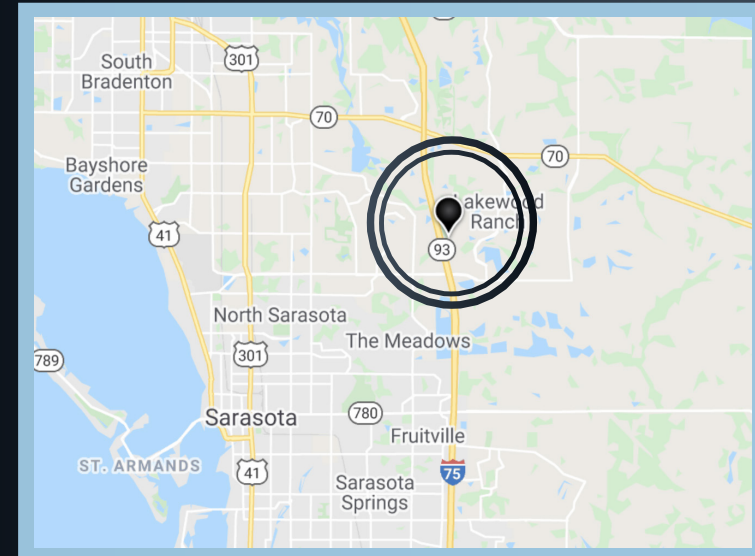


BJ'S WHOLESALE
 THE MALL AT UTC
 THE HOME DEPOT
 JOANN FABRIC
 MARSHALLS
 PUBLIX

CHIPOTLE
 STARBUCKS
 BONEFISH GRILL
 FRESH KITCHEN
 FIRST WATCH
 CHILI'S BAR & GRILL

LA FITNESS
 TITLE BOXING CLUB
 BENDERSON PARK
 FAIRFIELD INN
 HYATT PLACE
 HAMPTON INN

LOCATION



Property is ideally located off of University Parkway in Lakewood Ranch. As it is directly next to I-75, this promotes easy access to restaurants, hotels, shopping, and housing are found within minutes. Lakewood Ranch is the fastest growing community in the United States while it boasts with art, culture and fun filled activities. This property is geographically the epicenter of growth & development in Southwest Florida.

AIR & DRIVE TIMES

PROXIMITY TO LOCATION

30,60,120 MINUTES



Airport Travel

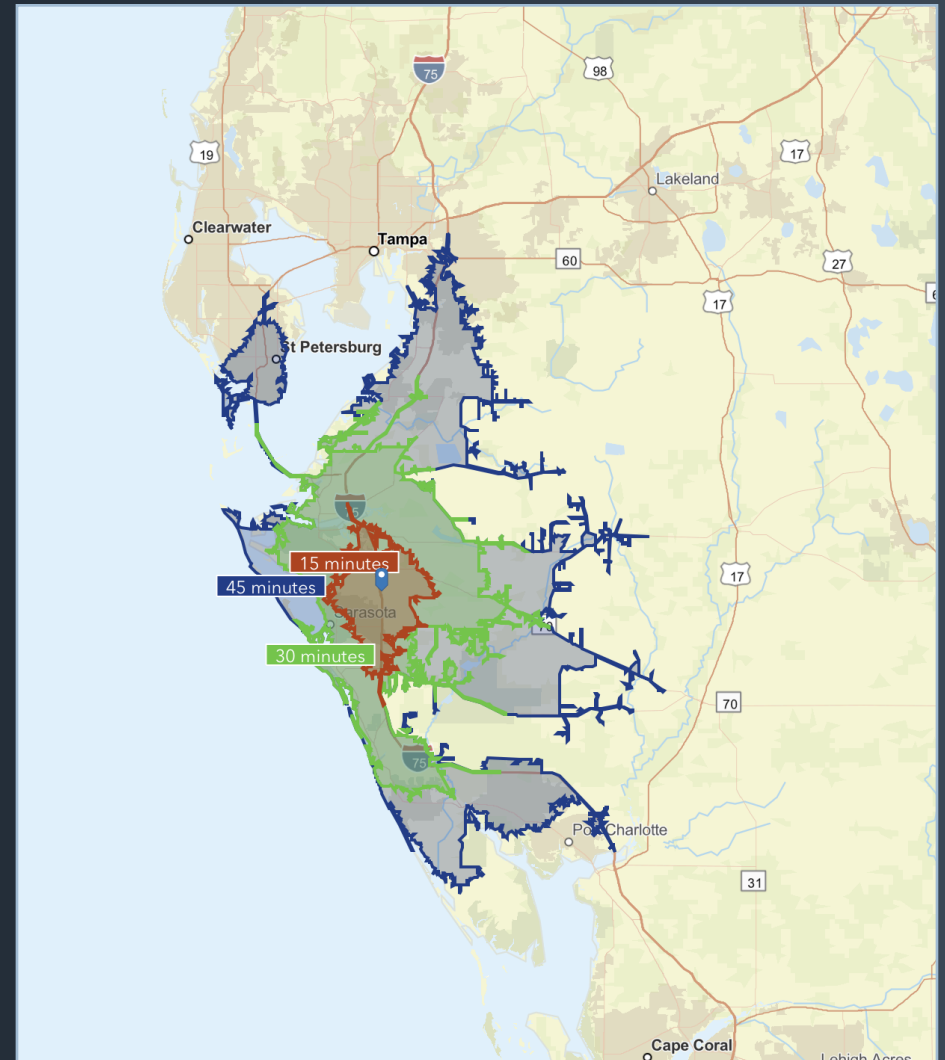
SRQ: Sarasota-Bradenton Airport: 8 Miles

PIE: St. Pete-Clearwater Airport: 49 Miles

PGD: Punta Gorda Airport: 54 Miles

TPA: Tampa International Airport: 58 Miles

RSW: Southwest International Airport: 90 Miles



1 MILE ESRI DATA - DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

9000 Town Center Pkwy
Ring of 1 mile

KEY FACTS

4,566

Population



2,326

Households

52.9

Median Age

\$86,290

Median Disposable Income

EDUCATION

2%

No High School Diploma



17%

High School Graduate



24%

Some College



57%

Bachelor's/Grad/Prof Degree

INCOME



\$103,970

Median Household Income



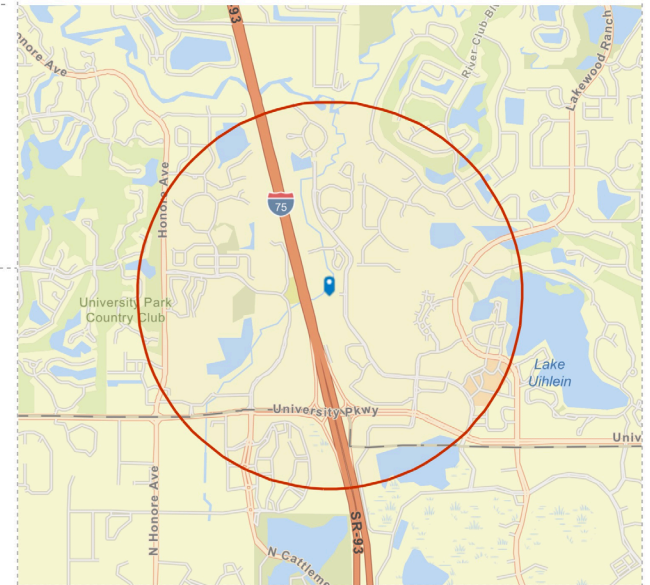
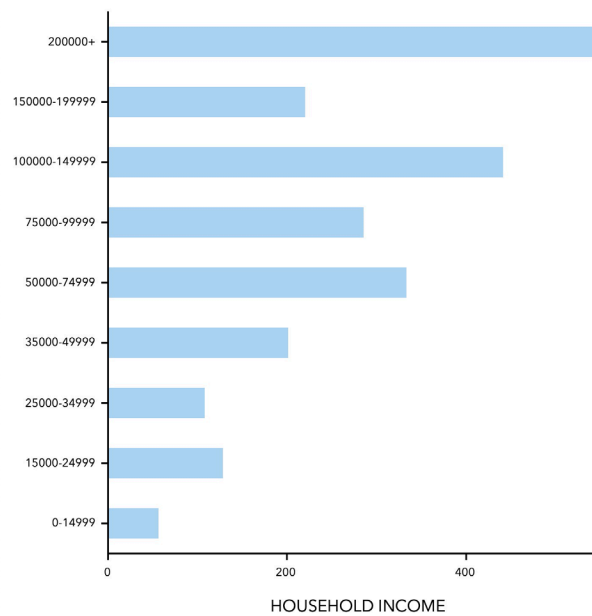
\$77,905

Per Capita Income



\$389,544

Median Net Worth



EMPLOYMENT



83%

White Collar



7%

Blue Collar



11%

Services

4.1%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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5 MILES ESRI DATA - DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

9000 Town Center Pkwy
Ring of 5 miles

KEY FACTS

120,170

Population



55,026

Households

54.0

Median Age

\$73,922

Median Disposable Income

EDUCATION

5%

No High School Diploma



24%

High School Graduate



27%

Some College



44%

Bachelor's/Grad/Prof Degree

INCOME



\$87,573

Median Household Income



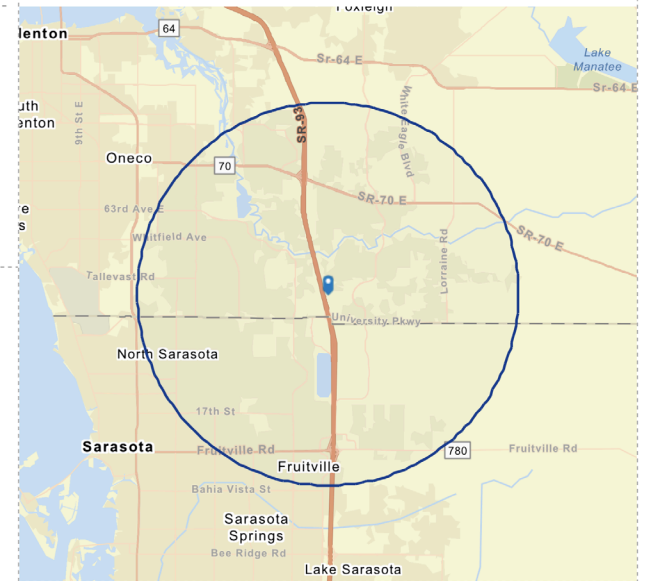
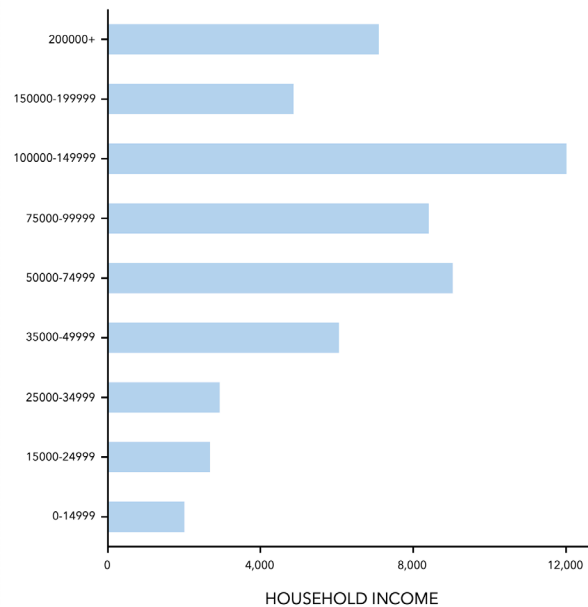
\$56,527

Per Capita Income



\$359,471

Median Net Worth



EMPLOYMENT



73%

White Collar



15%

Blue Collar



15%

Services

3.0%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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LAKEWOOD RANCH

LAKEWOOD RANCH AT A GLANCE

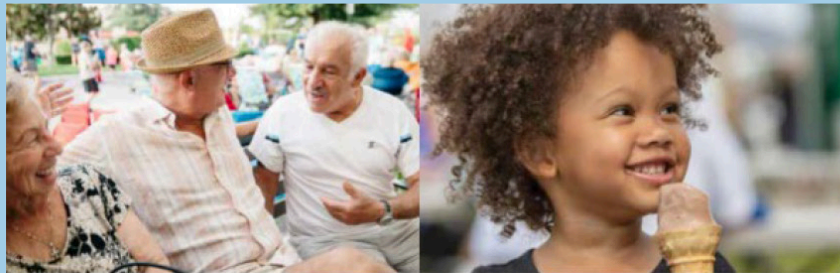


- **48,876 Residential Units** (sold, leased, under construction, contracted or in entitlements)
- **26,061 Existing Households** (for-sale and rental)
- **63,185 Existing Population** (will nearly double by buildout)
- **5.9M sqft of Office, Retail, Hospitality, Warehouse and Light Industrial**
- **49 Average Age**
- **\$124K Avg HH Income**
- **74% College Educated**



LAKEWOOD RANCH

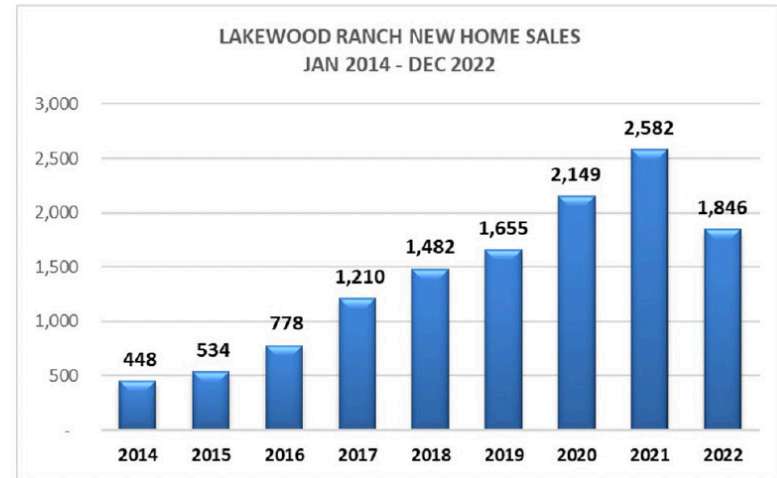
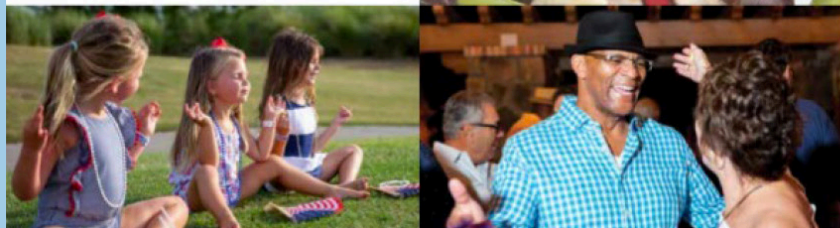
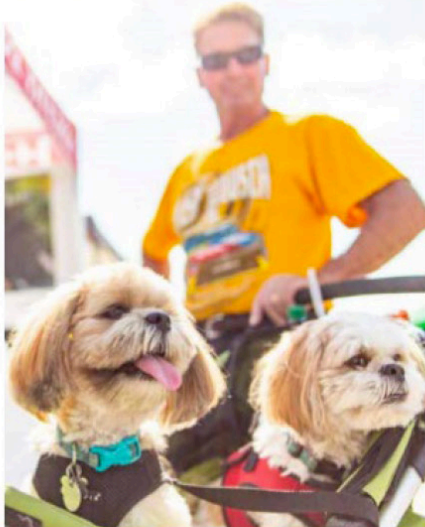
LAKEWOOD RANCH



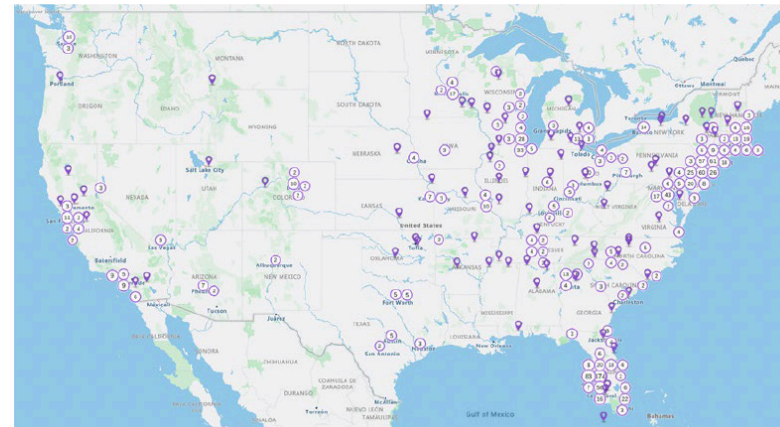
LAKEWOOD RANCH
#1 ALL AGES
COMMUNITY IN U.S.

2018, 2019, 2020,
2021, & 2022

RCLCO & John Burns Real Estate



2022 New Home Sales Feeder Markets



BIOGRAPHY | STEVE HORN, CCIM



STEVE HORN, CCIM

PARTNER

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Professional Background

As a partner at Ian Black Real Estate, Steve is active in all aspects of the commercial real estate industry. Steve represents some of the largest Landlords and Developers in South West Florida. In his 17-year career, Steve has been involved in over \$400 million dollars in transaction volume. Steve is routinely involved in some of the largest and interesting transactions in the area. In addition, growing up in the restaurant business has provided a unique perspective for his clients. Steve has represented several restaurant groups including national, regional, and local operators.

Steve received a BS in Finance from Mercer University and started his career with Morgan Stanley out of college. After Morgan Stanley Steve took a position with a Land Planning firm located in Sarasota specializing in eminent domain work. With an entrepreneurial spirit and an interest in real estate, Steve was encouraged by a mentor to take a CCIM class in 2002 and was hooked after his first day. That class led to a meeting with Ian Black in 2003 which sparked a relationship and partnership that continues to this day.

Steve obtained his CCIM designation in 2008.

When Steve is not doing deals, he enjoys spending time with his wife Beth (Florida Native) and their two sons Jack and Charlie. Steve also enjoys being on the board of Trustees at Saint Stephens Episcopal School where he is the Treasurer.

BIOGRAPHY | MELISSA HARRIS, SIOR



MELISSA HARRIS, SIOR

PARTNER

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melissa@ian-black.com

Professional Background

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) Board of Directors

Society of Industrial and Office Realtors (SIOR)