

EXCEPTIONAL LAKEWOOD RANCH OFFICE AVAILABLE NOW

INCOME PRODUCING WITH DEVELOPMENT UPSIDE

4081 LAKEWOOD RANCH BOULEVARD N SARASOTA, FL 34240

FOR SALE



SALE PRICE CALL FOR PRICING

[Click Here for Drone Footage](#)

PROPERTY HIGHLIGHTS

- 16,906 +/- SF on 2nd and 3rd Floors Available Immediately
- Exceptional Corporate HQ Campus on 5.01 +/- AC
- 29,451 +/- RSF 3-Story Class-A Office Building
- High-End Onsite Tenant Amenities
- Unobstructed Sprawling Lake Views
- First Floor | 12,546 +/- SF - Includes (2) Suites | Suite 1: 4,145 +/- SF | Suite 2: 5,707 +/- SF, M & W Restroom, Storage Closet, MEC Closet, (2) Stairs Access, Elevator Access | Floor is 100% Occupied by One Tenant | Includes Large, Waterfront Patio Area
- Second Floor | 11,925 +/- SF | Contains (14) Private Offices, M & W Restroom, Flex Space, (2) Conference Rooms, Wellness Room, (2) Phone/Workrooms, Server Room, IT Room, Pantry/Kitchenette, (2) Open/Bullpen Areas, (2) Stairs Access, Elevator Access | Includes Waterview Balcony | Currently Occupied by Owner
- Third Floor | 4,981 +/- SF | Amenity Floor - Includes M & W Restrooms with Showers, Additional Restroom, Boardroom with Lakefront Views, (2) Meeting Rooms, Electrical Room, Gym, Break Room with Kitchenette, (2) Stairs Access, Elevator Access - Exclusively Available to Ownership's Tenants at This Time | Includes Balcony Overlooking the Lake

- Future Development Opportunity - Ability to Construct an Additional 20,000 +/- SF Office Building on Parcel
- Tremendous Upside for Either an Owner/User or Investor at or Below Replacement Costs
- Year Built: 2017
- Zoned: PCD | Planned Commerce Development
- Parcel ID: 0193050001
- Additional Details Available with a Signed CA
- Easily Accessible from I-75, University Parkway, State Road 70, State Road 64, and Fruitville Road
- Close to Popular Gulf Coast Beaches, Top-Rated Schools, and (3) Town Centers with Dining, Shopping, and More!
- Prime Location in the Highly Desirable Lakewood Ranch Community - an Award-Winning 33,000 +/- AC Master Planned Community Located in Sarasota and Manatee County

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STACKING PLAN



Level 1: 12,546 +/- SF

- Two tenant suites, both are occupied by Grace Church (5,707 +/- SF and 4,145 +/- SF), plus open three-story atrium, front and rear stairs, elevator access, restrooms, mechanical closets, and waterfront patio access.

Level 2: 11,925 +/- SF

- Single tenant floor with front and rear stairs, elevator, restrooms, 14 private offices, 4 flex/workrooms, 2 conference rooms, pantry + full kitchen, open/bullpen areas and waterfront balcony access. Entire floor is currently occupied by owner.

Level 3: 4,981 +/- SF

- Amenity floor with front and rear stairs, elevator, three restrooms, 2 meeting rooms, gym, breakroom with kitchenette, high-tech boardroom and waterfront balcony access. Currently only owner has exclusive access to this level.

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EXTERIOR PHOTOS



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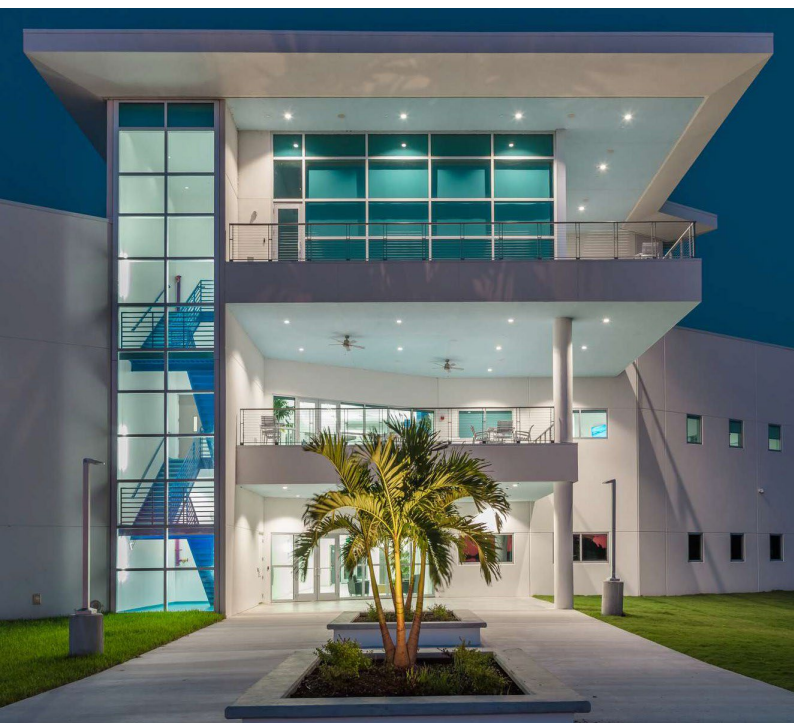
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DRONE IMAGES



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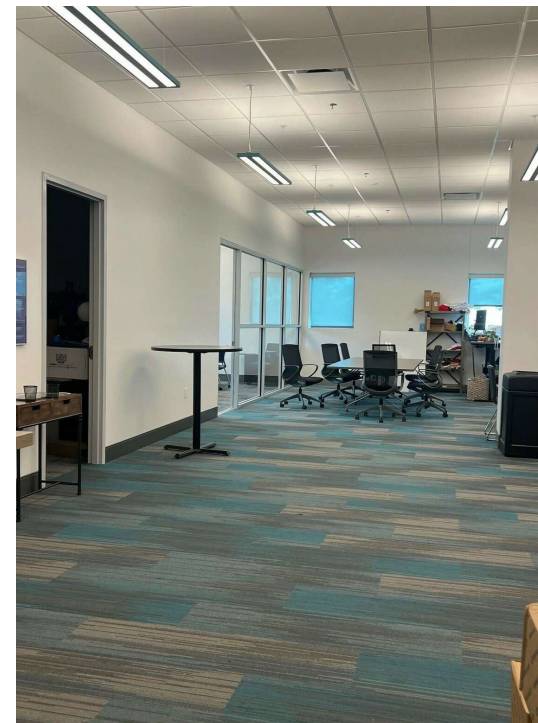
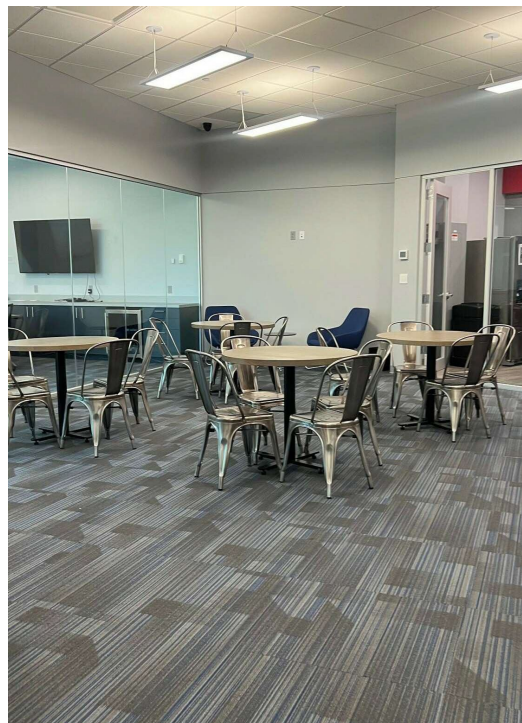
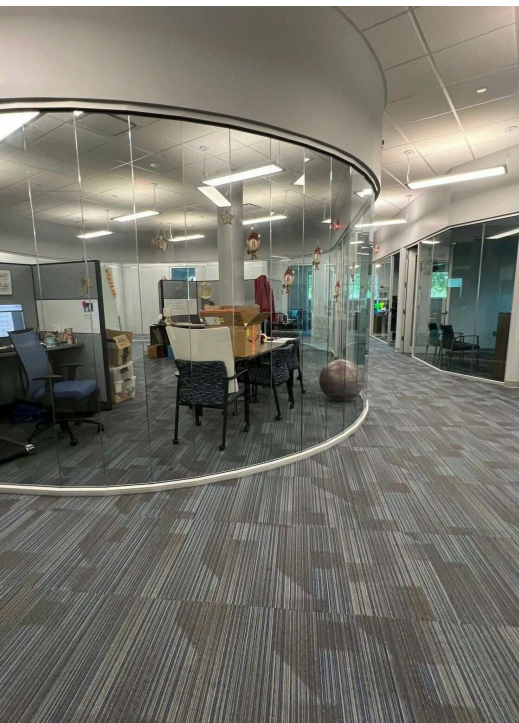
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FIRST FLOOR PHOTOS



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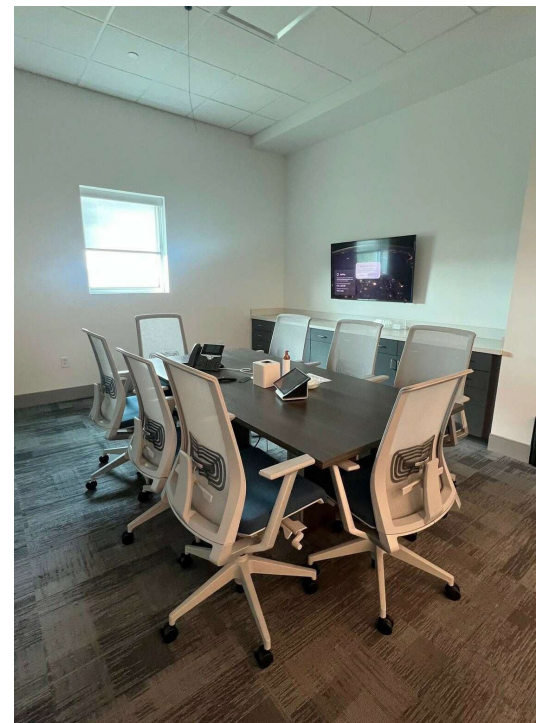
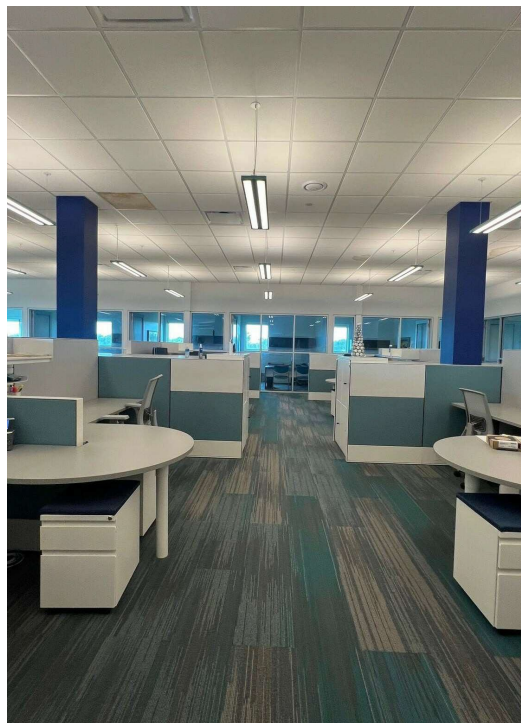
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SECOND FLOOR PHOTOS



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THIRD FLOOR - FOOD COURT



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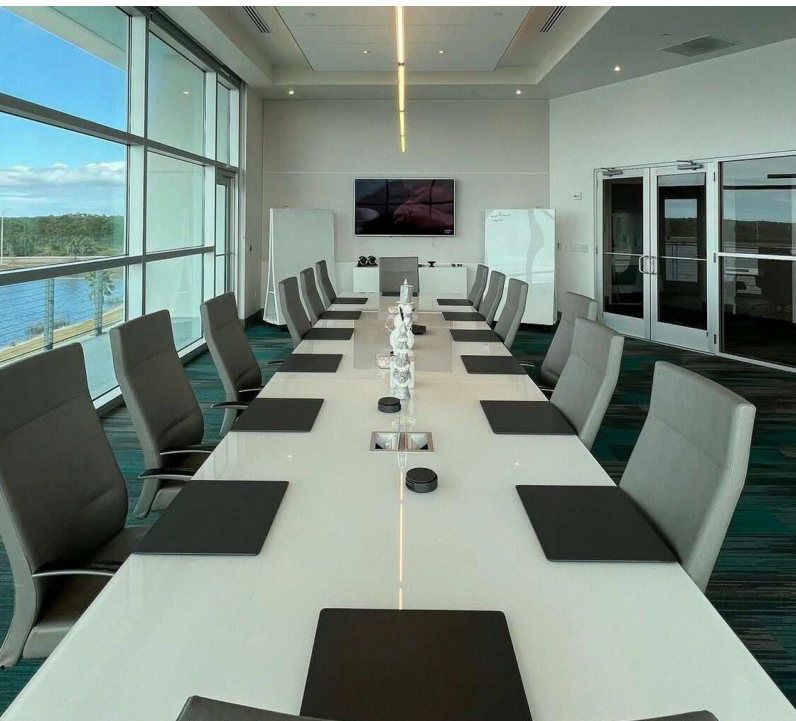
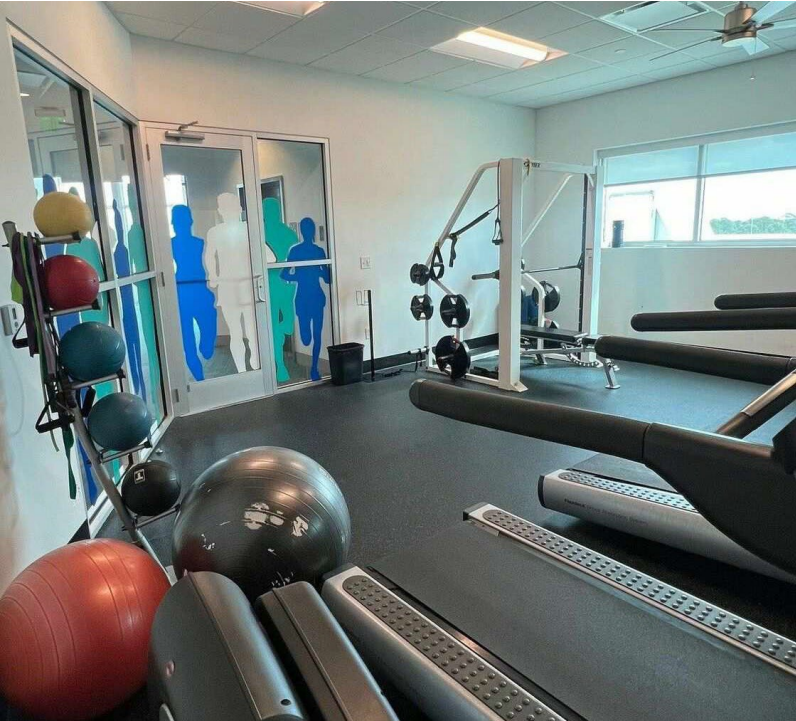
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THIRD FLOOR - AMENITIES



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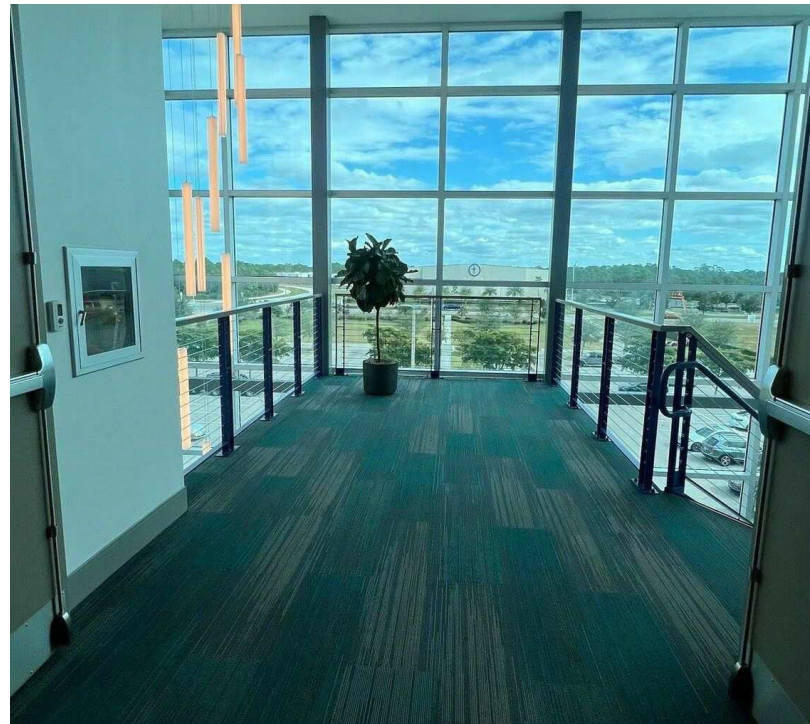
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THIRD FLOOR - COMMON SPACES



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FLOOR PLAN - FIRST FLOOR



1ST FLOOR FURNITURE PLAN

1/8" = 1'-0"

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FLOOR PLAN - SECOND FLOOR



2ND FLOOR FURNITURE PLAN | 1

1/8" = 1'-0"

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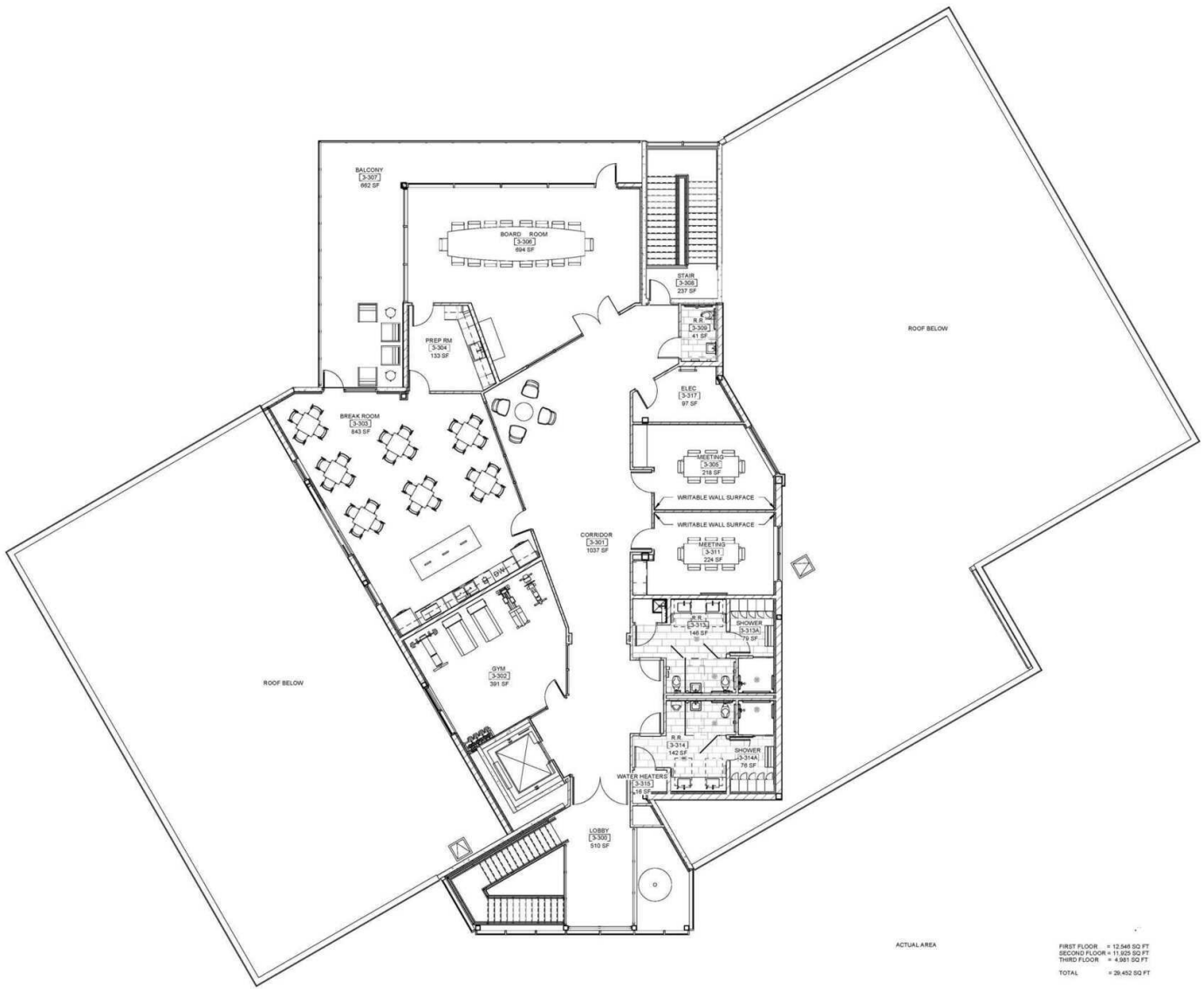
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FLOOR PLAN - THIRD FLOOR



3RD FLOOR FURNITURE PLAN | 1

1/8" = 1'-0"

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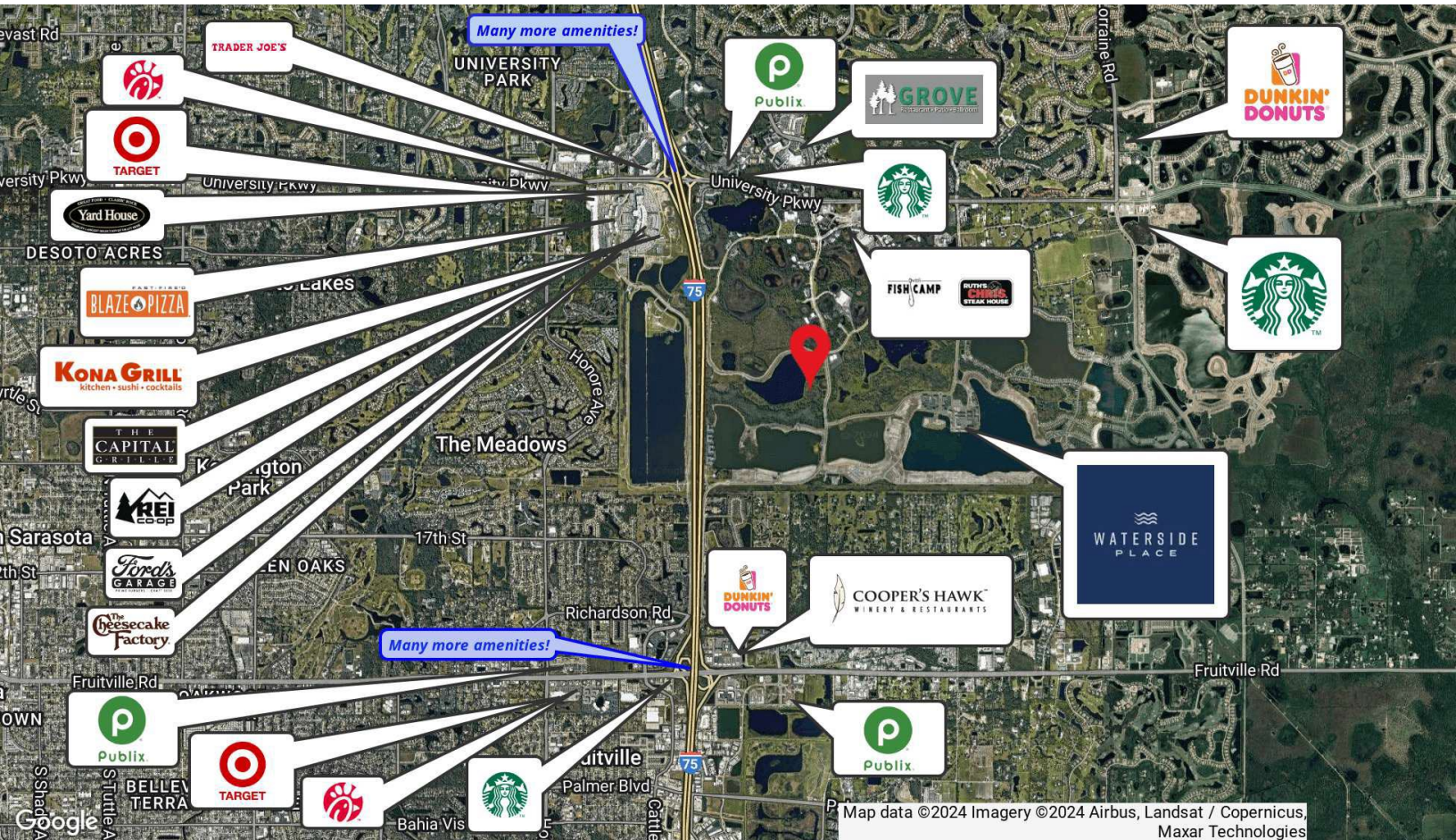
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NEARBY AMENITY MAP



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SARASOTA MARKET MAP



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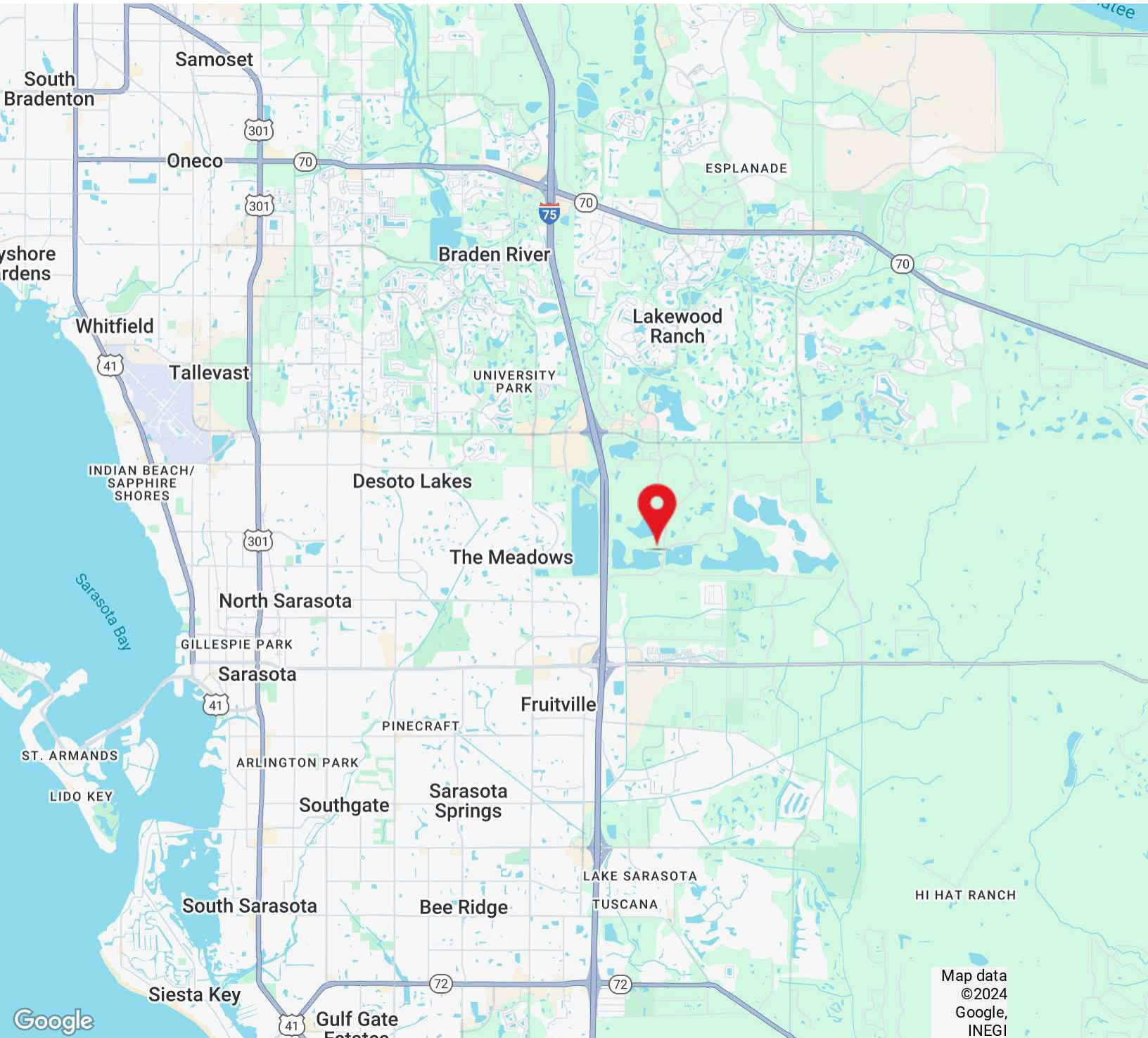
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LOCATION MAP



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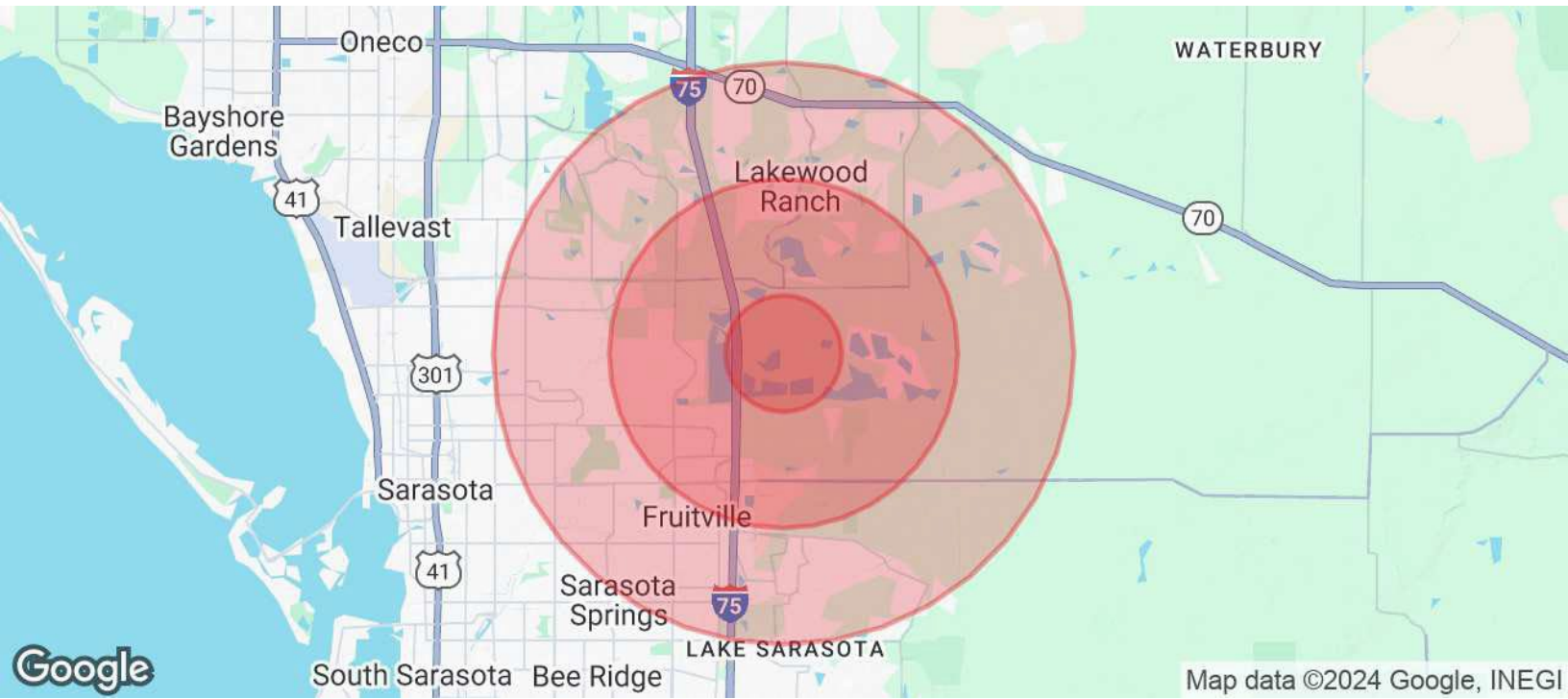
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	412	28,379	121,606
Average Age	50	55	50
Average Age (Male)	49	54	49
Average Age (Female)	50	56	51

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	171	13,849	53,969
# of Persons per HH	2.4	2	2.3
Average HH Income	\$168,571	\$128,208	\$124,533
Average House Value	\$741,310	\$559,202	\$513,925

Demographics data derived from [AlphaMap](#)

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