



EXECUTIVE PROPERTY MANAGEMENT GROUP

1751 MOUND STREET SUITE 206 SARASOTA, FL 34236
OFFICE- 941-365-0200 CELL- 941-809-7027 FAX- 941-365-0290
GARYLANDSMAN@COMCAST.NET

1491 2ND STREET
SARASOTA, FL 34236

This property is located in the heart of downtown Sarasota, just across the street from Whole Foods and next door to Kahwa Coffee. Signage on East wall of building lists all of the tenants, as well as the directory at the entrance.

Just one unit currently remains available—Unit B—on the first floor and measuring 1,574 sf. There is a private parking lot in the rear of the building for 5-9 cars and 11 spaces on a lot one door away in front of the urbanite Theater.



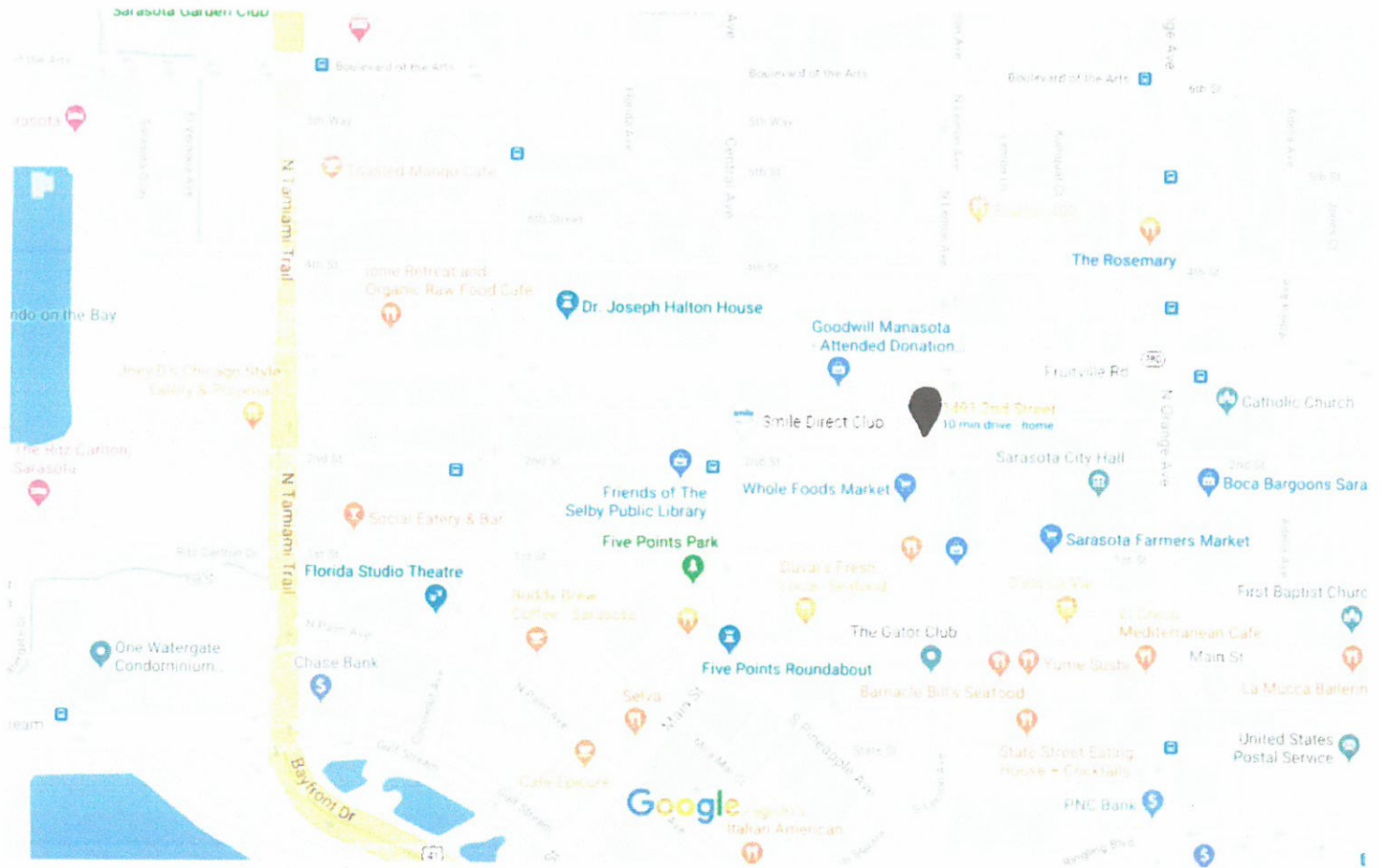
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1991 MAIN STREET, # 183 SARASOTA, FL 34236
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1491 2ND STREET
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Soft Square | Modern Furniture Store

BEAUTY OF SPROUTS

Goodwill Manasota - Attended Donation...

Twice's Nice

Lin Parking Lot

Bikram Yoga Sarasota - Downtown

1491 2nd Street

Sarasota Farmers Market

SCAT Transfer Station

Whole Foods Market

Nuovo Salon Group

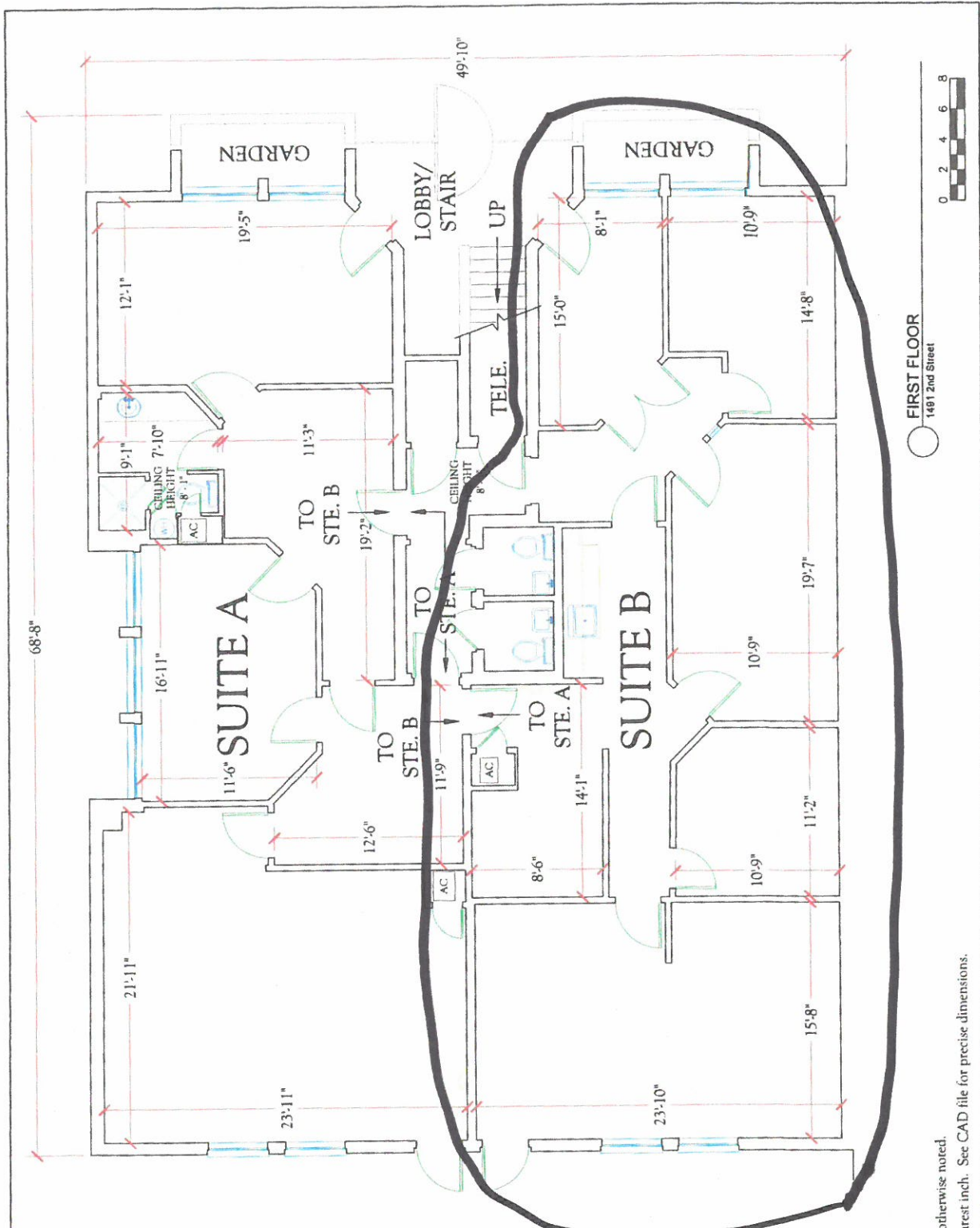
Nail Bar

2nd St

ale-Sotheby's al Realty

HG

1491 2ND STREET SARASOTA, FL 34236



FIRST FLOOR
1491 2nd Street



* Ceiling Heights - 8'-0" unless otherwise noted.
* Dimensions rounded to the nearest inch. See CAD file for precise dimensions.



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OFFICE LEASE PROPOSAL

PROSPECTIVE TENANT: TBD

USE/PURPOSE: Retail space

PROPERTY/ADDRESS: 1491 2nd Street, Unit B Sarasota, FL 34236

SQUARE FOOTAGE: 1,574 sf

OCCUPANCY DATE: TBD

LEASE TERM: TBD

RENTAL RATE: \$21.00 psf (\$33,054 yr., plus tax; \$2,755 mo., plus tax)

CAM AND REAL ESTATE TAXES: \$0.00

ADVANCE PAYMENT

1 ST MONTH RENT (INCLUDING SALES TAX)-	\$2,933
SECURITY DEPOSIT (NO TAX ADDED)	- <u>2,755</u>
TOTAL-	\$5,688

ANNUAL RENT ESCALATOR: 4% per year

UTILITIES: Tenant pays pro rata share of electric and other utilities

LEASE SUBJECT TO: Landlord approval