



FOR SALE/LEASE

Office

## Sublease Opportunity For Exquisitely Built Out Floors In Downtown Sarasota

1777 Main St, Sarasota, FL 34236

**Michael Saunders & Company**



Licensed Real Estate Broker

100 S Washington Blvd | Sarasota, FL |  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

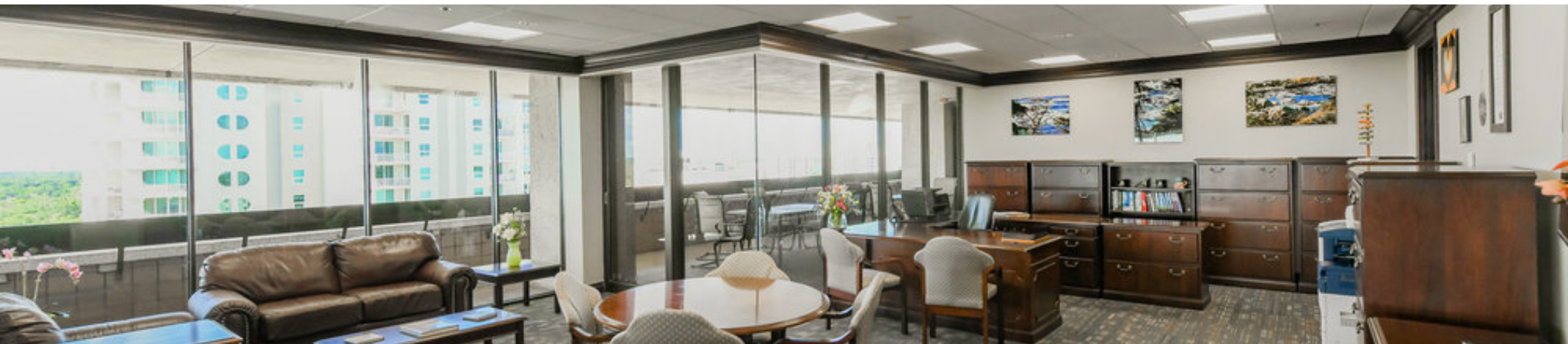
**SUSAN H. GOLDSTEIN LLC, CCIM, MBA**

Senior Commercial Advisor

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## OFFERING SUMMARY

Available SF:	9400 - 18,819 SF
Building Size:	104,968 SF
Lease Rate:	\$21 psf MG
Floors	4 and 5

## PROPERTY OVERVIEW

Take advantage of this opportunity to lease one or two floors of this centrally located Class A building in Downtown Sarasota at an aggressive rate. 9400 +/- to 18,819 +/- SF floor features multiple offices, conference/training rooms, kitchen, and more all with abundant natural light, high ceilings and stunning Sarasota views. The lease rate is inclusive of electricity.

## PROPERTY HIGHLIGHTS

- Large floor footprint well located in Downtown Sarasota
- Natural Light offered from floor to ceiling windows.
- Parking available at ratio of 3+ / 1000 sf of rentable space in building owned surface parking areas. This parking is currently being offered at no additional charge.
- Building reachable from multiple access points in Downtown Sarasota and offers opportunity for Walking Networking
- Sublease through August 31, 2027.



## 1777 MAIN STREET, SUITES 400, 500 & 900 FULL FLOOR SUBLEASE OPPORTUNITIES

1777 MAIN STREET, SARASOTA, FL

**2022 LEASE RATE:** \$21 [SF

**LEASE TYPE:** MG

**TOTAL SPACE:** 9,400 - 18,819 SF

**LEASE TERM:** Through August 31, 2027

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 400	Office Building	\$21.00 SF/yr	Modified Gross	9,419 - 18,819 SF	84 months	
Suite 500	Office Building	\$21.00 SF/yr	Modified Gross	9,400 - 18,819 SF	84 months	

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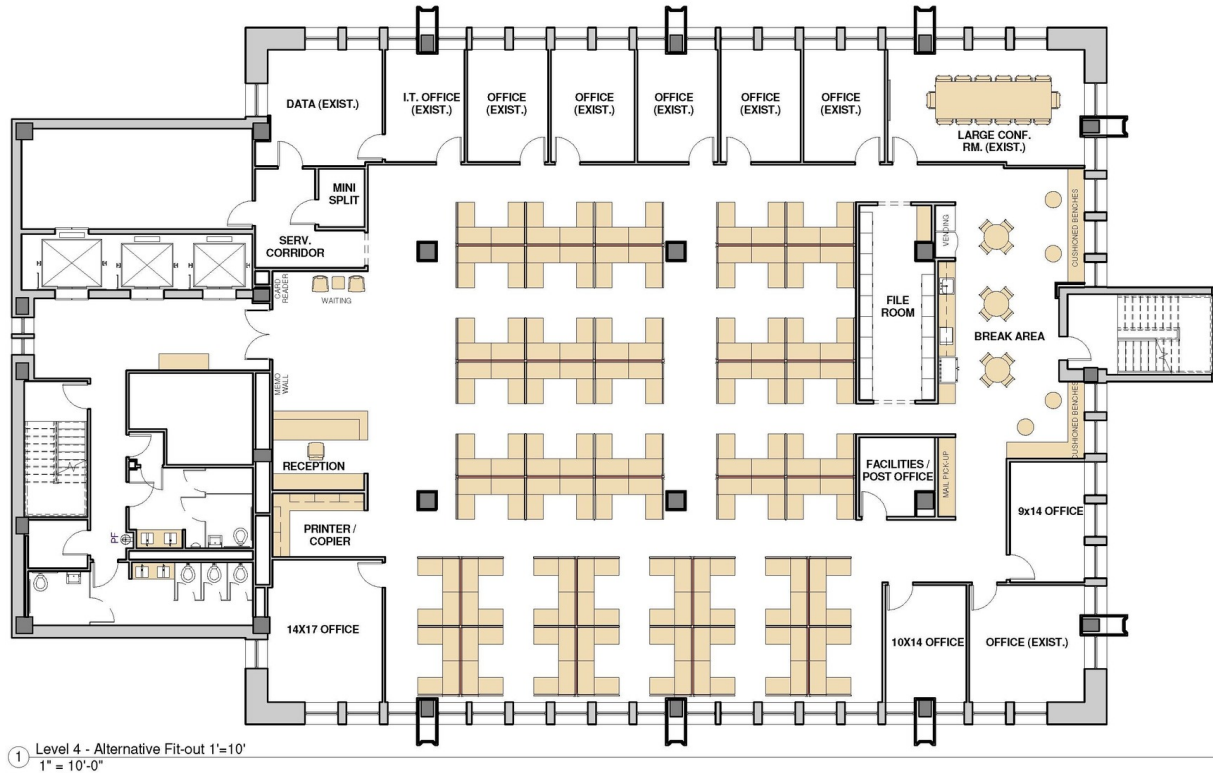
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Drawing Title: Level 4 Alternative Fit-out Plan  
Scale: 1" = 10'-0"  
Date: 08/02/16

**SARASOTA HERALD TRIBUNE OFFICE**

1777 Main Street Sarasota, Florida, 34236

1001 SECOND STREET, SARASOTA, FLORIDA, 34236 / 941.957.3730 / 941.957.3730 / WWW.HOYTARCHITECTS.COM



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4TH FLOOR PLAN 9419 +/- RSF

Floor Plan Information

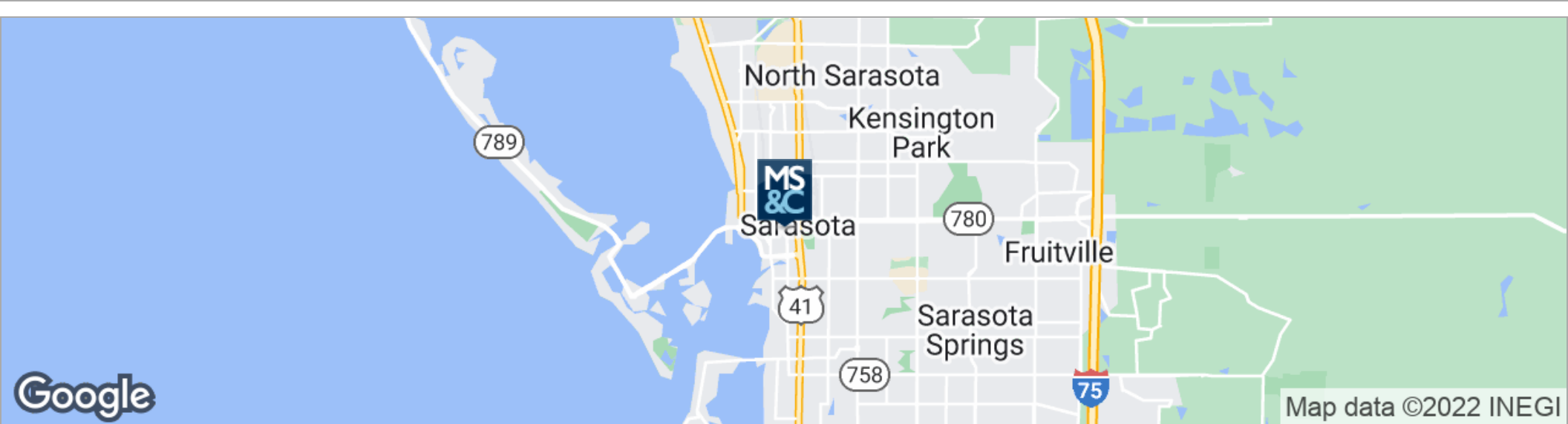






## 1777 MAIN STREET, SUITE 900, OFFICE SUBLEASE OFFICE BUILDING

1777 MAIN STREET, SARASOTA, FL



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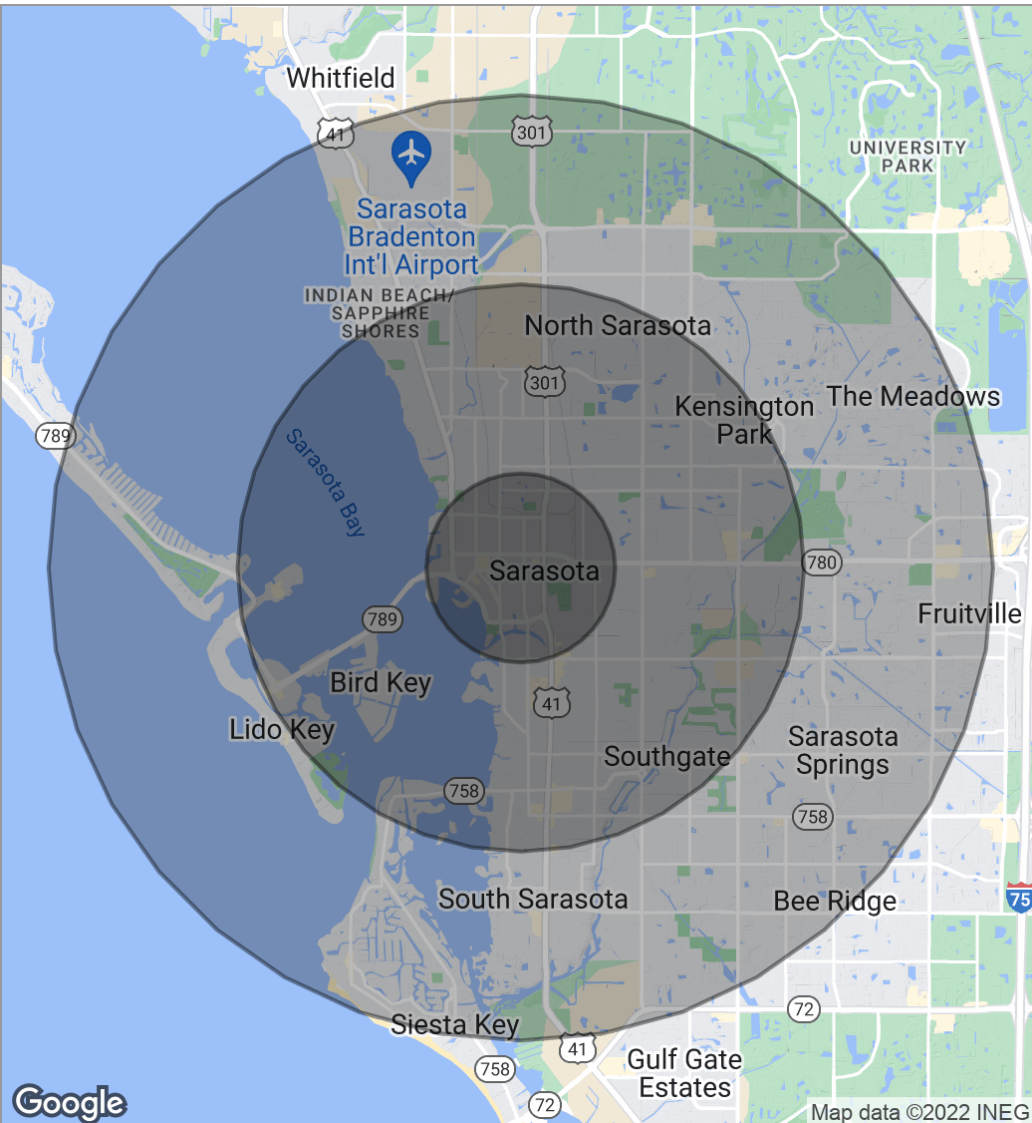
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## 1777 MAIN STREET, SUITE 900, OFFICE SUBLEASE OFFICE BUILDING

1777 MAIN STREET, SARASOTA, FL



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,328	70,148	149,938
Median age	41.3	43.9	46.0
Median age (male)	38.7	42.0	44.4
Median age (Female)	44.0	46.2	47.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,012	30,185	65,637
# of persons per HH	2.3	2.3	2.3
Average HH income	\$68,256	\$64,127	\$68,634
Average house value	\$357,092	\$362,032	\$297,729

*\* Demographic data derived from 2020 ACS - US Census*



## 1777 MAIN STREET, SUITE 900, OFFICE SUBLEASE OFFICE BUILDING

1777 MAIN STREET, SARASOTA, FL

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### PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

### EDUCATION

CCIM Designation  
Columbia University Business School MBA  
Duke University BA

### MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member  
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member  
Columbia University Alumni Club Past President  
Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/ Realtor Committee Chair  
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee