

# 5,675 SF OFFICE | DOWNTOWN SARASOTA

## UNIQUE LONG-TERM SUBLEASE OPPORTUNITY

1605 MAIN STREET | SUITE 300 SARASOTA, FL 34236

FOR SUBLEASE



**LEASE RATE \$28.00 SF FULL SERVICE**

### SPACE HIGHLIGHTS

- For Sublease
- 5,675 RSF on the 3rd Floor Immediate Occupancy
- Term | Through January 2031
- Built out in 2022 as a high-end production center for a digital imaging/printing company
- Modern bathrooms within the premises
- Kitchenette
- Large open floor plan
- Large server/IT room with a redundant supplemental cooling system - twin thermostats, air handlers, and compressors
- Dedicated natural gas-powered generator that provides back-up power to the suite, including the server room and supplemental air system
- Direct access to the parking garage (11 designated garage spots & 8 spaces in outside lot)
- Ideal space for media/production studio, architect, creative or tech groups
- Mademoiselle French Cafe and Orangetheory Fitness on-site
- Modern lobby and common areas, on-site management and security
- Prime location on middle Main Street with immediate access to downtown restaurants and retail amenities
- 0.5 miles to the waterfront and 301
- 4 miles to Sarasota-Bradenton International Airport

### Property Tour

**Chris DiBitetto**  
Managing Broker  
941.724.7416  
[chris.dibitetto@erescompanies.com](mailto:chris.dibitetto@erescompanies.com)



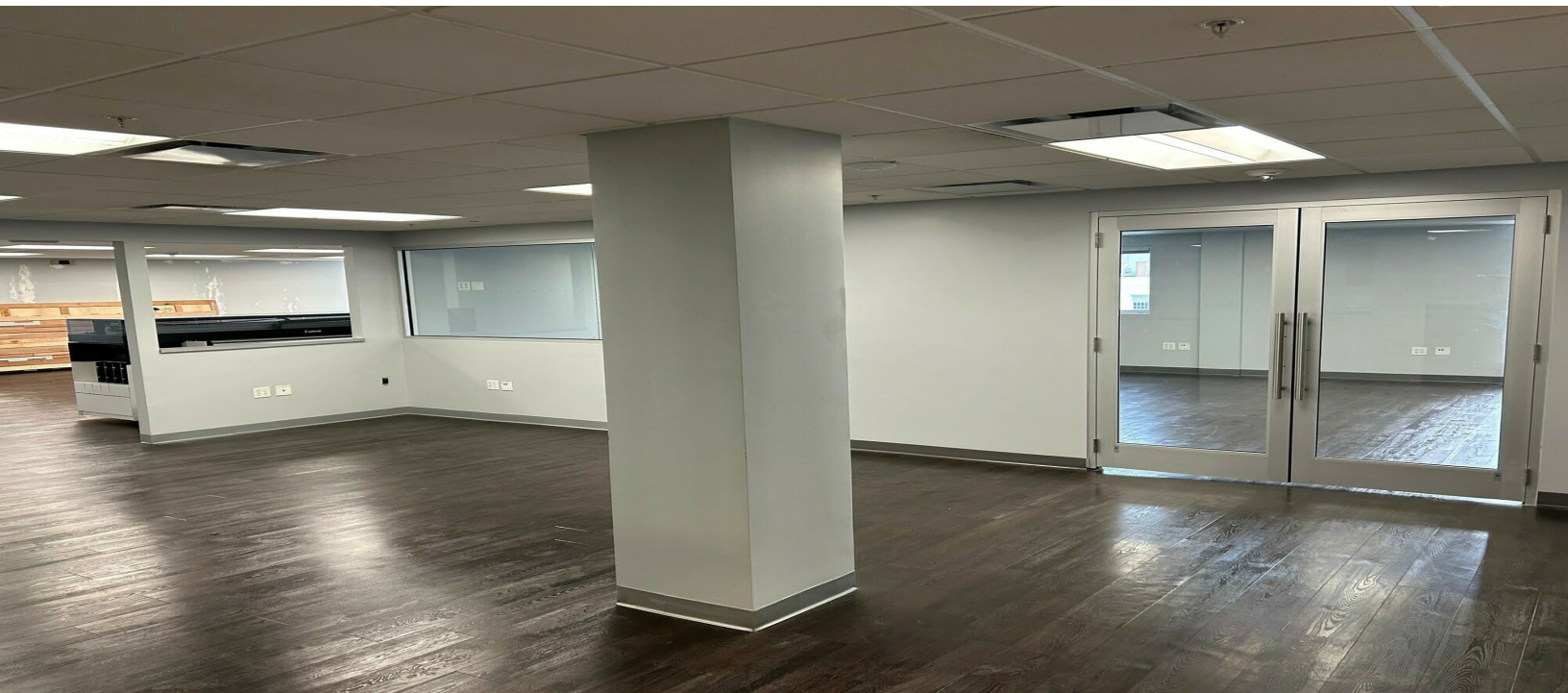
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SUITE PHOTOS



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ADDITIONAL PHOTOS



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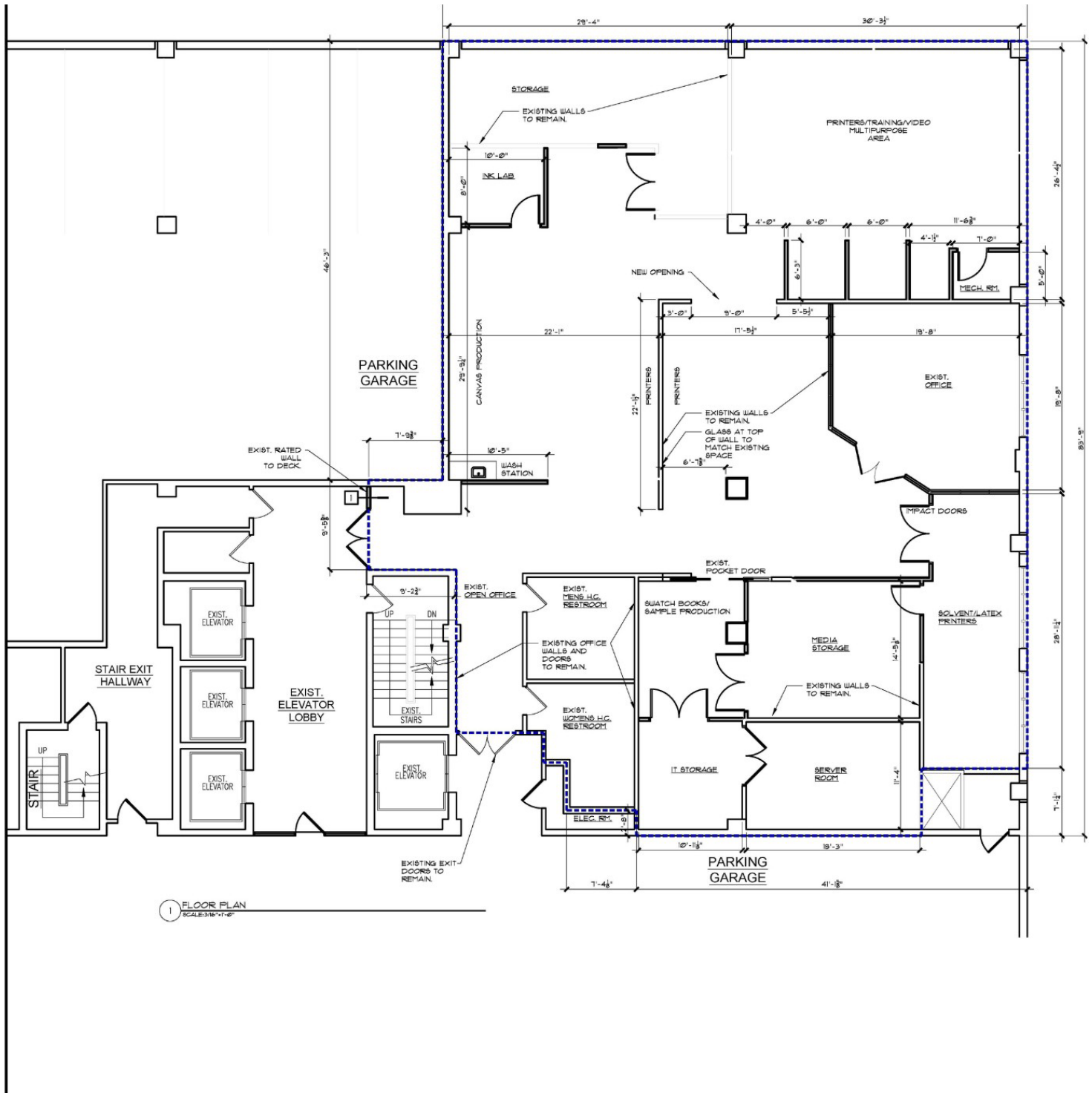
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### FLOOR PLAN



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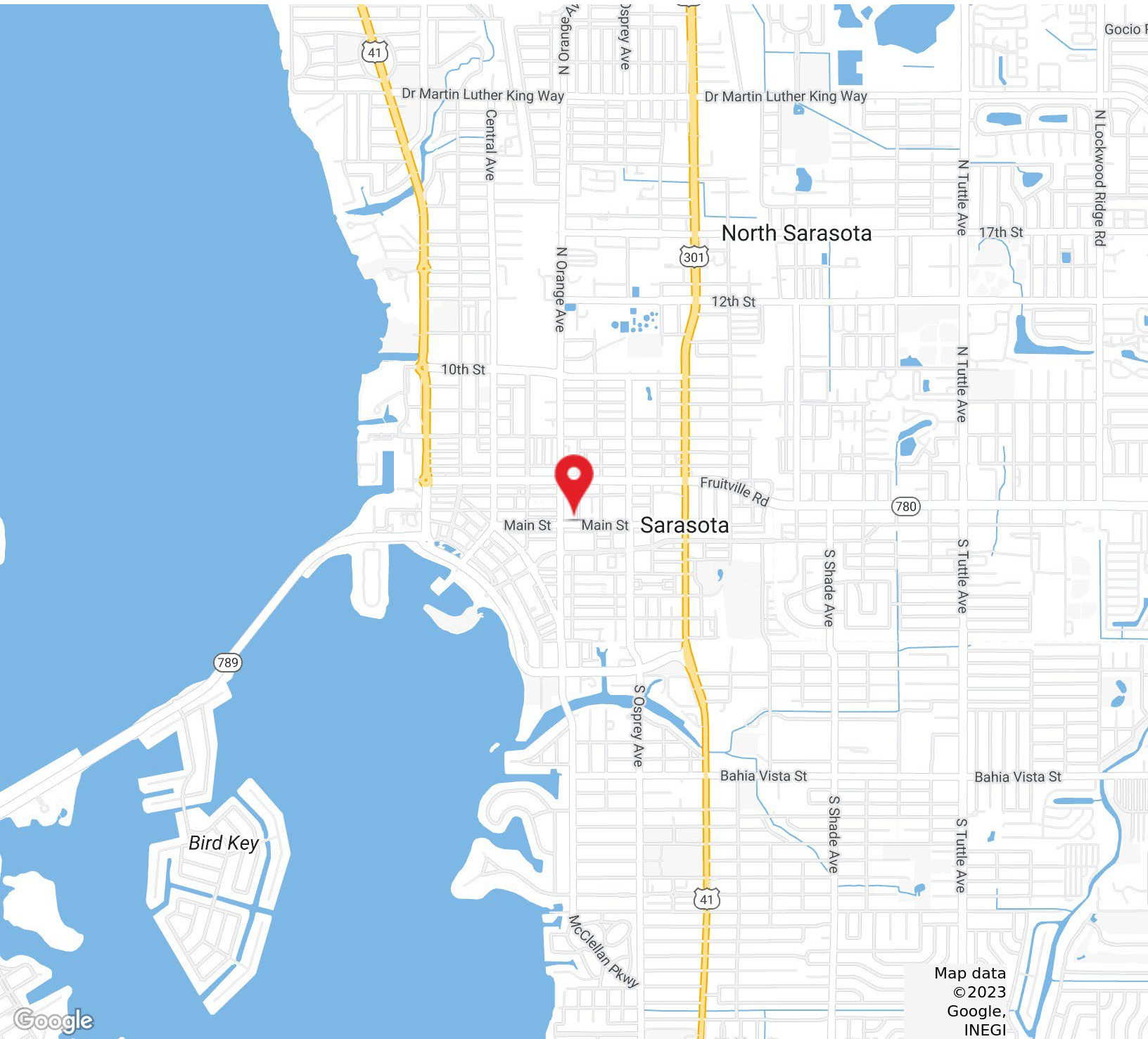
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LOCATION MAP



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