

# Sawyer Oaks Office Condo

Office  
Building  
For Sale

5605 Marquesas Cir # 12-C, Sarasota, FL 34233



## Property Description

Positioned within Sawyer Oaks Plaza, this 1,460 SF end-unit office condominium features a storefront entrance into a waiting room with a reception office, 4 private offices, a large conference room with a peaceful view of the pond and fountain, 3 open workspaces, private restroom, and a kitchen/break room. This property presents a stabilized investment opportunity in one of Sarasota's established office corridors. The unit is well maintained, new roof in 2023 and professionally occupied, offering immediate in-place income with minimal management.

As an end unit, the suite benefits from enhanced natural light and additional privacy—features that support tenant retention and long-term leasing stability. Sawyer Oaks Plaza is a professionally maintained office community with plenty of parking for staff and clients, and convenient access to Bee Ridge Road, Clark Road (SR 72), and I-75, serving a broad client base across central Sarasota.

## OFFERING SUMMARY

Sale Price:	\$600,000
Condo Fees:	\$2,000/Qtr
Building Size:	1,460 SF
NOI:	\$37,800.00
Cap Rate:	6.3%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,059	38,488	76,576
Total Population	6,817	82,816	165,297
Average HH Income	\$115,234	\$105,950	\$113,581



## Loyd Robbins

Principal Broker  
(941)-356-9659  
loyd@rerobbins.com



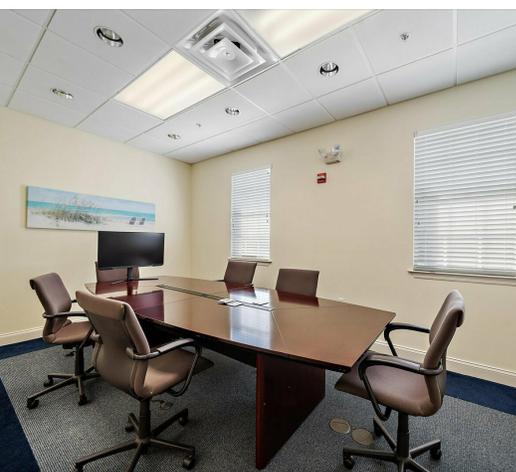
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Sarasota FL 34239

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# Floor Plan

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Floor Plan Created By FI Media Solutions, Measurements Deemed Highly Reliable But Not Guaranteed.



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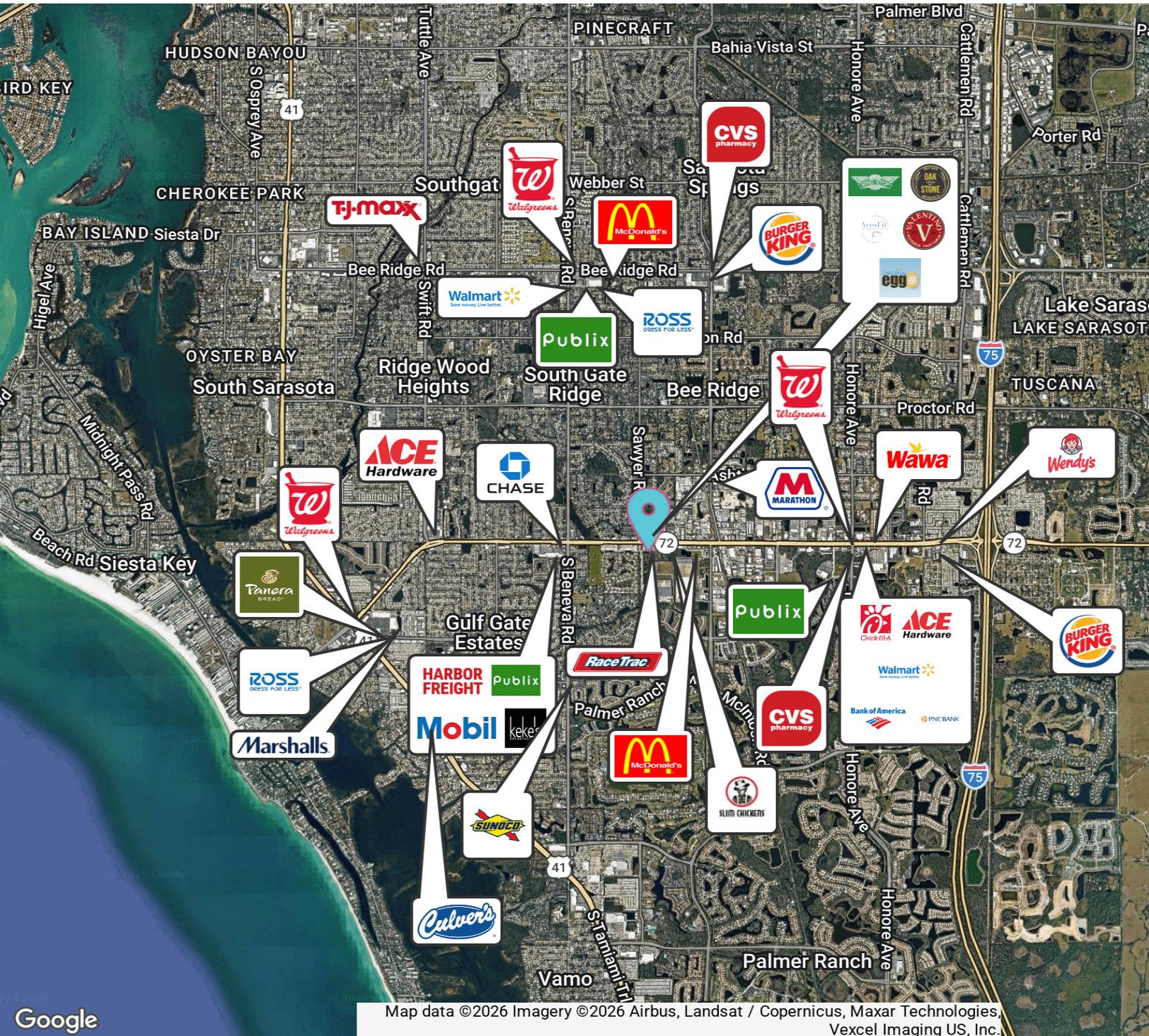


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# High Traffic Corridor

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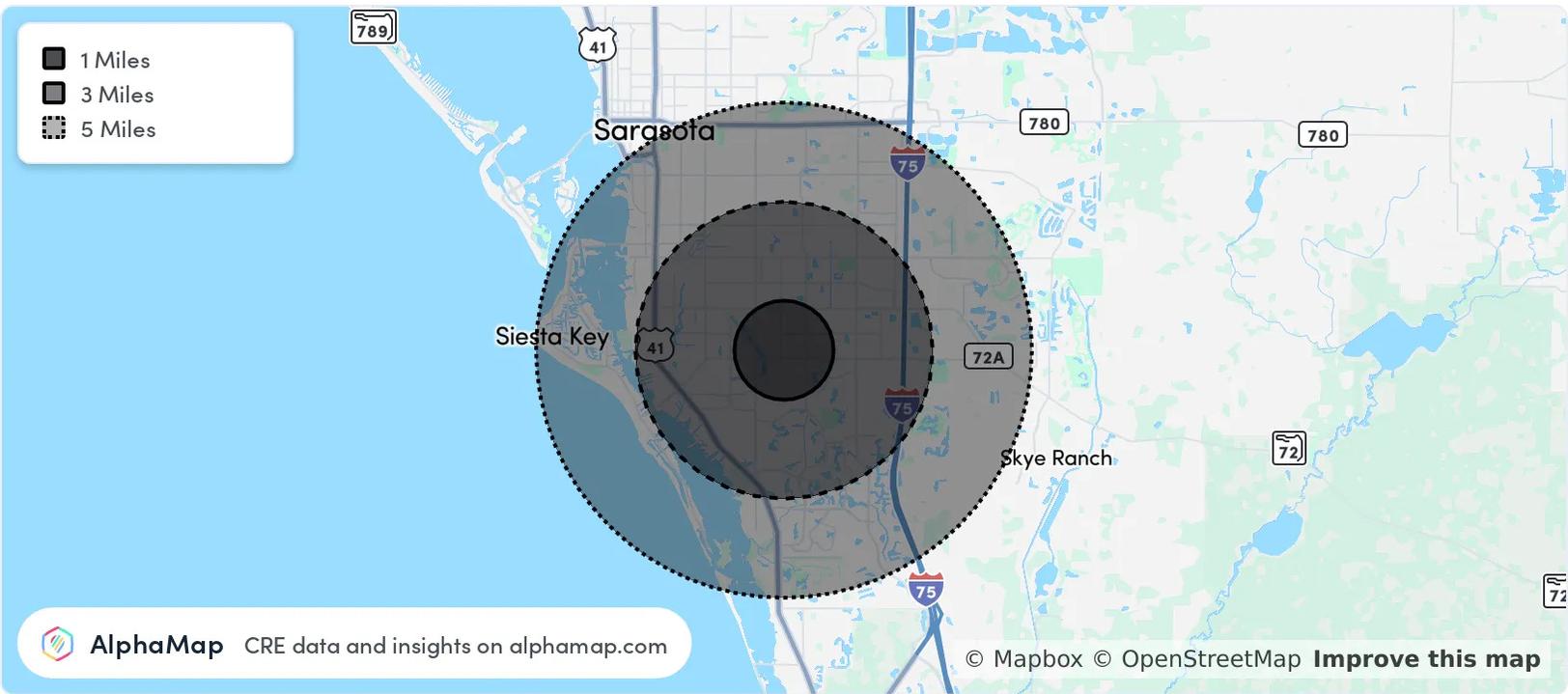


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# Rapidly Growing Area

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AlphaMap CRE data and insights on [alphamap.com](http://alphamap.com)

© Mapbox © OpenStreetMap [Improve this map](#)

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,817	82,816	165,297
Average Age	52	52	52
Average Age (Male)	51	51	51
Average Age (Female)	53	53	53
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,059	38,488	76,576
Persons per HH	2.2	2.2	2.2
Average HH Income	\$115,234	\$105,950	\$113,581
Average House Value	\$469,106	\$456,325	\$532,082
Per Capita Income	\$52,379	\$48,159	\$51,627

Map and demographics data derived from AlphaMap



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