

FOR SALE

BERLIN PATTEN BUILDING

201 Center Rd, Venice, FL 34285



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PROPERTY DESCRIPTION

Introducing an exceptional opportunity for office building investors. This prime property offers a 15,274 SF building with 3 units, meticulously renovated in 2023 and currently enjoying full occupancy. Boasting a strategic location in the Venice area and zoned OPI, the property presents a secure investment with significant potential. Built in 1990, the building combines modern functionality with enduring quality, making it an attractive prospect for those seeking a stable and lucrative investment in the thriving office market. This is a rare chance to acquire a fully occupied, well-maintained property in a sought-after location with strong rental demand and promising future returns.

Current Tenants: Stearns Bank, Berlin Patten Ebling & Venice Physical Therapy

OFFERING SUMMARY

Sale Price:	\$5,300,000
Number of Units:	3
Lot Size:	76,137 SF
Building Size:	15,274 SF
NOI:	\$334,000.00
Cap Rate:	6.3%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,375	27,014	44,477
Total Population	6,529	52,742	88,024
Average HH Income	\$96,317	\$95,930	\$102,163



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BERLIN PATTEN BUILDING

201 Center Rd - STEARNS BANK: 7,153 SF



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Information deemed reliable but not guaranteed. Prices subject to change without notice.



BERLIN PATTEN BUILDING

201 Center Rd - BERLIN PATTEN EBLING: 4,489 SF



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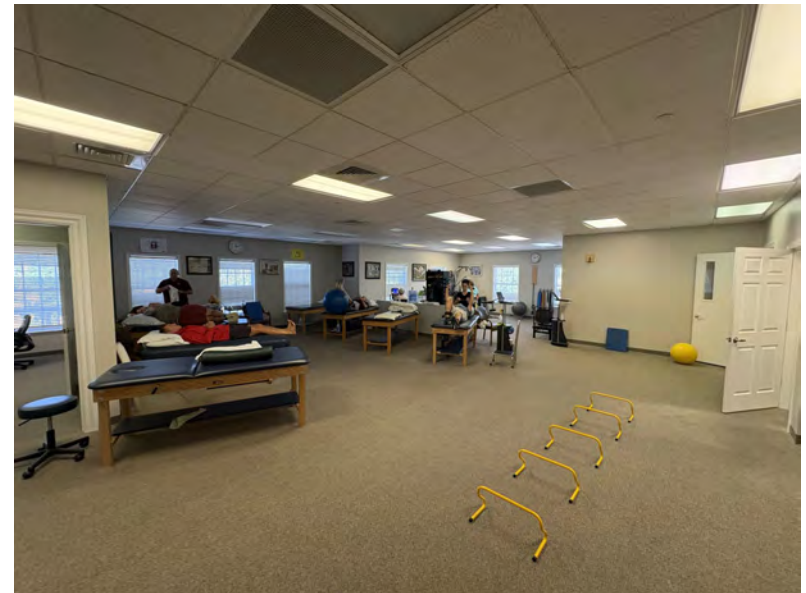
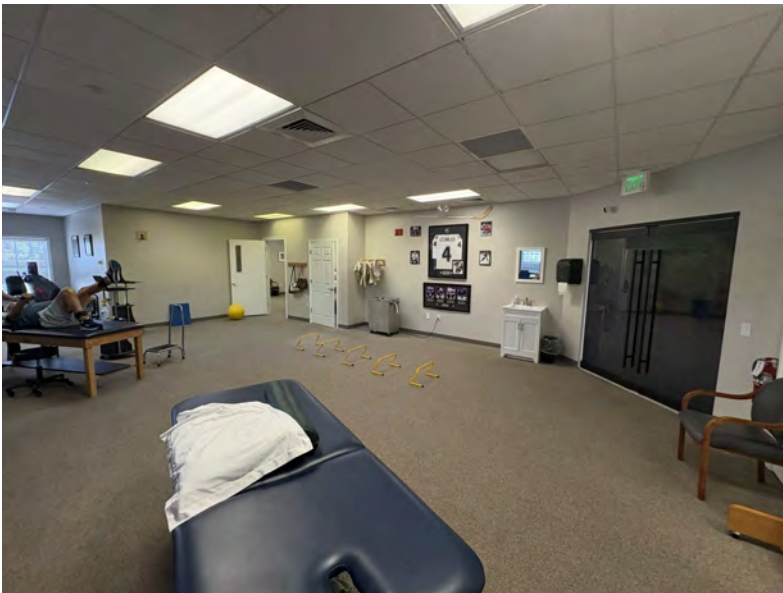
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BERLIN PATTEN BUILDING

201 Center Rd - VENICE PHYSICAL THERAPY AND SPORTS MEDICINE: 2,770 SF



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Venice Physical Therapy & Sports Medicine, Inc.

They offer services tailored to injuries, post-surgical rehab, pain relief, sports medicine, and chronic condition management.

Occupy 2,770 RSF under a five-year lease through August 2028, with one five-year renewal option. The lease provides for 3% annual rent escalations.

Berlin Patten Ebling, PLLC,

A full-service regional law firm offering legal expertise across several key areas including residential and commercial real estate, community association law, land use & zoning, estate planning & probate, and litigation.

Leases 4,489 RSF through April 2033. Rent escalates annually by the greater of 3% or CPI (capped at 5%)

Stearns Bank, N.A.,

A nationally chartered bank that offers a mix of personal, business, and commercial financial services.

Anchors the building with 7,153 RSF under a 10-year lease through May 2032, with three five-year renewal options. The lease includes 2% annual increases and a tenant termination option at the end of Year 5 with notice.

Tenant	RSF	Lease Term	Rent (PSF)	Annual Rent	Escalations	Renewal / Termination
Venice Physical Therapy	2,770	Sep 2023 – Aug 2028	\$20.00	\$55,400	3% annually	1×5 yr renewal
Berlin Patten Ebling (Law)	4,489	Apr 2023 – Apr 2033	\$21.00	\$94,269	3% or CPI (cap 5%)	None
Stearns Bank (Financial)	7,153	May 2022 – May 2032	\$25.00	\$178,825	2% annually	3×5 yr renewals; early termination after Year 5



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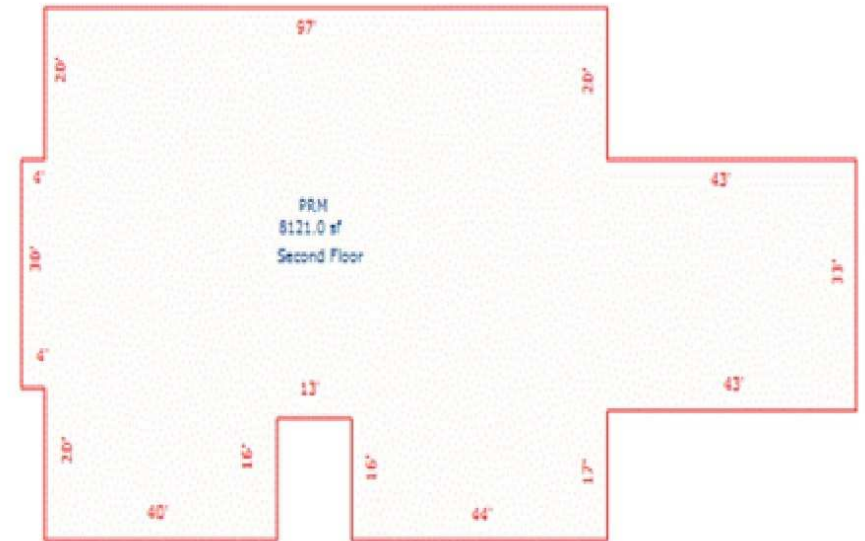
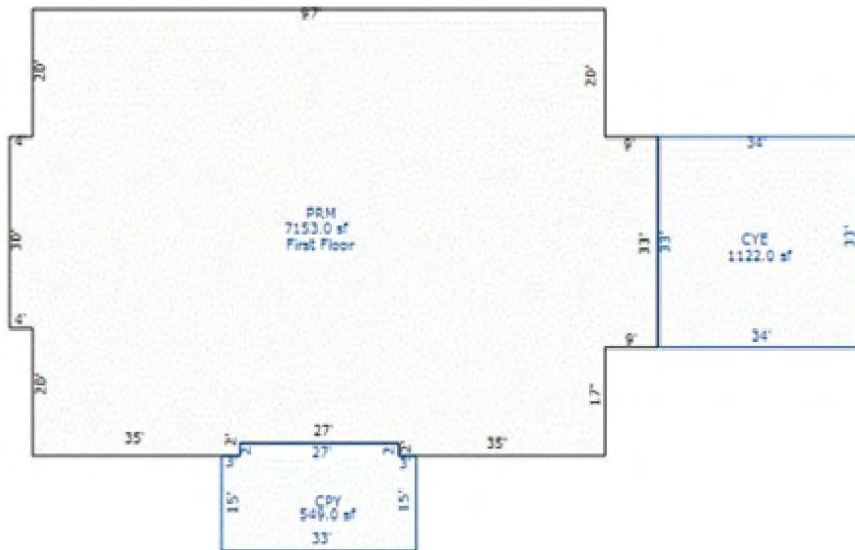


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NICK DEVITO II, SIOR

Partner



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Professional Background

Nick DeVito II, SIOR, a 6th generation Floridian, grew up in Sarasota as did his parents, Nick Menard DeVito and Nancy Alday, so his Sarasota roots run deep. After graduating from Riverview High School, Nick attended the University of Florida and received a B.A. at the College of Business, focusing on Finance, Marketing, and Real Estate. Nick joined Ian Black Real Estate in 2010 and was named a partner of the firm in 2016.

Over the past 12 years, Nick has achieved \$345,000,000+ in sales and leasing volume which represents more than 3,600,000 square feet of commercial property, making him a true market leader.

He has successfully assisted clients with sales, leasing, and tenant representation for industrial, office, and retail locations. Nick also specializes in the acquisition and disposition of investment properties, owner-user CRE, as well as evaluating assets owned by lending institutions and Trusts. Notable companies that Nick has served include Northern Trust, Gorman Plumbing, Berlin Patten Ebling, Lennox, ASO, Roofing Supply Group, Wentzel's Heating and Air, Allied Building Products, HD Supply, Custom Air & Plumbing, Massey Services, Clark & Washington, Tidewell Hospice (Empath), Microtron Inc., The Starling Group, Willis Smith Construction, Linksters, and Paddywagon. In 2017, Nick worked with the Sarasota County Sheriff's Department to procure a 70,000 square foot office facility.

Nick holds the prestigious designation as a member of the Society of Industrial and Office Realtors (SIOR). He was the 2024-2025 Florida Chapter President and is still currently a Regional Director for the Florida Chapter of SIOR. SIOR is the leading global professional office and real estate association which represents today's most knowledgeable, experienced, and successful commercial real estate brokerage specialists. He is a member of the Realtor Association of Sarasota and Manatee (RASM), a member of the Commercial Investment Division (CID) of RASM, and is actively pursuing the CCIM designation.

Married to Susan Kerstan, the couple has 5 children and 4 grand children. They enjoy traveling together and spending time with their children and grand children. Nick enjoys spending his spare time on the golf course. He currently gives back to the community by serving on the Board of The First Tee of Sarasota/Manatee. He is a past President and has been committed to serving the organization at some capacity since 2010. Nick is also a current Board Member of Seaport Manatee.

Education

Bachelor of Arts - University of Florida, College of Business
CCIM Candidate



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BRIE TULP, RPA®, SIOR
Sales Associate



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Professional Background

Brie Tulp, RPA®, SIOR has quickly emerged as a standout figure in the commercial real estate industry in SWFL. With a strong professional background and her tenure at SL Green Realty Corp., she joined Ian Black Real Estate over 3 years ago, bringing a wealth of experience and expertise to the table. She is a recent Business Observer 40 Under 40 Award Winner which recognizes top young entrepreneurs and professionals across every industry from Tampa Bay to Naples.

Brie relocated from New York City in early 2021 where she worked for the largest office landlord and fully integrated REIT. Her experience spanned Property Management, Building Services, and Underwriting. During her tenure at SL Green, she evaluated investment opportunities for the firm which included asset repositioning, base building efficiencies, direct acquisitions, structured finance, and dispositions for mixed-use properties. She was critical for the approval and acceptance of liability for ~50M square feet of redevelopment, development, repositioning, and conversion opportunities as well as ~\$3B in acquisition targets. Her astute judgment and analytical skills were instrumental in identifying and assessing potential ventures.

Since joining Ian Black Real Estate, Brie has been involved in 165+ transactions totaling over ~\$260M. She consistently brings a new level of service to her roles, elevating procedures, and setting high standards of excellence. Moreover, her exceptional interpersonal skills have allowed her to quickly foster and maintain excellent relationships with tenants and vendors, enhancing client satisfaction, and cultivating a positive reputation for the firm.

Brie holds a Bachelor of Arts degree from Northeastern University. She also holds a valid Real Property Administrator (RPA®) designation and a Florida Sales Associate license. Brie is a Founding Board Member of Commercial Real Estate Women's Network Sarasota/Manatee (CREW) and holds the prestigious designation as a member of the Society of Industrial and Office Realtors (SIOR). She is also a graduate of the Leadership Sarasota program.

When she is not working on deals to benefit her clients, Brie enjoys traveling, golfing, scuba diving, boating, fishing and all things water-related with her husband and children.



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