

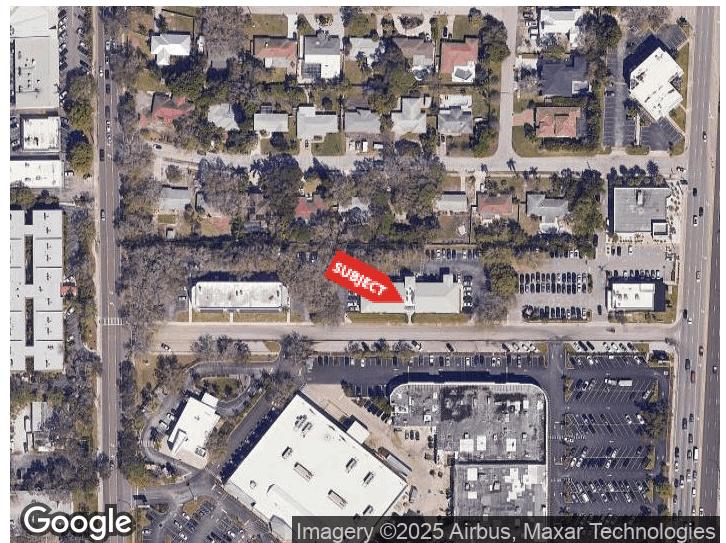


1945 VERSAILLES ST

SARASOTA, FLORIDA 34239

PROPERTY HIGHLIGHTS

- Located just 1.23 miles from Sarasota Memorial Hospital
- First-floor medical office space with excellent accessibility
- Abundant on-site parking, with additional overflow parking available along the street
- Two suites available, which may be combined; the units are separated by a covered breezeway
- Join the reputable Sarasota Arthritis Center in a well-established medical corridor
- Strong surrounding demographics and a highly sought-after Sarasota location



| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 309 | 950 | 3,661 |
| Total Population | 657 | 2,033 | 8,019 |
| Average HH Income | \$133,412 | \$138,582 | \$128,810 |

For More Information

ADAM SEIDEL

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SARASOTA, FL 34239



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$38.50 SF/yr (NNN) |
| Building Size: | 12,768 SF |
| Available SF: | 8,352 SF |
| Lot Size: | 44,071 SF |
| Year Built: | 1987 |
| Zoning: | OPB |

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 1945 Versailles St, Sarasota, FL

Property Type: Medical Office

Located just off S Tamiami Trail and minutes from Siesta Key, this two-story medical office building offers two first-floor suites available for lease. Surrounded by national retailers at The Crossing at Siesta Key and Shops at Siesta Row, this location provides exceptional visibility, strong traffic, and convenient access for patients and staff. Suites may be leased individually (4,176 SF each) or combined for a full 8,352 SF footprint.

Unit 101:

Large Reception/Waiting Area
Expansive Treatment/Office Space
10 Offices/Exam Rooms
3 Restrooms

Unit 104:

5 Large Offices
Conference Room
2 Kitchenettes
1 Restroom
4 Storage Rooms

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**AMERICAN
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OF SARASOTA, INC.

1945 Versailles St

SARASOTA, FL 34239



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**AMERICAN
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OF SARASOTA, INC.

1945 Versailles St

UNIT 101



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1945 Versailles St

UNIT 104



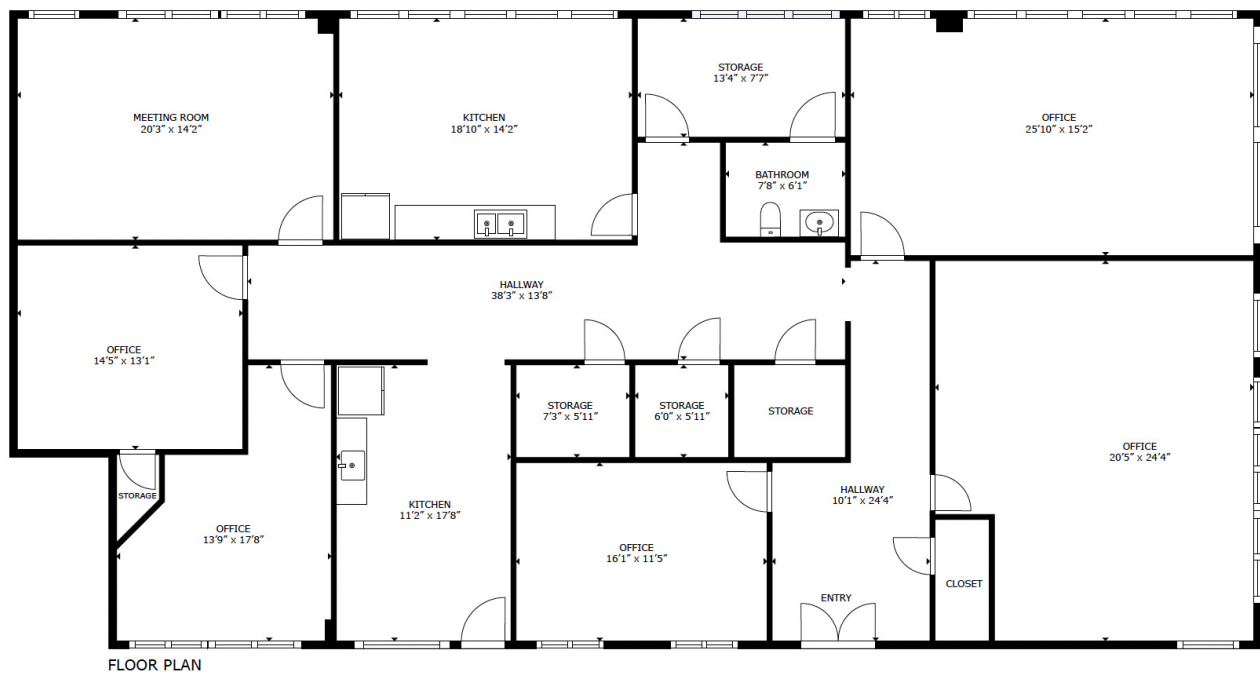
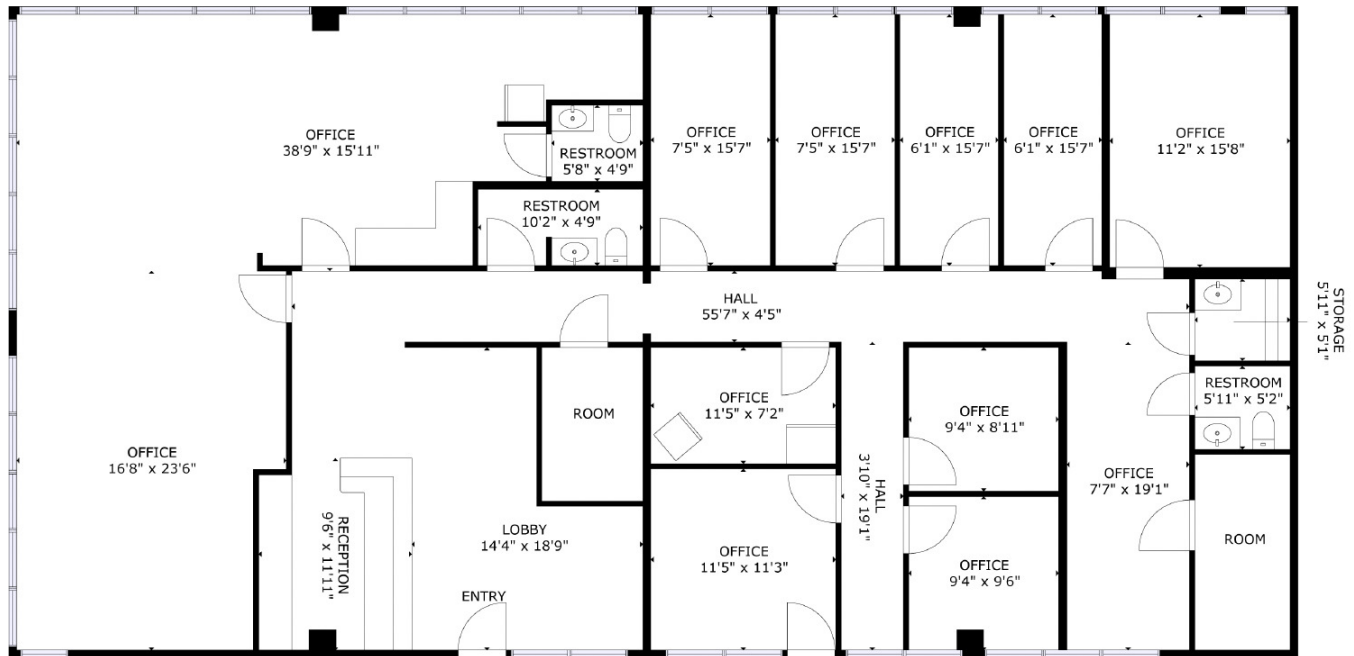
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UNITS 101 & 104



FLOOR PLAN

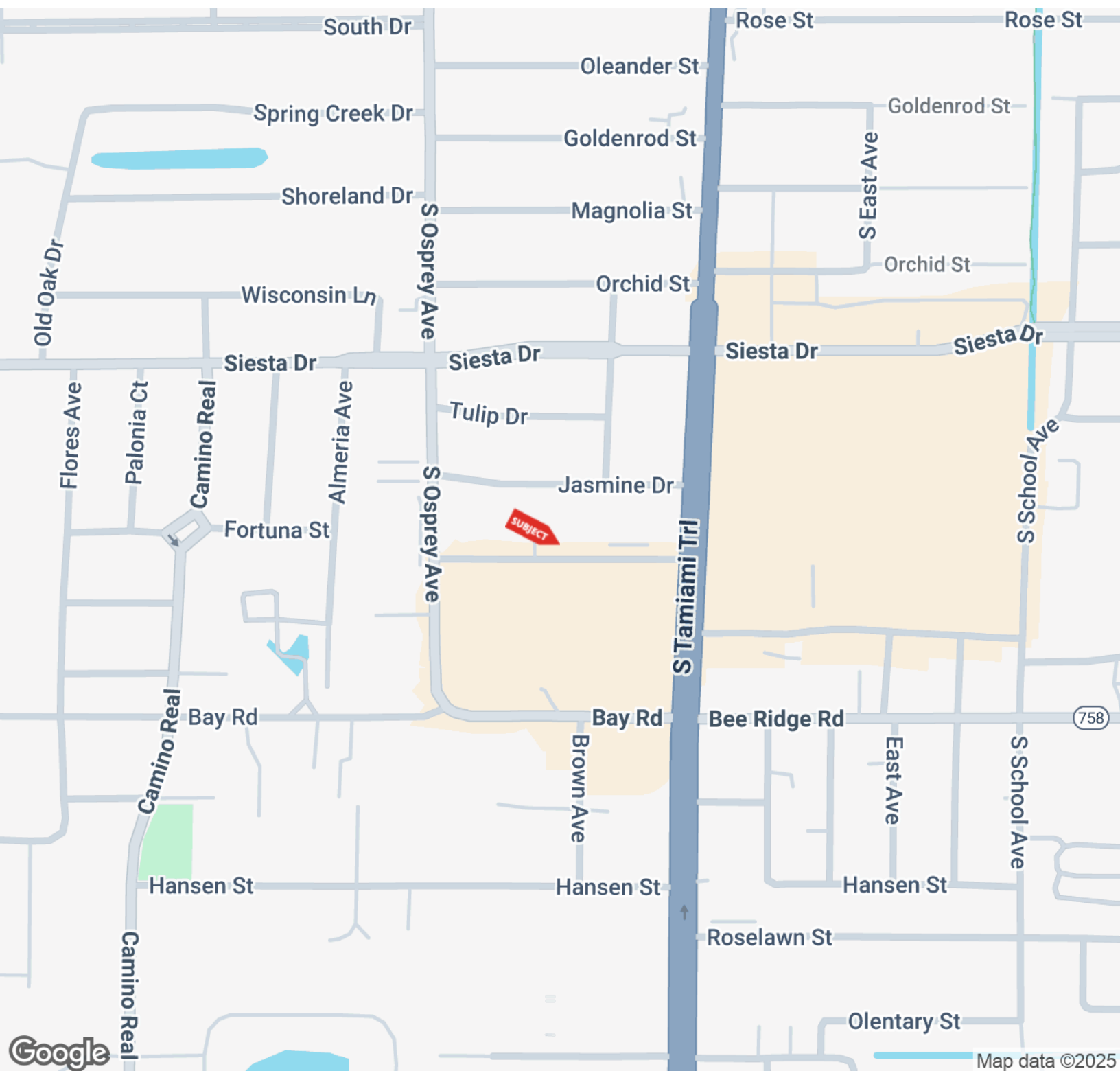
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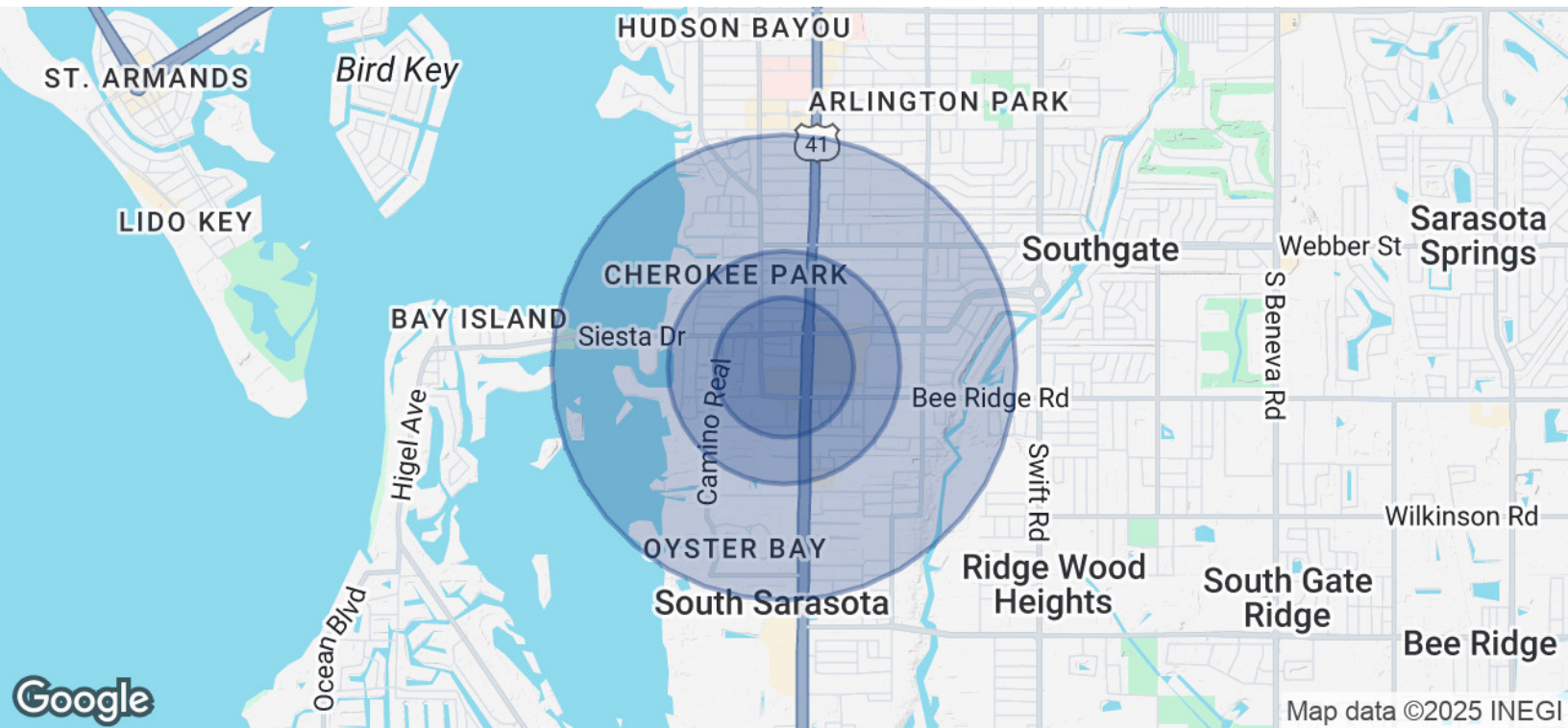
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SARASOTA, FL 34239



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 657 | 2,033 | 8,019 |
| Average Age | 50 | 49 | 48 |
| Average Age (Male) | 49 | 48 | 48 |
| Average Age (Female) | 51 | 50 | 49 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 309 | 950 | 3,661 |
| # of Persons per HH | 2.1 | 2.1 | 2.2 |
| Average HH Income | \$133,412 | \$138,582 | \$128,810 |
| Average House Value | \$876,296 | \$860,264 | \$772,047 |

Demographics data derived from AlphaMap

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