

544 JOHN RINGLING BLVD. OFFICE BUILDING

544 JOHN RINGLING BOULEVARD, SARASOTA, FL



ADDRESS

**544 John Ringling Boulevard
Sarasota, FL 34236**

PROPERTY FEATURES

- 2171 Usable SF
- Divisible if needed
- Ample parking for tenants and visitors
- Spacious and customizable office layouts
- Flexible lease terms and tenant improvement options

	1 Mile	3 Miles	5 Miles
Total Households:	1,240	13,247	44,334
Total Population:	2,492	25,093	95,451
Average HH Income:	\$191,894	\$150,695	\$109,013



PRESENTED BY:

LEE DELIETO JR.

Broker Associate
941.323.0060
leedelietojr@mscommercial.com

WILL MARTIN

Commercial Advisor
941.302.9990
willmartin@mscommercial.com

544 JOHN RINGLING

544 JOHN RINGLING BOULEVARD, SARASOTA, FL 34236



OFFERING SUMMARY

Lease Rate:	\$55.00 SF/yr (NNN)
Operating Expenses:	\$16.55/SF
Available SF:	770 - 2,171 SF
Year Built:	1969
Zoning:	OPB
Market:	Sarasota
Submarket:	St Armands Circle

PROPERTY OVERVIEW

Office space available for lease along John Ringling Blvd. This space is a stones throw from St. Armands circle and offers the amazing exposure that St Armands brings while also providing a more quiet and viable office setting. Great for any medical or general type office. Ronto Development has their new showroom in the adjacent space within the building. Ample parking on site. The space is currently in a shell state following the storms so tenant will have the ability to build the space out as needed.

LOCATION OVERVIEW

The space is located along John Ringling Blvd. just before St. Armands Circle after you come over the bridge. This coveted area is renowned for its upscale shopping, eclectic dining, and lively atmosphere, making it an ideal setting for a professional workspace.

PRESENTED BY:

Lee DeLieto Jr.

Broker Associate
941.323.0060
leedelietojr@msccommercial.com

Will Martin

Commercial Advisor
941.302.9990
willmartin@msccommercial.com

Spencer Brannen

Commercial Advisor
941.822.7473
spencerbrannen@msccommercial.com

544 JOHN RINGLING

544 JOHN RINGLING BOULEVARD, SARASOTA, FL 34236



PRESENTED BY:

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

Lee DeLieto Jr.

Broker Associate
941.323.0060
leedelietojr@msccommercial.com

Will Martin

Commercial Advisor
941.302.9990
willmartin@msccommercial.com

Spencer Brannen

Commercial Advisor
941.822.7473
spencerbrannen@msccommercial.com

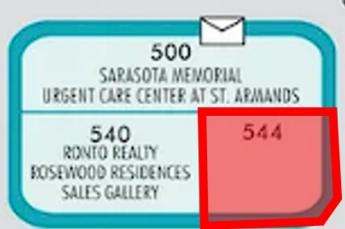
S. WASHINGTON DRIVE

N. WASHINGTON DRIVE

PURPLE QUADRANT

NEW STORE COMING SOON	300
KILWIN'S CHOCOLATES	312
WYLAND GALLERIES	314
RIVER STREET SWEETS	318
HATLEY	320
RICO'S PIZZERIA	322
ARCADE MONSTER	322
MICHAEL SAUNDERS & CO	326
SAHARA	330
BREEZIN' UP	362C
LE MACARON	362B
NEW STORE COMING SOON	362A
CIGAR PARADISE BOUTIQUE	352
LEAPING LIZARDS GIFTS	364
COASTAL COWGIRL	366
LANDING COMPANY	368
DESTINATION FLORIDA	370
BEN & JERRY'S	372A
STINGRAY BEACHWEAR	372
GOAT GAUZE	374
FUGATE'S BY THE SEA	378
NEW STORE COMING SOON	380A
NEW STORE COMING SOON	380B
NEW STORE COMING SOON	382
NEW STORE COMING SOON	384
NEW STORE COMING SOON	386
NEW STORE COMING SOON	388
NEW STORE COMING SOON	390
NEW STORE COMING SOON	392
NEW STORE COMING SOON	394
NEW STORE COMING SOON	396
NEW STORE COMING SOON	398
NEW STORE COMING SOON	400
NEW STORE COMING SOON	402
NEW STORE COMING SOON	404
NEW STORE COMING SOON	406
NEW STORE COMING SOON	408
NEW STORE COMING SOON	410
NEW STORE COMING SOON	412
NEW STORE COMING SOON	414
NEW STORE COMING SOON	416
NEW STORE COMING SOON	418
NEW STORE COMING SOON	420

S. ADAMS DRIVE



JOHN RINGLING BLVD.

301	ARTISAN'S	563	CAPITOL MAIL SALON	561	BIG OLAF
309	NEW STORE COMING SOON	301	CENTURY 21 INTEGRA		
311	NEW STORE COMING SOON				
313	BUTTERFLY BEACH				
317	WHITE HOUSE/BLACK MARKET				
319	BO'S SALTY SEAMAN				
321	EPHESUS MEDITERRANEAN				
325	DAIQUIRI DECK				
327	BINHARA TRADERS				
331	EVERYTHING BUT WATER				
333	NEW STORE COMING SOON				
339	ALEXANDER FINE JEWELERS				
343	SUNGASS EXPRESS OPTICAL				
345	THE SPICE & TEA EXCHANGE				
347	SIMONA JEWELRY				
349	CAROLINA BAMBOO				
351	BEACH HOUSE				
355	ISLAND PURSUIT				
357	NATURAL COMFORT FOOTWEAR				
359	GRASS SHIRTS				
361	TA CLE BOUTIQUE				
367	STETHBIRD'S REEF GEAR				
367A	SAME STITCH				
371	THE GIVING TREE RESTAURANT				
373	JEWELRY GALLERIES				
5	VENETIA ITALIAN PASTA				
7	FLIP FLOP CO.				
9	VERONICA'S				
11	THE BEADFORUM BONNET COMPANY				
15	COTTON CLUB				
17	ARIEL JEWELERS				
19A	NEW STORE COMING SOON				
19C	STYLING STUDIO				
19D	FLIP FLOP CO.				
19E	VERONICA'S				
19F	THE BEADFORUM BONNET COMPANY				
19G	COTTON CLUB				
19H	ARIEL JEWELERS				
21	NEW STORE COMING SOON				
23	FLIP FLOP CO.				
25	VERONICA'S				
27	THE BEADFORUM BONNET COMPANY				
29	COTTON CLUB				

PINK QUADRANT

300
ST. ARMANDS CIRCLE
ASSOCIATIONQUADRANTS ARE
IDENTIFIED BY
COLOR-CODED
BANNERS ON THE
LAMPPOSTS

JOHN RINGLING BLVD.

301	ARTISAN'S	563	CAPITOL MAIL SALON	561	BIG OLAF
309	NEW STORE COMING SOON	301	CENTURY 21 INTEGRA		
311	NEW STORE COMING SOON				
313	BUTTERFLY BEACH				
317	WHITE HOUSE/BLACK MARKET				
319	BO'S SALTY SEAMAN				
321	EPHESUS MEDITERRANEAN				
325	DAIQUIRI DECK				
327	BINHARA TRADERS				
331	EVERYTHING BUT WATER				
333	NEW STORE COMING SOON				
339	ALEXANDER FINE JEWELERS				
343	SUNGASS EXPRESS OPTICAL				
345	THE SPICE & TEA EXCHANGE				
347	SIMONA JEWELRY				
349	CAROLINA BAMBOO				
351	BEACH HOUSE				
355	ISLAND PURSUIT				
357	NATURAL COMFORT FOOTWEAR				
359	GRASS SHIRTS				
361	TA CLE BOUTIQUE				
367	STETHBIRD'S REEF GEAR				
367A	SAME STITCH				
371	THE GIVING TREE RESTAURANT				
373	JEWELRY GALLERIES				
5	VENETIA ITALIAN PASTA				
7	FLIP FLOP CO.				
9	VERONICA'S				
11	THE BEADFORUM BONNET COMPANY				
15	COTTON CLUB				
17	ARIEL JEWELERS				
19A	NEW STORE COMING SOON				
19C	STYLING STUDIO				
19D	FLIP FLOP CO.				
19E	VERONICA'S				
19F	THE BEADFORUM BONNET COMPANY				
19G	COTTON CLUB				
19H	ARIEL JEWELERS				
21	NEW STORE COMING SOON				
23	FLIP FLOP CO.				
25	VERONICA'S				
27	THE BEADFORUM BONNET COMPANY				
29	COTTON CLUB				

JOHN RINGLING BLVD.

30	NEW STORE COMING SOON
28	NEW STORE COMING SOON
26	NEW STORE COMING SOON
24	NEW STORE COMING SOON
22	THE BEADFORUM BONNET COMPANY
14	COLUMBIA RESTAURANT GIFT SHOP
12	COLUMBIA RESTAURANT
11	411
417	CHA CHA COCONUTS
423	COLDWELL BANKER REALTY
431	CAFE ON ST. ARMANDS
443E	STARBUCKS
443D	SOMA
443C	CHICO'S
443B	SUNGASS HUT
443A	LILLY PULITZER
465	443 K EDWARD JONES INVESTMENTS
481	443K ALTOIRA PLASTIC SURGERY & MED SPA
409A	FOXY LADY WEST
411A	409A NEW STORE COMING SOON
413A	411A NEW STORE COMING SOON
415	413A OTTO'S JEWELRY
419A	415 NEW STORE COMING SOON
421A	419A CLANTRIO GRILL
423A	421A YOUR CBD STORE
431A	423A 443 K ALTOIRA PLASTIC SURGERY & MED SPA
433A	431A FOXY LADY WEST
443K	433A 443 K ALTOIRA PLASTIC SURGERY & MED SPA
465	443K ALTOIRA PLASTIC SURGERY & MED SPA
481	465 TOMMY BAHAMA RESTAURANT

PARKING GARAGE
FREE STATION
PARKINGCIRCUS
RING OF FAME

JOHN RINGLING BLVD.

40
ST. ARMANDS KEY
LUTHERAN CHURCH

HANDICAPPED *Available in the Filmore Parking Lot, North Adams Garage and Street Parking throughout St. Armands



AQUA QUADRANT



DIRECTION INFORMATION



ELEVATOR



PUBLIC RESTROOMS



MAILBOX



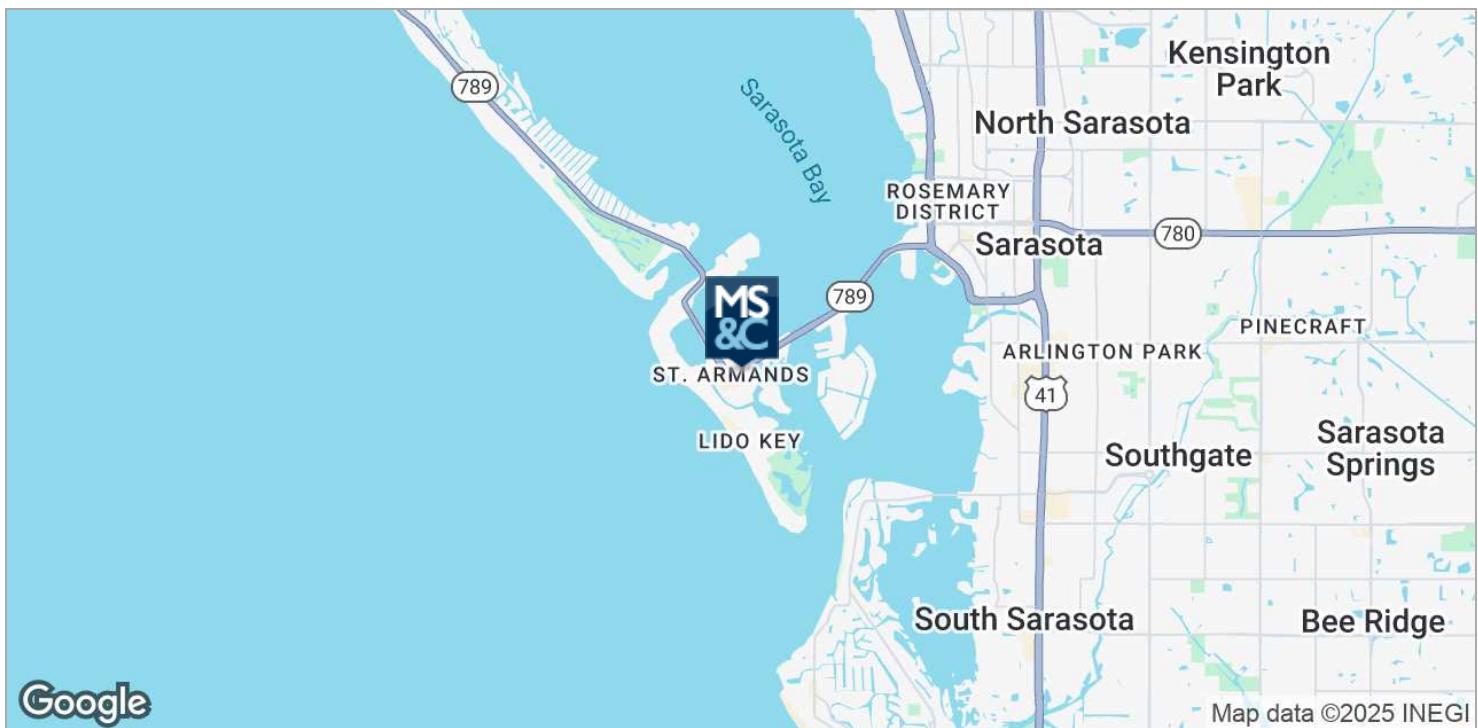
STAIRS



ATM

544 JOHN RINGLING

544 JOHN RINGLING BOULEVARD, SARASOTA, FL 34236



PRESENTED BY:

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

Lee DeLieto Jr.

Broker Associate
941.323.0060
leedelietojr@msccommercial.com

Will Martin

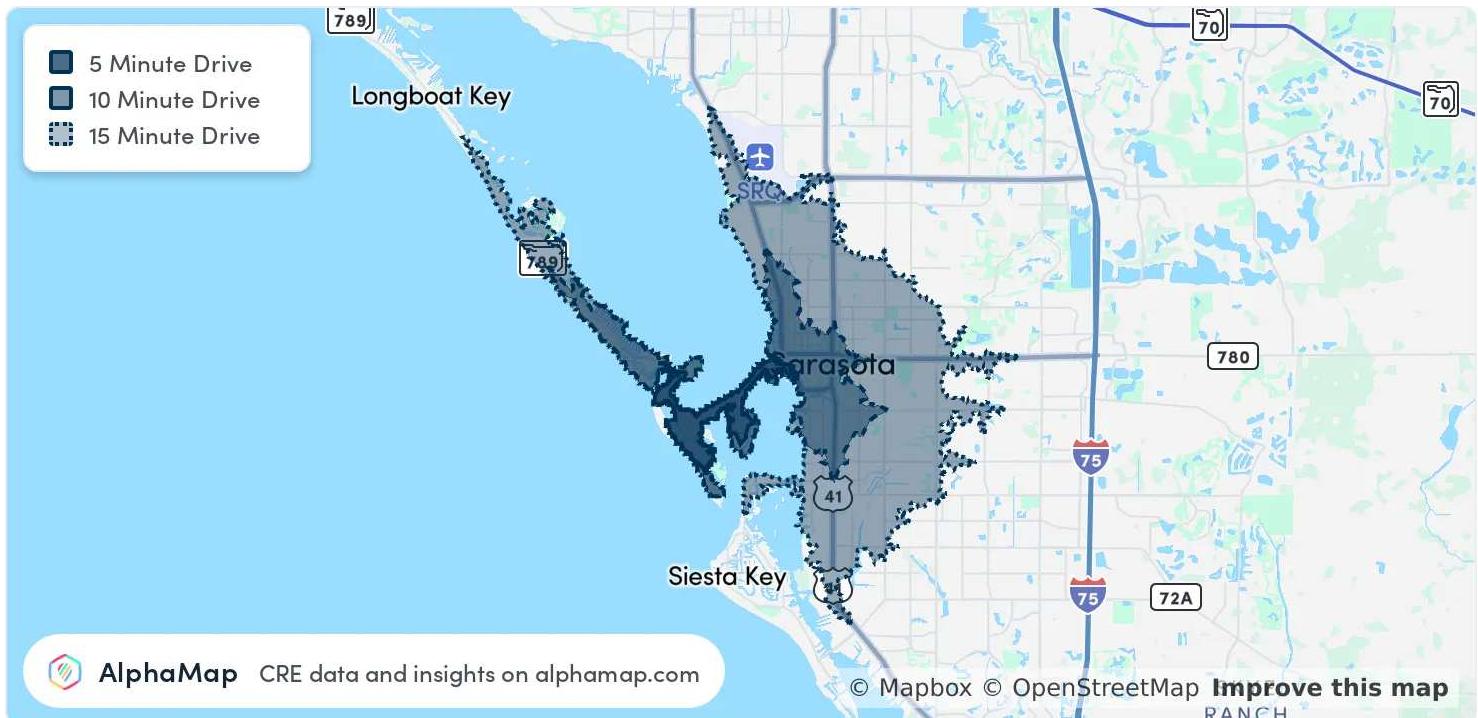
Commercial Advisor
941.302.9990
willmartin@msccommercial.com

Spencer Brannen

Commercial Advisor
941.822.7473
spencerbrannen@msccommercial.com

544 JOHN RINGLING

544 JOHN RINGLING BOULEVARD, SARASOTA, FL 34236



POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	1,891	11,440	52,545
Average Age	72	65	50
Average Age (Male)	72	65	49
Average Age (Female)	72	66	51

HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	949	6,670	24,330
Persons per HH	2	1.7	2.2
Average HH Income	\$191,767	\$154,873	\$102,764
Average House Value	\$1,212,152	\$1,097,075	\$626,060
Per Capita Income	\$95,883	\$91,101	\$46,710

PRESENTED BY:

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

Lee DeLieto Jr.

Broker Associate
941.323.0060
leedelietojr@msccommercial.com

Will Martin

Commercial Advisor
941.302.9990
willmartin@msccommercial.com

Spencer Brannen

Commercial Advisor
941.822.7473
spencerbrannen@msccommercial.com

544 JOHN RINGLING

544 JOHN RINGLING BOULEVARD, SARASOTA, FL 34236

LEE DELIETO JR.

Broker Associate



1605 Main Street, Suite 500
Sarasota, FL 34236
T 941.323.0060
C 941.323.0060
leedelietojr@msccommercial.com
FL #BK702292

PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 20+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies.

In 2005, Lee joined his father, a seasoned Michael Saunders associated, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors. Lee's Commercial real estate services include commercial investment property, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition.

The DeLieto Team has the proven ability to make every investment, lease, and acquisition/sale a profitable experience.

Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations, both civic and charitable.

Lee Jr. has formerly sat on various boards, including the Greater Sarasota Chamber of Commerce, RASM Commercial Investment Division and Public Policy, and the Sarasota School of Arts and Sciences. Lee Jr currently sits on the Plymouth Harbor Board of Trustees as Secretary.

Lee is a graduate of the University of Florida and has lived in Sarasota since 2005.

PRESENTED BY:

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

Lee DeLieto Jr.

Broker Associate
941.323.0060
leedelietojr@msccommercial.com

Will Martin

Commercial Advisor
941.302.9990
willmartin@msccommercial.com

Spencer Brannen

Commercial Advisor
941.822.7473
spencerbrannen@msccommercial.com



COMMERCIAL OFFERING MEMORANDUM/BROCHURES DISCLOSURE

MS&C Commercial, a Division of Michael Saunders & Company

MS&C Commercial as the Property Owner's representative has been authorized to provide select persons/entities with materials to assess any interest in pursuing further discussions with the Property Owner. Only a fully signed contract will bind the Owner and you. Acceptance of the materials serves as your confirmation of the following conditions: the information cannot be duplicated or provided to a third party; no materials, records, or representations offered, to include but not limited to financial, environmental, zoning, use or income, are warranted or guaranteed to be accurate, current or complete. Prior to executing any purchase contract you assume all responsibility to independently verify any representation relied upon, whether verbal or written, and you agree to hold Owner and MSC harmless from any error or inaccuracy.