

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:

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## 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.

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

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941.957.3730 | MSCcommercial.com

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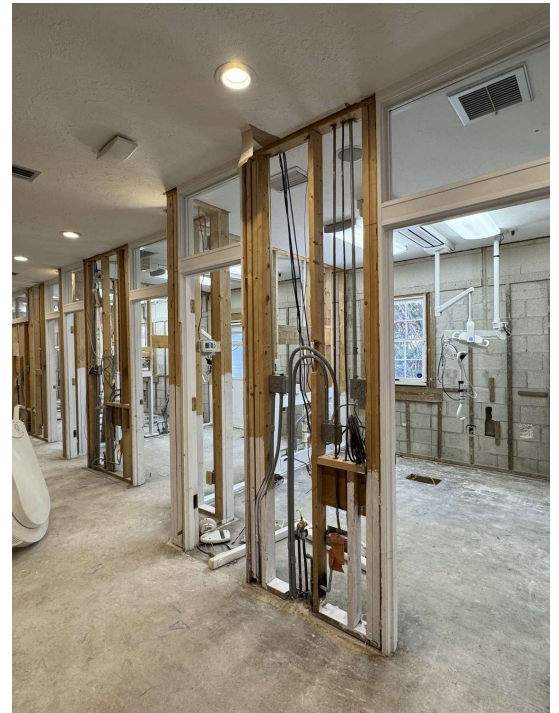
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S. WASHINGTON DRIVE

N. WASHINGTON DRIVE



JOHN RINGLING BLVD.

## PURPLE QUADRANT

NEW STORE COMING SOON 300

KILWIN'S CHOCOLATES 312  
 WYLAND GALLERIES 314  
 RIVER STREET SWEETS 318  
 HATLEY 318  
 RICO'S PIZZERIA 320  
 ARCADE MONSTER 322  
 MICHAEL SAUNDERS & CO 326  
 SAHARA 330  
 BREZZY UP 330  
 LE MACARDI 362C  
 NEW STORE COMING SOON 362B  
 LEAPING LIZARDS BOUTIQUE 362A  
 COASTAL LIZARDS GIFTS 352  
 LANDING COMPANY 354  
 DESTINATION FLORIDA 364  
 BEH & JERREY'S 366  
 STINGRAY BEACHWEAR 370  
 ON MY GAUZE 372  
 NEW STORE COMING SOON 374  
 NEW STORE COMING SOON 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 40

UPSTAIRS

D

## CIRCLE PARK

QUADRANTS ARE IDENTIFIED BY COLOR-CODED BANNERS ON THE LAMPPOSTS

CIRCUS RING OF FAME

D

JOHN RINGLING BLVD.



## PINK QUADRANT

UPSTAIRS

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 BOY'S SALTY SEAMAN  
 321 EPHESUS MEDITERRANEAN  
 325 DAIQUIRI DECK  
 327 PINIARA TRADERS  
 331 EVERYTHING BUT WATER  
 333 NEW STORE COMING SOON  
 339 ALEXANDER FINE JEWELERS  
 343 SUNGLASS EXPRESS OPTICAL  
 345 THE SPICE & TEA EXCHANGE  
 347 SUNDRA BARRIO  
 349 CANTONIA BARBOD  
 351 BEACH HOUSE  
 355 ISLAND PURSUIT  
 357 NATURAL COMFORT FOOTWEAR  
 359 CRAZY CHIRTS  
 361 LA CLE BOUTIQUE  
 367 SETTING'S BELAND  
 367A SALT STITCH  
 371 TOMMY BAHAMA RETAIL STORE  
 373 VENEZIA ITALIAN RESTAURANT  
 5 THE GIVING TREE GALLERY  
 7 JEWELRY BY CORE  
 9 FLIP FLOP STORE  
 11 PERONICA JUNE  
 15 IVORY COAST  
 17 KISMET  
 19 IRISH GIFTS  
 21 LYNCH'S PAIR  
 23 NEW STORE COMING SOON  
 25 PEPPER PALACE  
 27 EPHESUS MEDITERRANEAN  
 29 SPEAKS CLAM BAR

UPSTAIRS

300 ST. ARMANDS CIRCLE ASSOCIATION

S. BLVD. OF PRESIDENTS

N. BLVD. OF PRESIDENTS

19 MICHAEL SAUNDERS & CO  
 55 SUNNYVALE  
 55 SEASIDE  
 35 THE WET FASHION HOUSE  
 17 OLIVIA FASHION BOUTIQUE  
 15 15 SOUTH BY NARPOLE  
 9 NEW STORE COMING SOON  
 7 NEW STORE COMING SOON  
 5 NEW STORE COMING SOON  
 3 BETTER HOMES & GARDENS REAL ESTATE  
 400 RICHLET PROPERTIES  
 410 NEW STORE COMING SOON  
 420 CRAB & FISH  
 434 THE STADIUM GALLERY  
 438B ST. ARMANDS VAPOR & SMOKE SHOP  
 438 NEW STORE COMING SOON  
 440 I LOVE CANDY  
 462 ALVIN'S ISLAND  
 464 NEW STORE COMING SOON  
 466 NEW STORE COMING SOON  
 468 NEW STORE COMING SOON  
 470 MERCEY BOUTIQUE  
 472 BLUE DOLPHIN CAFE  
 474 CHARLESTON SHOE CO.  
 476 INFLUENCE  
 478 GREEN ZEBRA CAFE  
 482 URBAN CULTURE BOUTIQUE  
 482 ART ON ST. ARMANDS

UPSTAIRS

5 5 BENJAMIN TOLACONIST  
 17 ST. ARMANDS  
 19 ANTIQUES & GIFTS  
 21 WE ARE FAMILY BOUTIQUE  
 10 AQUASANDZ NAIL SALON  
 10 KBB COASTAL SALON  
 10 SERENDIPITY MASSAGE & DAY SPA  
 20 TONI'S TOO BOUTIQUE

UPSTAIRS

500 SARASOTA MEMORIAL URGENT CARE CENTER AT ST. ARMANDS  
 540 RENTO REALTY ROSEWOOD RESIDENCES SALES GALLERY  
 544

PARKING LOT



AQUA QUADRANT

D DIRECTORY INFORMATION

ATM

ELEVATOR

PUBLIC RESTROOMS

MAILBOX

STAIRS

N. ADAMS DRIVE

40 ST. ARMANDS KEY LUTHERAN CHURCH

HANDICAPPED PARKING\*

\*Available in the Fillmore Parking Lot, North Adams Garage and Street Parking throughout St Armands



CIRCUS RING OF FAME

PARKING GARAGE

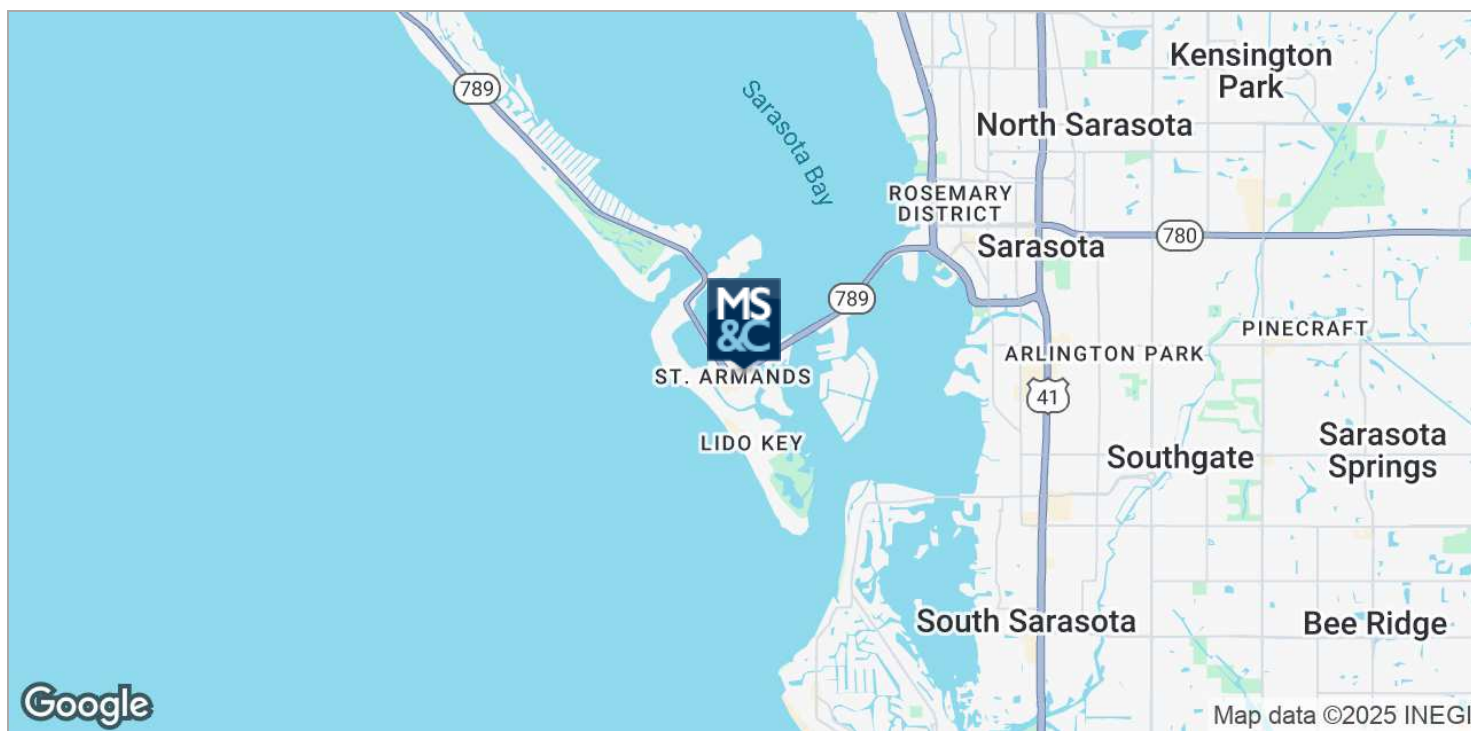
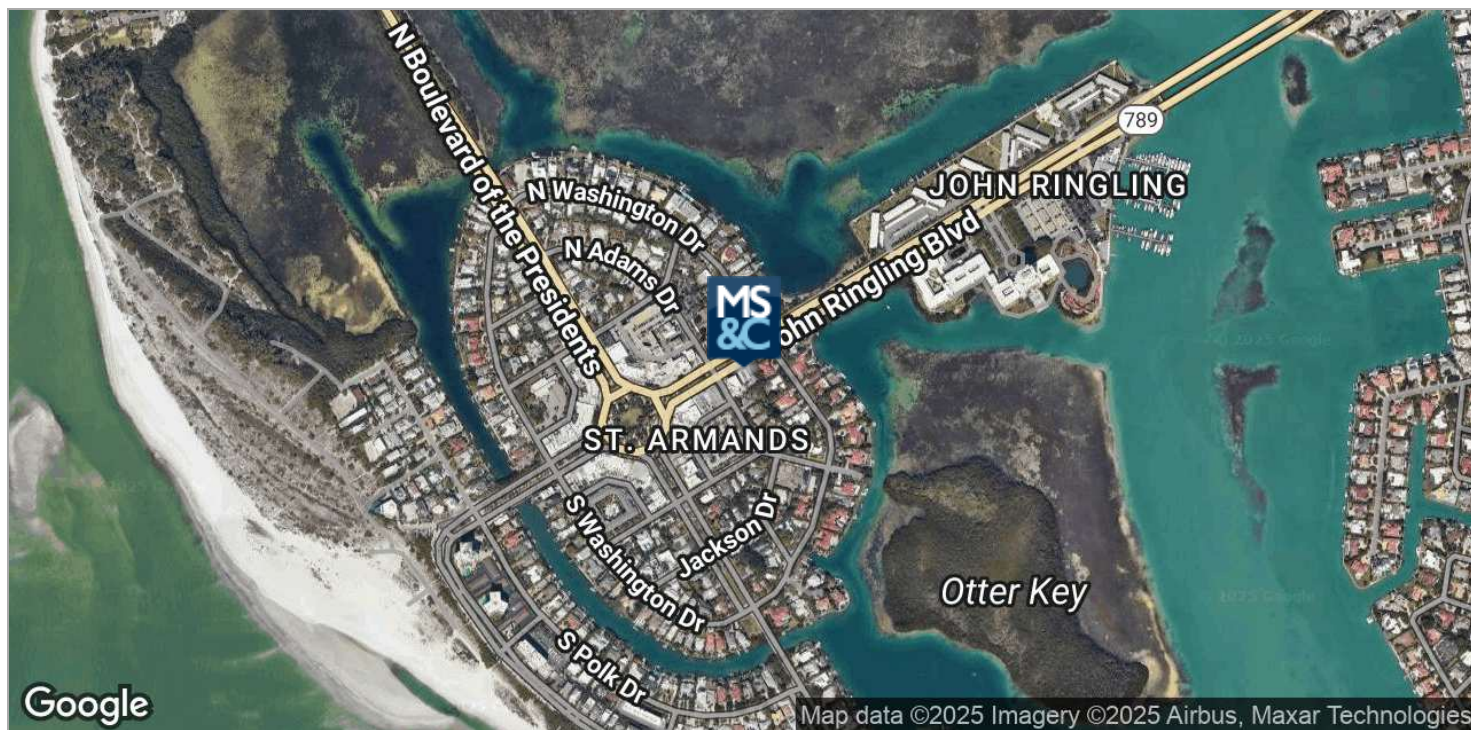


GOLD QUADRANT



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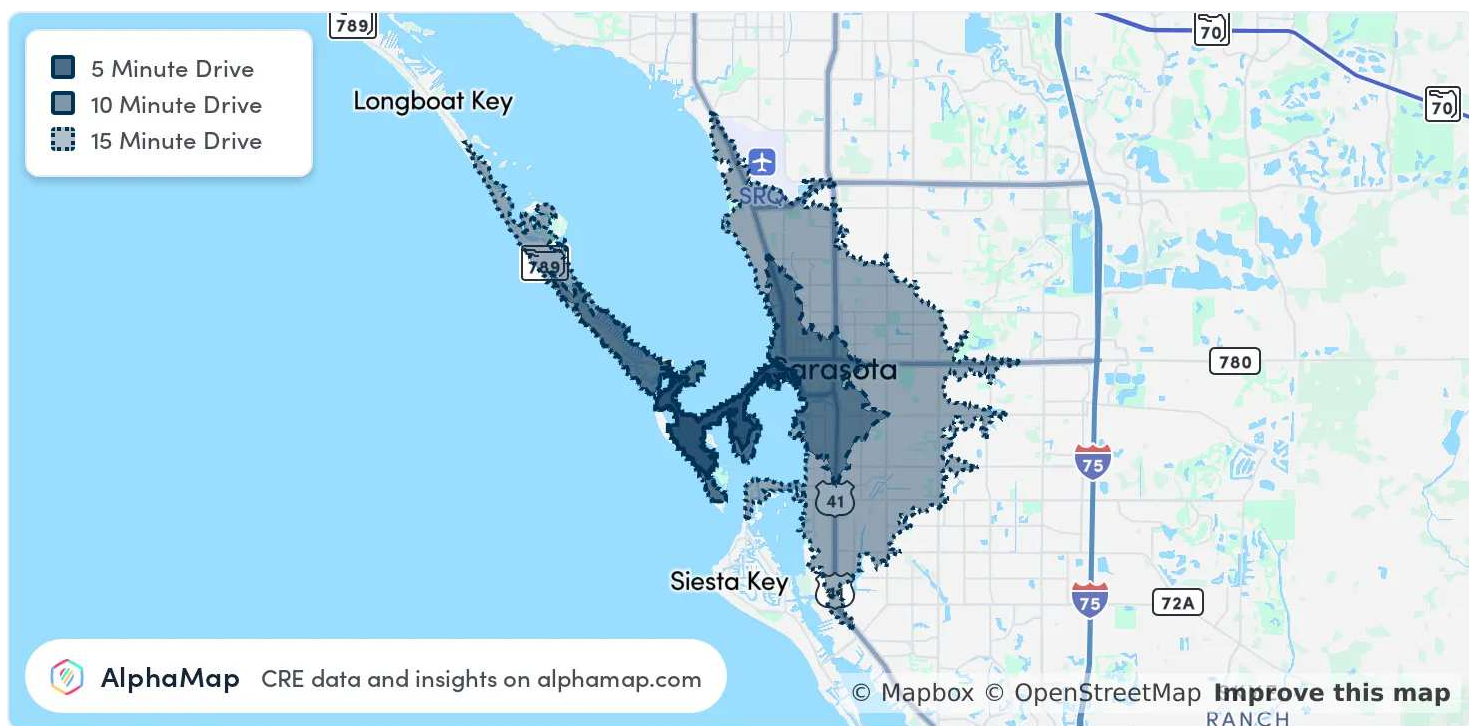
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## POPULATION

	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

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### 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.

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## 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.