

FOR SALE

CORPORATE HEADQUARTERS BUILDING

7680 MATOAKA RD | SARASOTA FL



PROPERTY SUMMARY



Ian Black Real Estate is pleased to present the opportunity to purchase a free standing office building. The building is currently configured with with ground floor labs for research and development and second floor executive and support offices. A separate outbuilding provides additional storage on site. The building has frontage on Tallevast Rd and is easily recognizable with a lake and fountain plus monument signage and flag poles.

• SALE PRICE: \$4,255,000 • BUILDING AREA: 15,400 SF • LAND AREA: 1.78 ACRES • ZONING: LM

PROPERTY OVERVIEW

- Second floor configured with 17 offices with abundant natural light, two include private restrooms, bullpen, breakroom and large conference room, additional restrooms for staff.
- Ground floor configured as lab with supporting offices, shipping and receiving. Offers future flexibility for a variety of users.
- Lush landscaping surrounding the property with onsite well for irrigation
- Fully fenced and secured lot and building with security cameras and two automatic gates for added peace of mind.

OFFICES & BREAKROOM



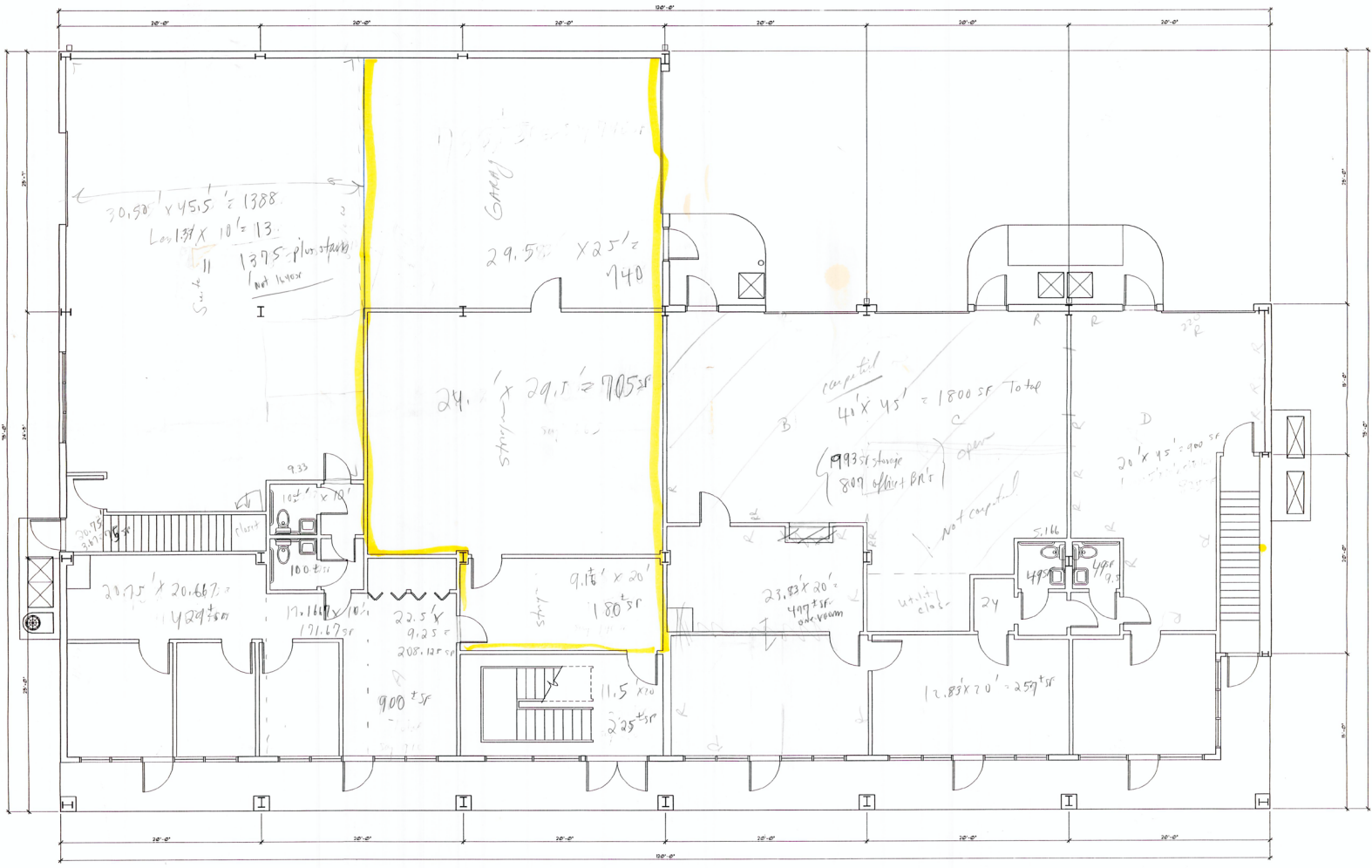
LAB AREA



EXTERIOR PHOTOS



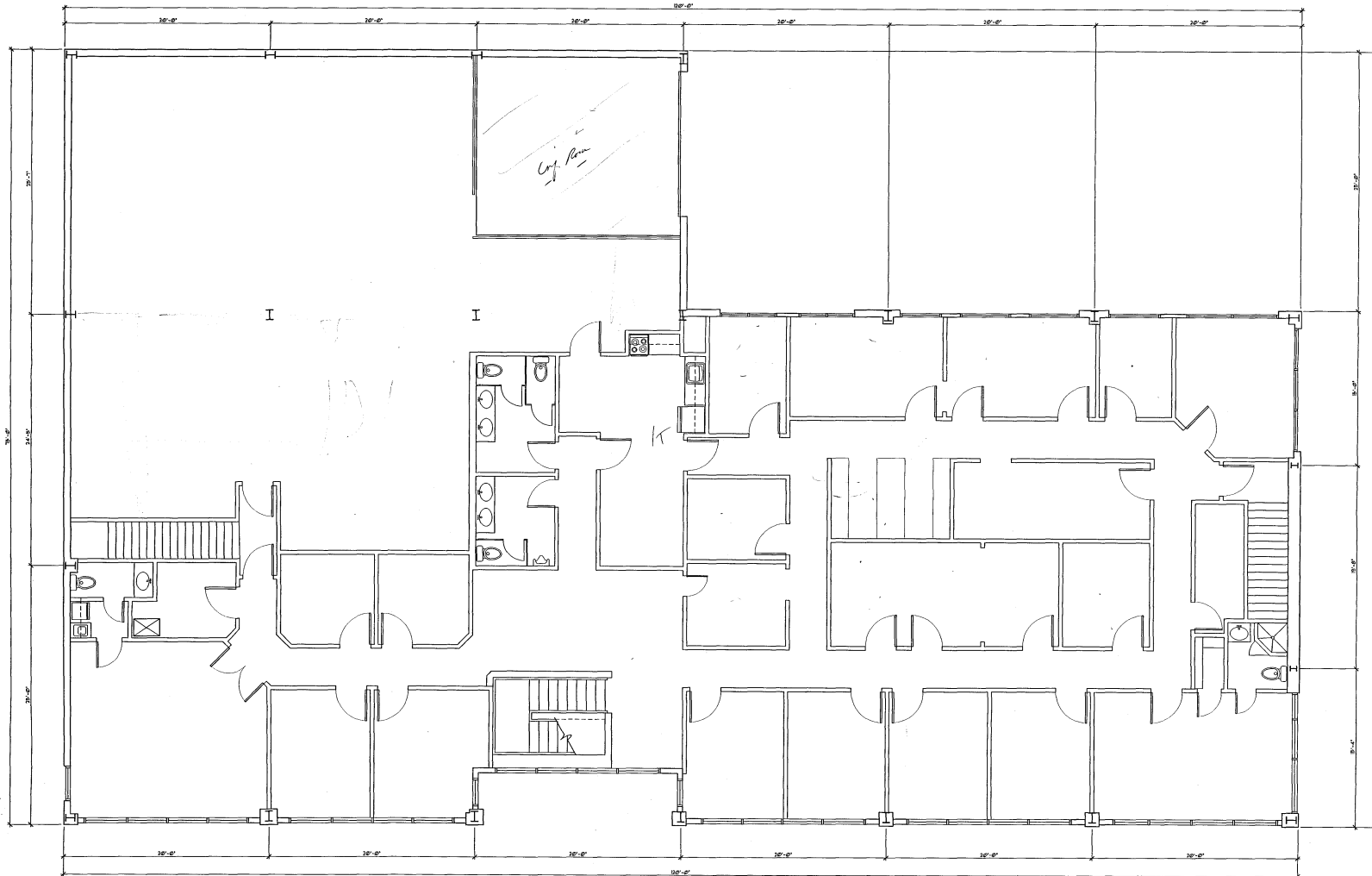
FIRST FLOOR PLAN




71.28' x 15.33' = 1092.27

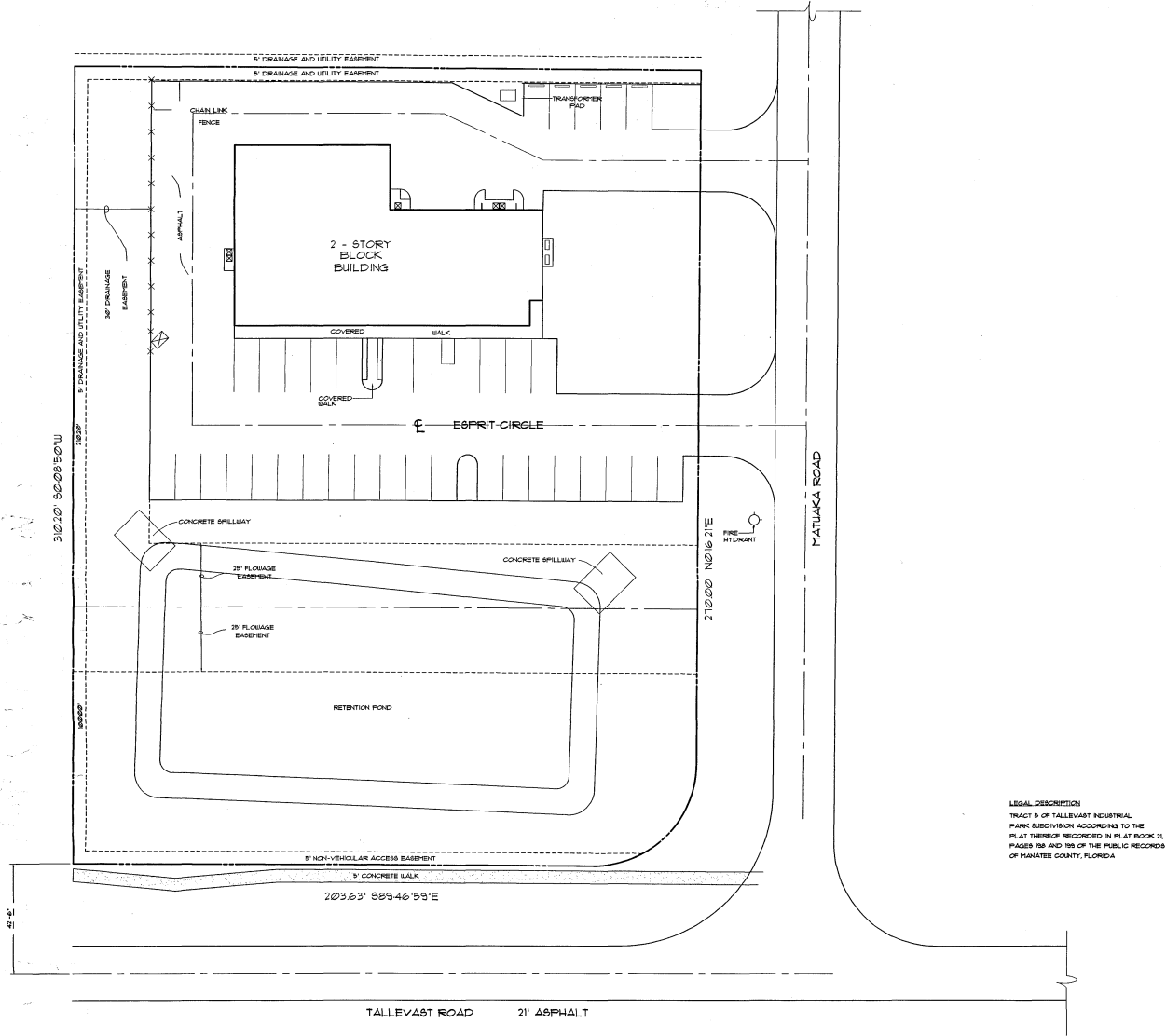
2900

SECOND FLOOR PLAN



 **SECOND FLOOR PLAN**
SCALE: 3/16"=1'-0"

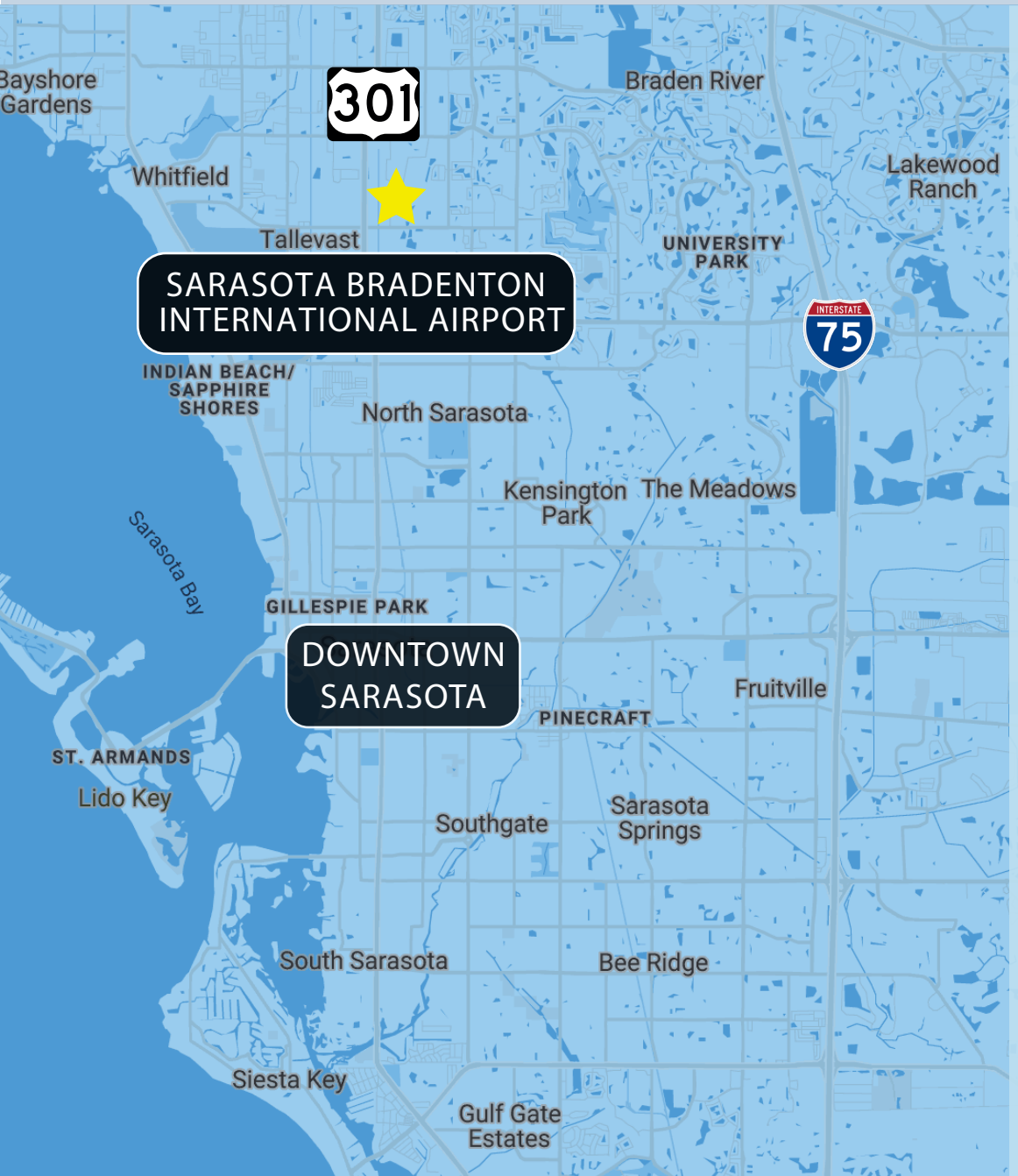
SITE PLAN



LEGAL DESCRIPTION
 TRACT 5 OF TALLEVAST INDUSTRIAL
 PARK SUBDIVISION ACCORDING TO THE
 PLAT THEREOF RECORDED IN PLAT BOOK 31,
 PAGES 188 AND 189 OF THE PUBLIC RECORDS
 OF MANATEE COUNTY, FLORIDA

 **SITE PLAN**
 SCALE: 1" = 20'-0"

LOCATION MAP



RESTAURANTS

MCDONALDS	STARBUCKS
CULVERS	WENDY'S
TACO BELL	APPLE BEE'S
ANNA MARIA OYSTER BAR	DUNKIN DONUTS

SERVICES

WAWA GAS STATION	RACETRAC GAS STATION
WALGREENS	CRUNCH FITNESS
CVS PHARMACY	SRQ/BRADENTON AIRPORT

SHOPPING

WALMART	ALDI
PUBLIX	DETWILERS
TARGET	TJ MAXX

LODGING

HOME SUITES BY HILTON
COURTYARD BY MARRIOTT
REGENCY INN



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IANBLACK

REALESTATE

THE PLACE FOR SPACE

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