

1800-1810 S. TUTTLE AVENUE
Sarasota, FL 34239



PROPERTY OVERVIEW

2,444 SF Available ASAP for Sale or for Lease! Natural separation of two suites.

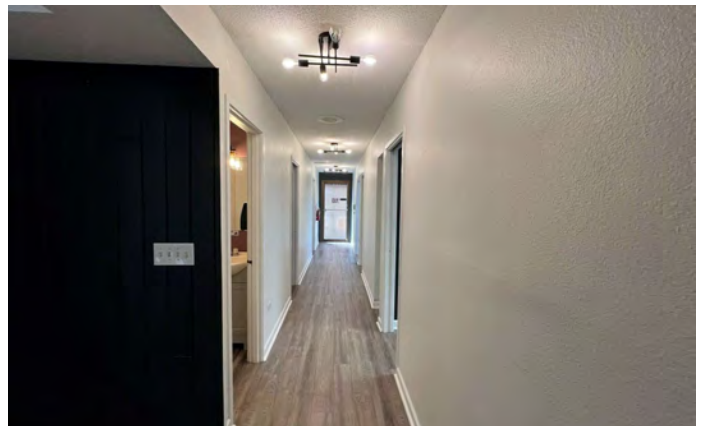
Suite 1800 is 1,222 SF and was a former PT office and cryotherapy. Includes a large open reception area, 4 private treatment rooms, private office with restroom, and a kitchen break area.

Suite 1810 is 1,222 SF and was a former physical therapy office. There is a large open reception area, three former private treatment rooms, a kitchen and break room, a private office, and a bathroom.

Expenses are estimated to be \$13.66/SF.

PROPERTY SUMMARY

Sale Price:	\$965,000
Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	2,444 SF
Building Size:	2,444 SF
Zoning:	OPB
Price / SF:	\$394.84



BRI TULP, RPA®, SIOR
551.206.4390
brie@ian-black.com



NICK DEVITO II, SIOR
941.928.1243
nick@ian-black.com

IAN BLACK
REAL ESTATE
THE PLACE FOR SPACE

1800-1810 S. TUTTLE AVENUE

ADDITIONAL PHOTOS

1800-1810 S. Tuttle Avenue

Sarasota, FL 34239



BRIE TULP, RPA®, SIOR
551.206.4390
brie@ian-black.com



NICK DEVITO II, SIOR
941.928.1243
nick@ian-black.com

IAN BLACK
REAL ESTATE
THE PLACE FOR SPACE

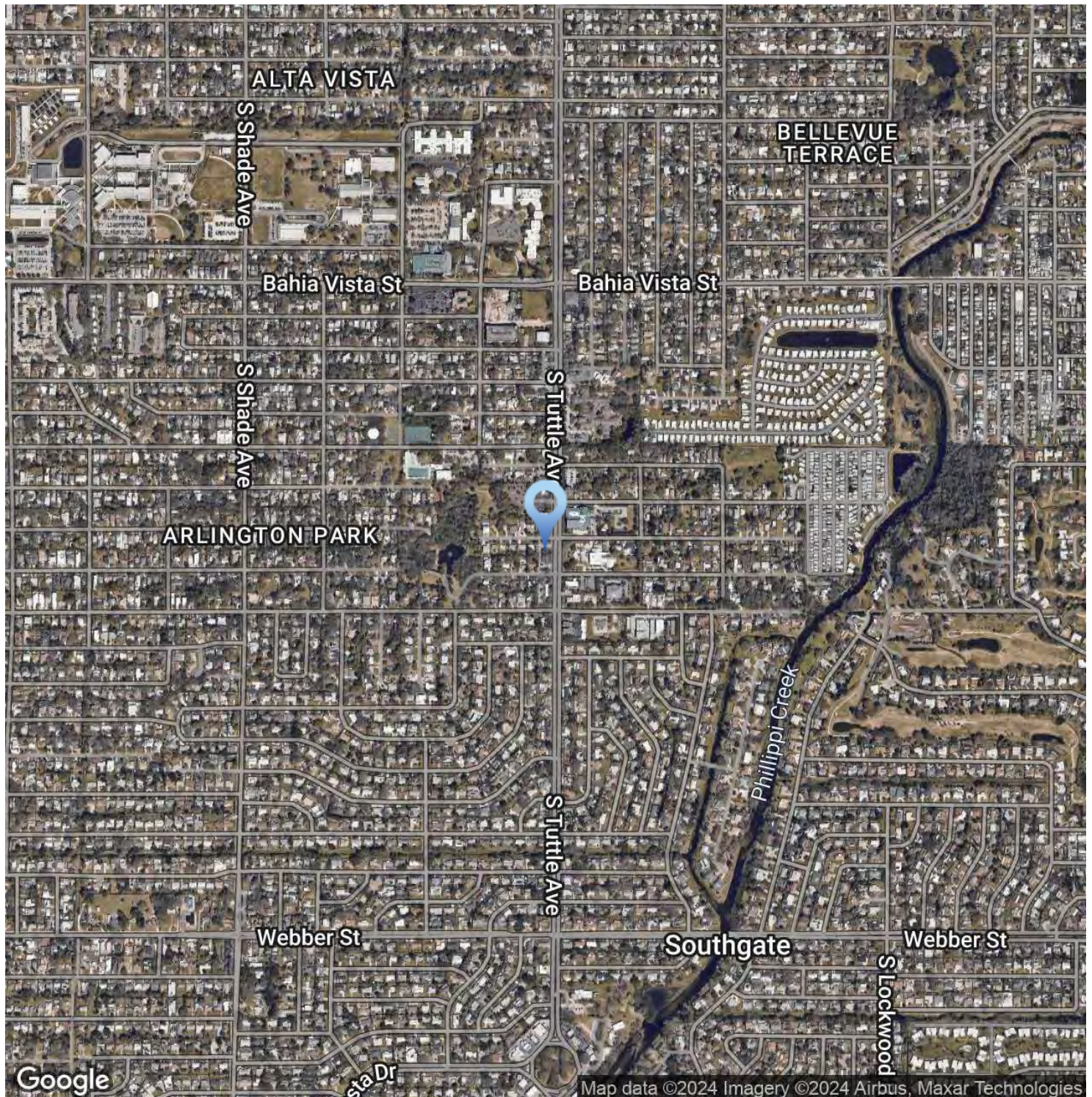
Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | 941.906.8688 | ian-black.com
Information deemed reliable but not guaranteed. Prices subject to change without notice.

1800-1810 S. TUTTLE AVENUE

AERIAL MAP

1800-1810 S. Tuttle Avenue

Sarasota, FL 34239



BRIE TULP, RPA®, SIOR
551.206.4390
brie@ian-black.com



NICK DEVITO II, SIOR
941.928.1243
nick@ian-black.com

IAN BLACK
REAL ESTATE
THE PLACE FOR SPACE