

SARASOTA COMMERCE CENTER II

101 Paramount Drive, Sarasota, FL 34232



PROPERTY OVERVIEW

Class A, Energy Star rated Office Building located just minutes from the I-75/Fruitville Road Interchange. This stunning waterfront building is set in a park-like campus with lush landscaping and live oak trees. It is located within walking distance to restaurants, shopping, and other desirable destinations complimented by its high walkability factor.

This 3-story building has common areas that compliments its high-end finishes and is easily accessible to employees and clients. Key highlights include security card access, conference centers, fitness centers, and an expansive lakeside patio with tables and chairs. Along with the many amenities offered, this property has a substantial amount of parking with 928 spaces generating a ratio of 6.25 spaces per 1,000 square feet.

PROPERTY SUMMARY

Lease Rate:	\$35.00 SF/yr (Full Service)
Available SF:	1,340 - 28,390 SF
Year Built:	1999
Building Size:	157,351 SF
Market:	Bradenton-Sarasota-Venice
Submarket:	Fruitville Road



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ADDITIONAL PHOTOS

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AREA RETAILERS

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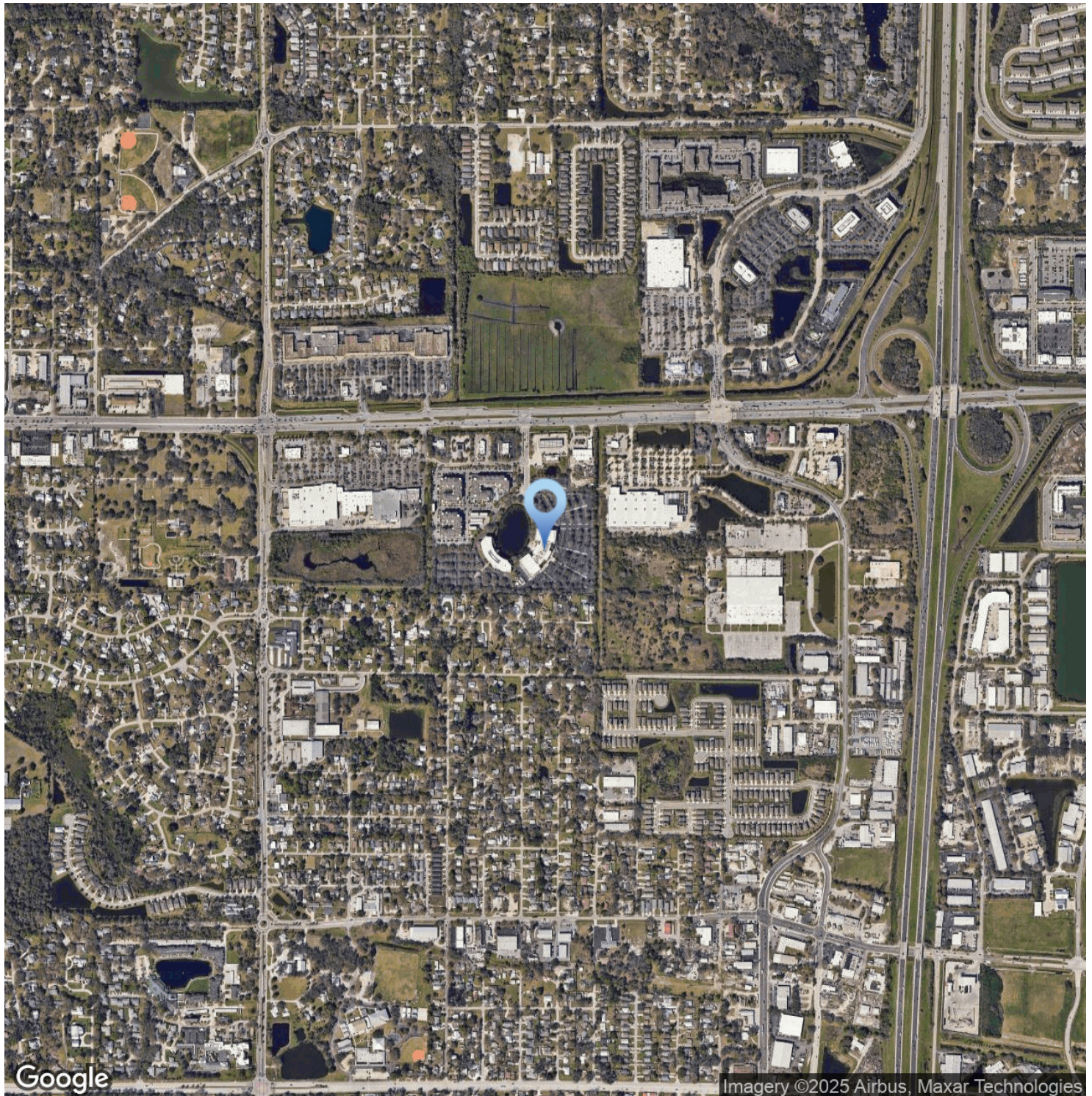
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AERIAL MAP

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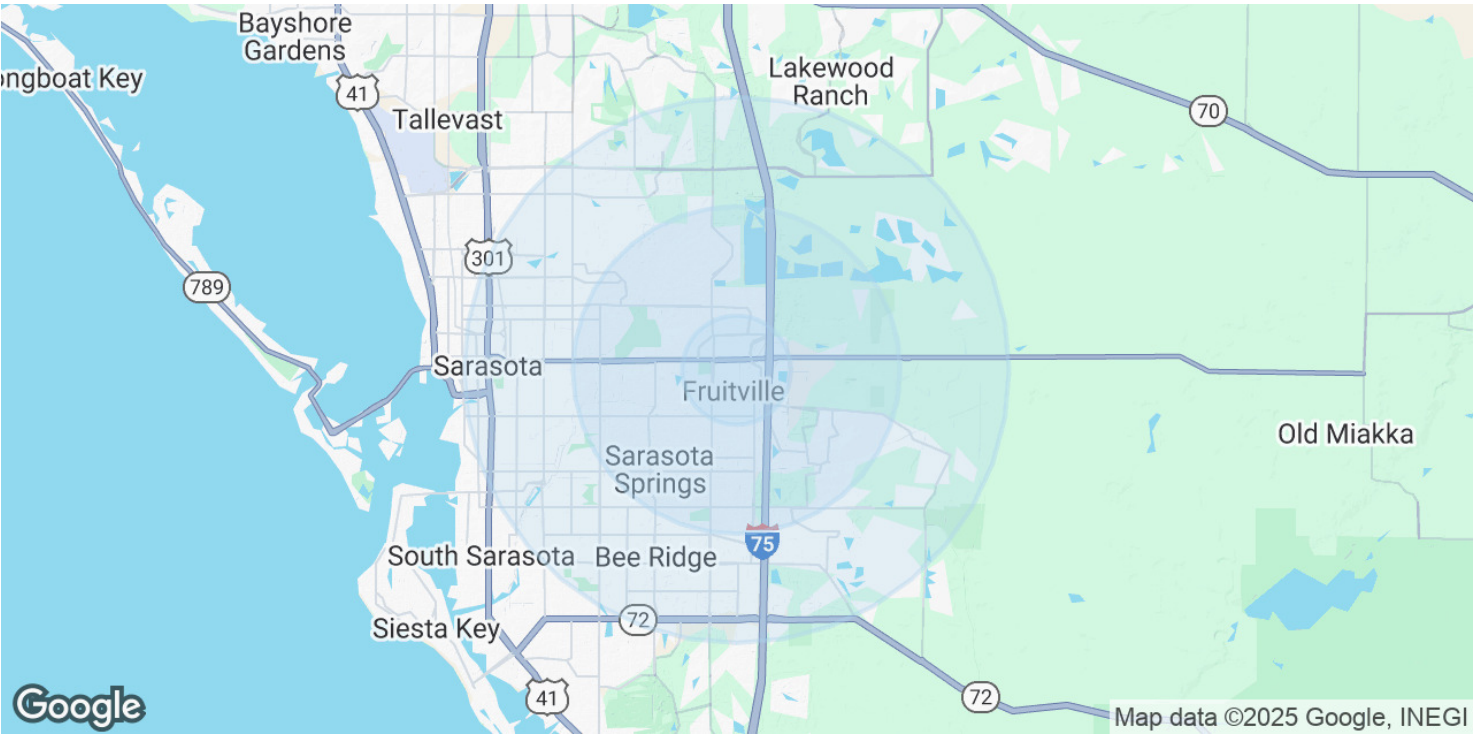
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,898	50,072	143,245
Average Age	40.1	46.1	45.9
Average Age (Male)	36.4	44.8	44.2
Average Age (Female)	41.5	46.9	47.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,984	20,862	60,413
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$69,429	\$68,320	\$67,626
Average House Value	\$272,661	\$237,100	\$283,508

2020 American Community Survey (ACS)



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