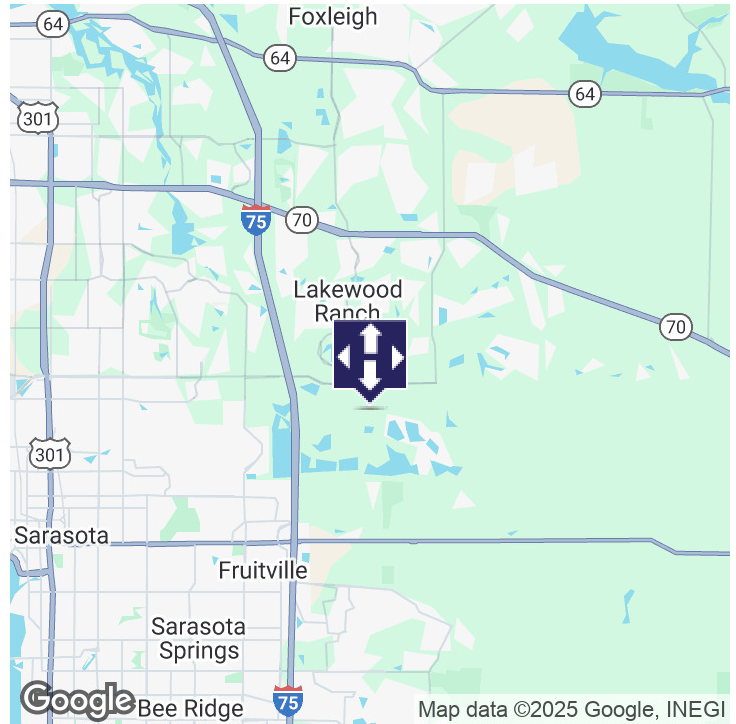


For Sale

TECH PARK CONDOMINIUMS FOR SALE (CONDOS)

560 Communications Parkway, Sarasota, FL 34240



OFFERING SUMMARY

Sale Price:	\$1,495,000
Building Size:	4,050 SF
Available SF:	
Lot Size:	4.275 Acres
Price / SF:	\$369.14
Year Built:	2006
Zoning:	PCD
Submarket:	Sarasota

PROPERTY OVERVIEW

Rarely available Lakewood Ranch 3-unit Commercial office condominium package for sale. These units are located in the highly sought after Tech Park area in Lakewood Ranch Corporate Park. The property consists of 3 office condominiums.

- One 1,323 SF suite is currently owner occupied. An adjacent 1,404 SF suite is leased short term and could be combined for a larger 2,727 SF owner's suite. The third suite 1,323 SF is leased long term to a national tenant.

- Building designed with appealing floor to ceiling corner windows to maximize the use of natural light. New standing seam metal roof has been installed and was paid for by the seller.

- Parking lot has new LED lighting.

- The association has passed a resolution to resurface the parking lot in 2026 and will be paid for by the seller.

- These well-maintained units are ready for occupancy or continued investment growth. This opportunity would be ideal for entrepreneurs wanting a mix of ownership and rental income.

Floor to Ceiling Corner Windows

New national tenant completely remodeled suite #7336 Delainey Ct.

Property also includes 7334 Delainey Ct. & 7336 Delainey Ct. Sarasota, FL 34240

PROPERTY HIGHLIGHTS

MICHAEL HOLLANDER

941.404.9850

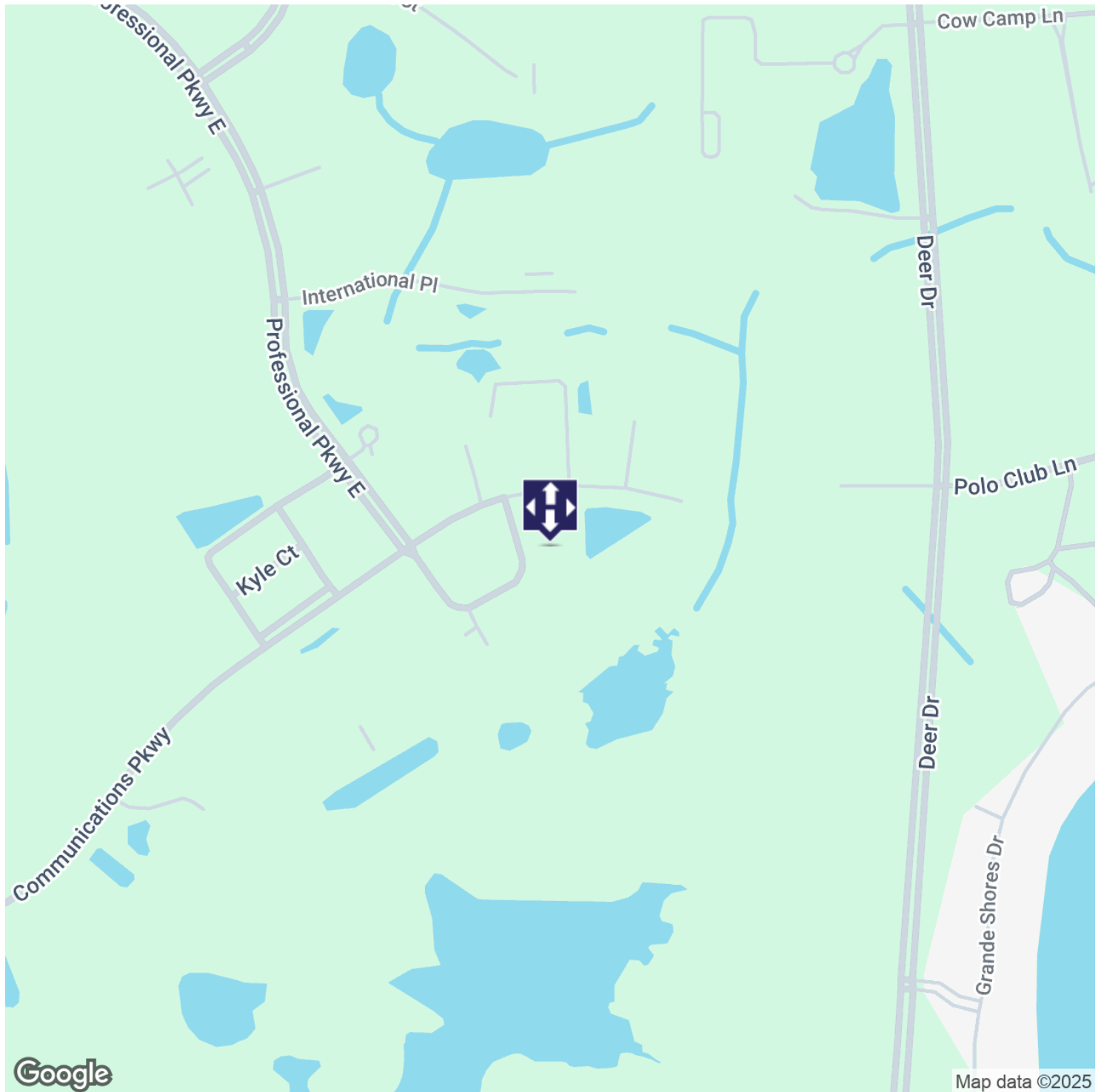
Michael@hembreeco.com



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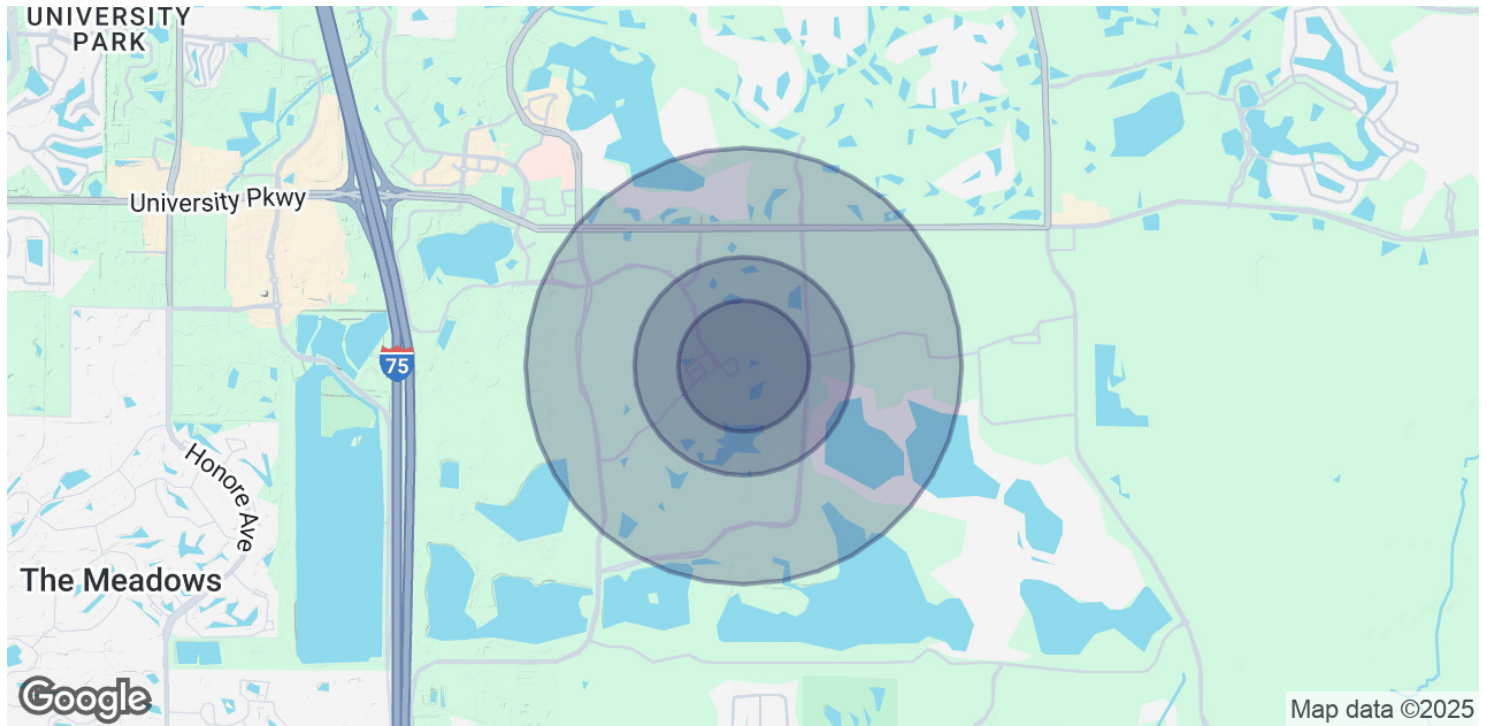
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	26	825
Average Age	0	50	57
Average Age (Male)	0	49	58
Average Age (Female)	0	50	57

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	11	379
# of Persons per HH	0	2.4	2.2
Average HH Income	\$0	\$168,571	\$163,853
Average House Value		\$741,310	\$731,020

Demographics data derived from AlphaMap

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