

1717 2nd Street

1717 2ND STREET SARASOTA, FL 34236



PROPERTY DESCRIPTION

Great opportunity to lease recently updated office space! Ideally located in the heart of Downtown Sarasota at 1717 2nd St. within close walking distance of numerous restaurants, and just south of Fruitville Rd. offering easy access to US 41, US 301, and I-75. The building features a surface parking lot and free 2 hour street parking.

Office suites have been recently updated with a modern touch fit for a multitude of professional office users. Great interior layouts featuring a combination of open collaborative workspace, private offices, with interior restrooms and kitchen. Plenty of windows brighten up the space with an abundance of natural light.

Contact agent today for additional information and to schedule a tour.

OFFERING SUMMARY

Lease Rate:	\$29.00 SF/yr (MG)
Number of Units:	2
Available SF:	837 - 1,650 SF
Lot Size:	9,930 SF
Building Size:	6,690 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	351	3,223	7,938
Total Population	719	6,172	15,123
Average HH Income	\$92,526	\$114,001	\$110,833



EMERSON ROBBINS

Sales Associate
941.404.0382
emerson@robbinscommercial.com



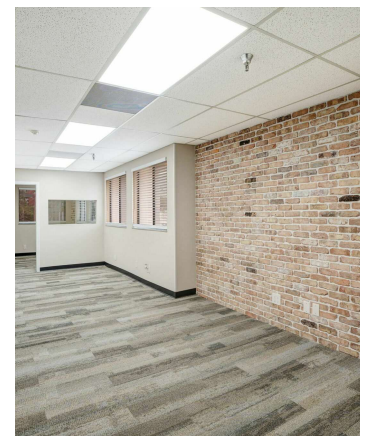
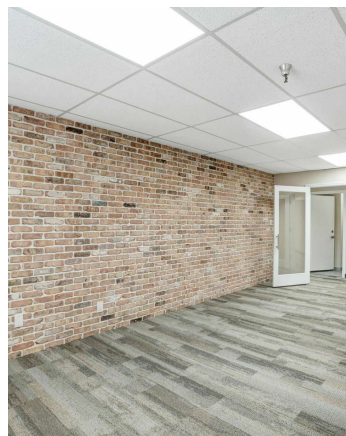
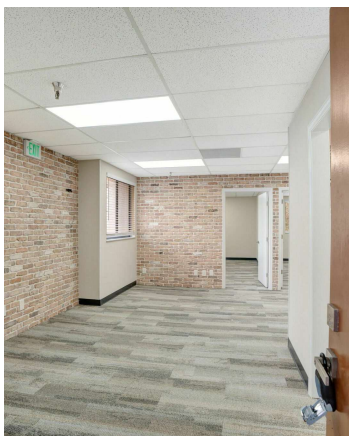
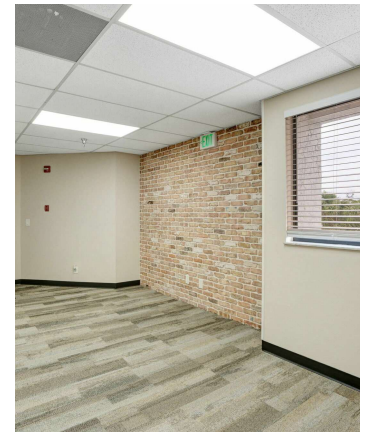
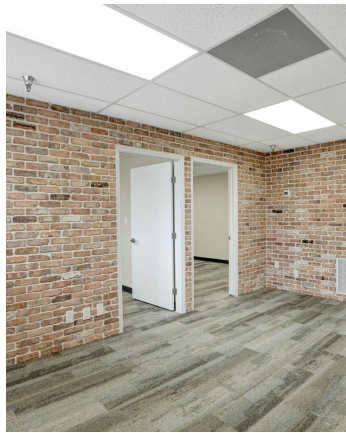
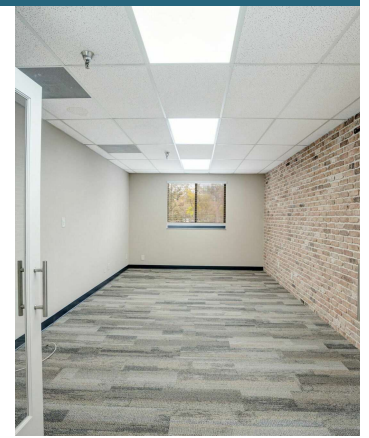
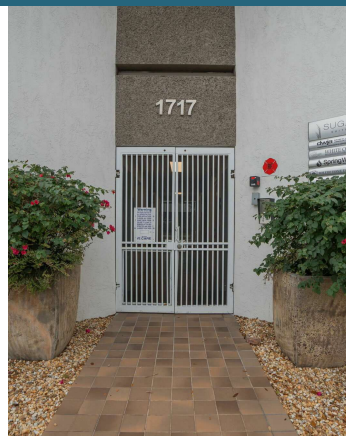
DEREK ROBBINS

Broker Associate
941.356.4906
Derek@RobbinsCommercial.com



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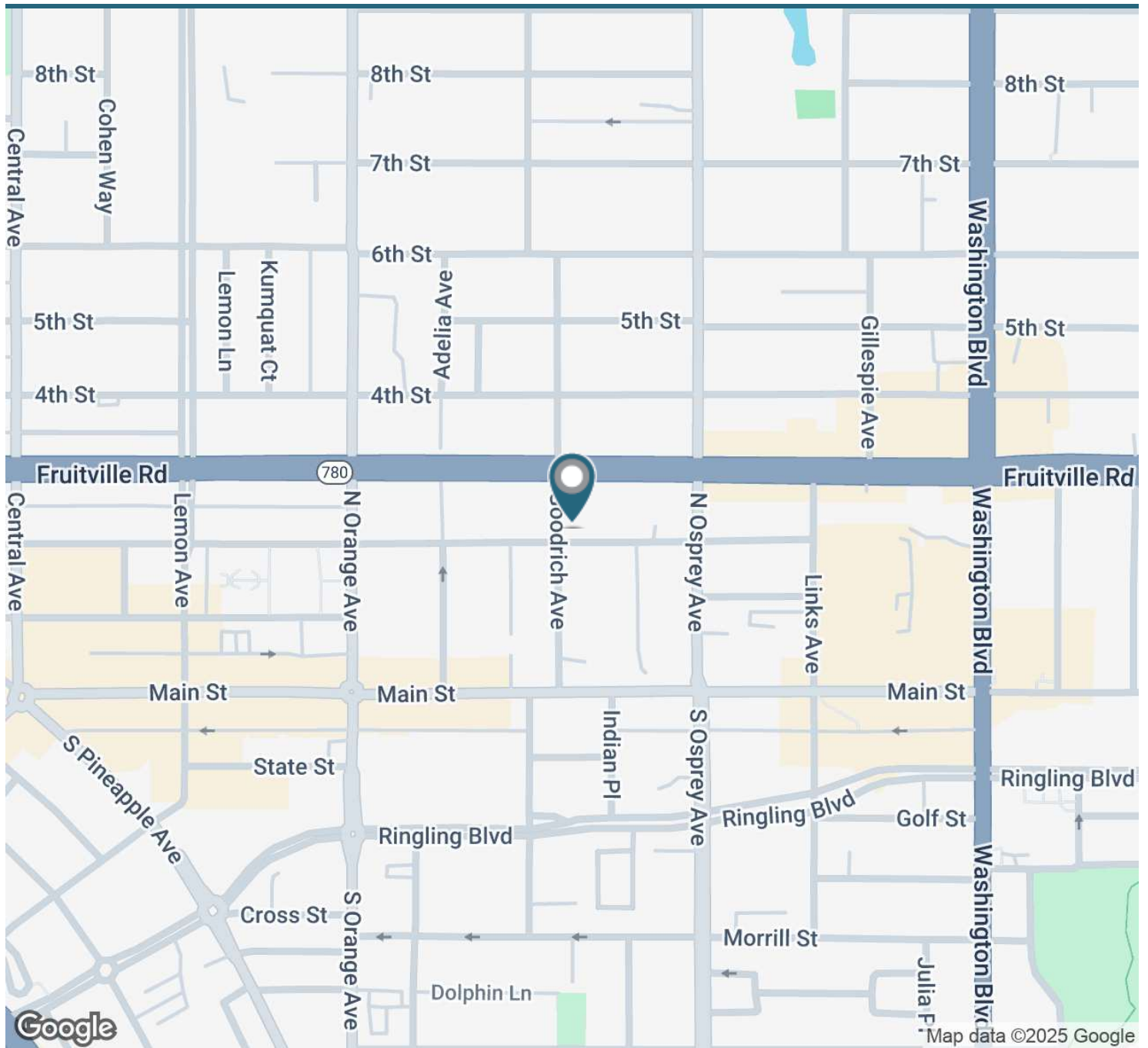
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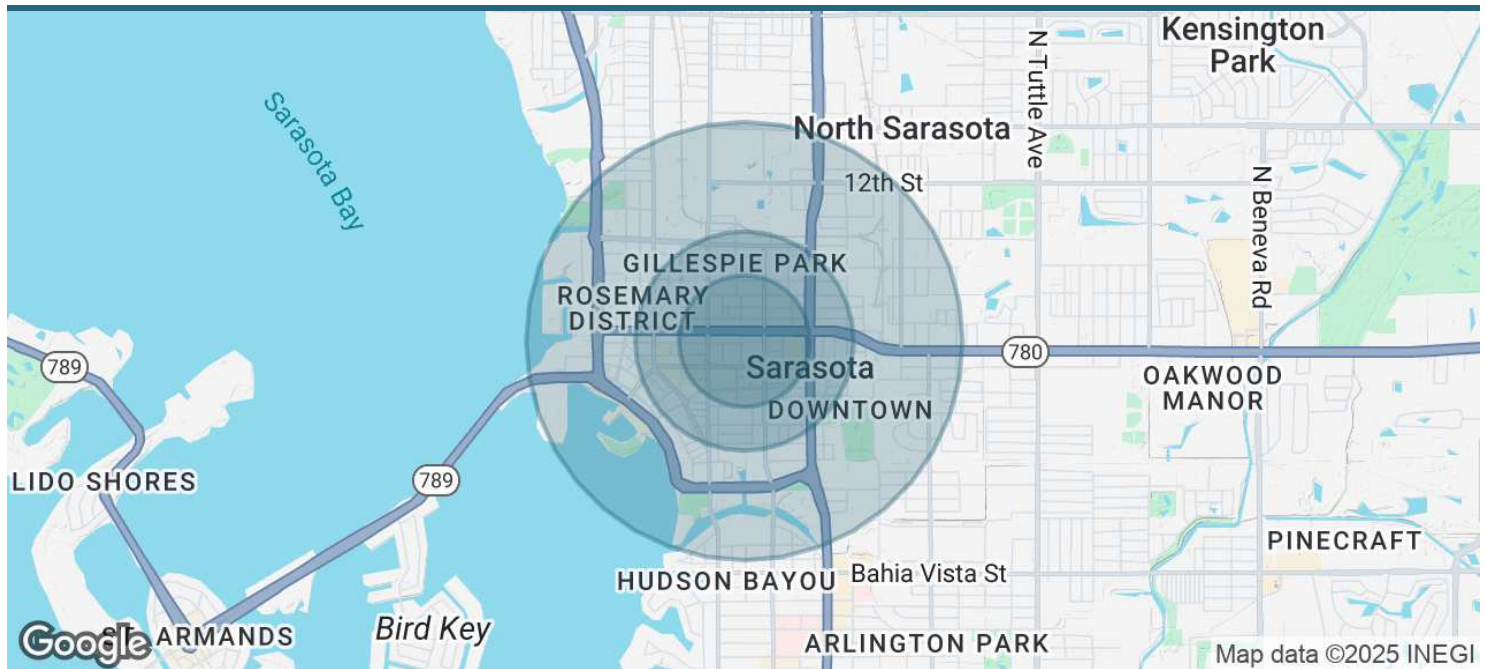
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	719	6,172	15,123
Average Age	44	53	55
Average Age (Male)	43	51	54
Average Age (Female)	46	54	56

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	351	3,223	7,938
# of Persons per HH	2	1.9	1.9
Average HH Income	\$92,526	\$114,001	\$110,833
Average House Value	\$872,401	\$897,986	\$823,183

Demographics data derived from AlphaMap



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