



SARASOTA COMMERCE CENTER

100 Paramount Drive, Sarasota, FL 34232



PROPERTY OVERVIEW

Class A Office Building located minutes from the I-75/Fruitville Road Interchange. The common areas in the building recently underwent extensive renovations in addition to recently added Tenant Lounge and Gym along with UV lights in the HVAC system for Tenant protection. Set in a park-like campus with lush landscaping and live oak trees, the building offers a dramatic location with waterfront views available to many suites. Conference Center on 2nd Floor is available to all tenants for client meetings. Shaded parking for employees and clients surrounds the building - 5/1000 parking ratio

PROPERTY SUMMARY

Lease Rate:	\$33.00 SF/yr (Full Service)
Available SF:	1,421 - 3,045 SF
Lot Size:	6.43 Acres
Year Built:	1991
Building Size:	78,017
Zoning:	ILW
Market:	Bradenton-Sarasota-Venice
Submarket:	Sarasota



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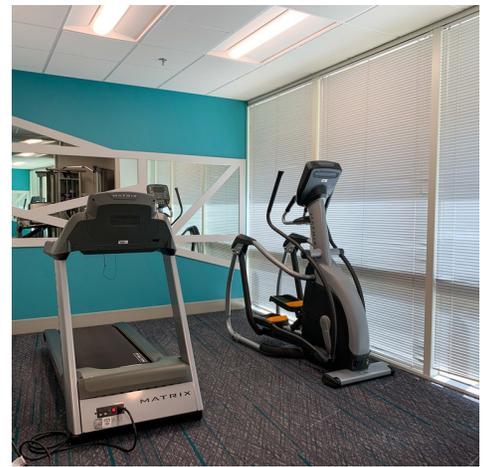


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ADDITIONAL PHOTOS

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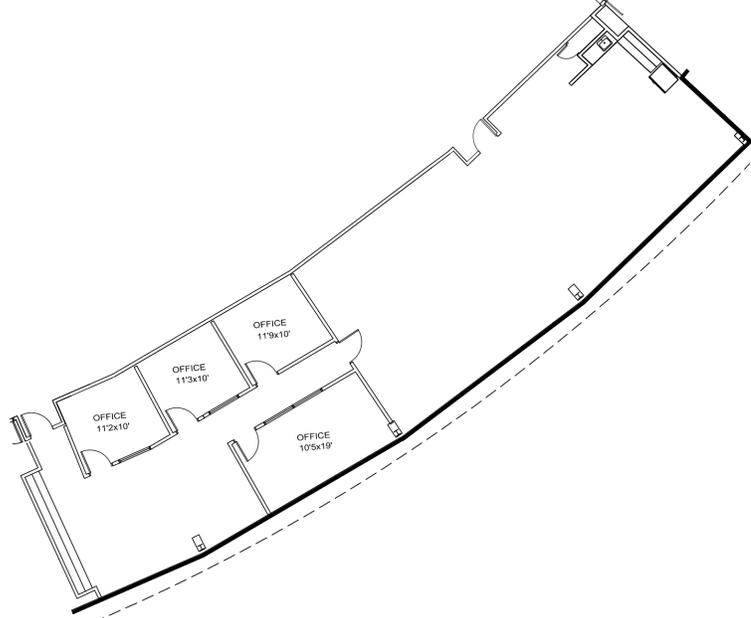
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Information deemed reliable but not guaranteed. Prices subject to change without notice.
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100 Paramount Drive, Sarasota, FL 34232



Suite 225 - 3,045 RSF



Suite 208 - 1,421 RSF



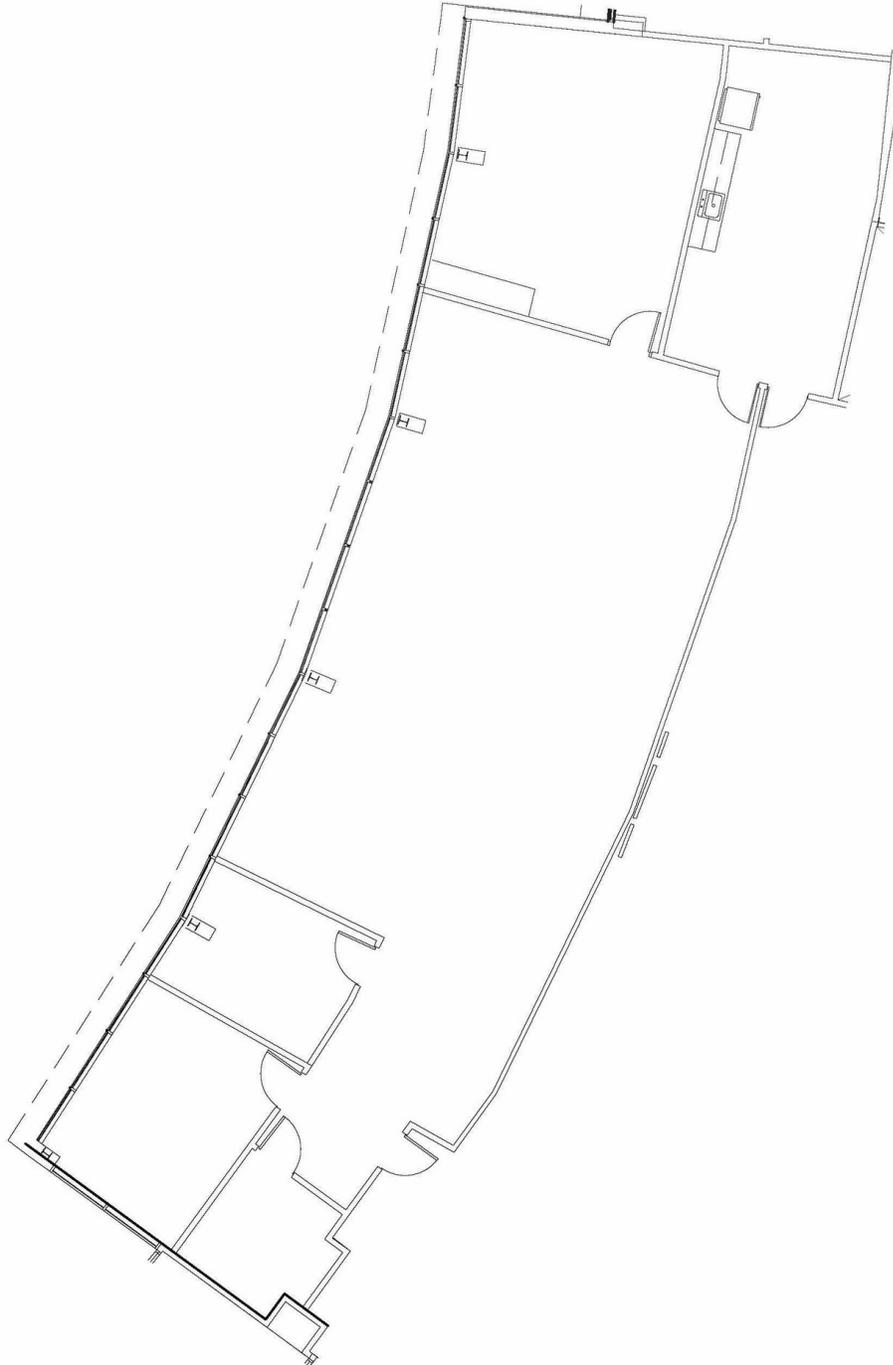
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Suite 205 - 3,042 RSF



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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,059	51,744	144,446
Average age	40.0	46.2	45.9
Average age (Male)	36.3	44.9	44.2
Average age (Female)	41.4	47.0	47.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,049	21,618	61,053
# of persons per HH	2.5	2.4	2.4
Average HH income	\$68,895	\$67,524	\$67,508
Average house value	\$273,704	\$236,372	\$283,511

* Demographic data derived from 2020 ACS - US Census



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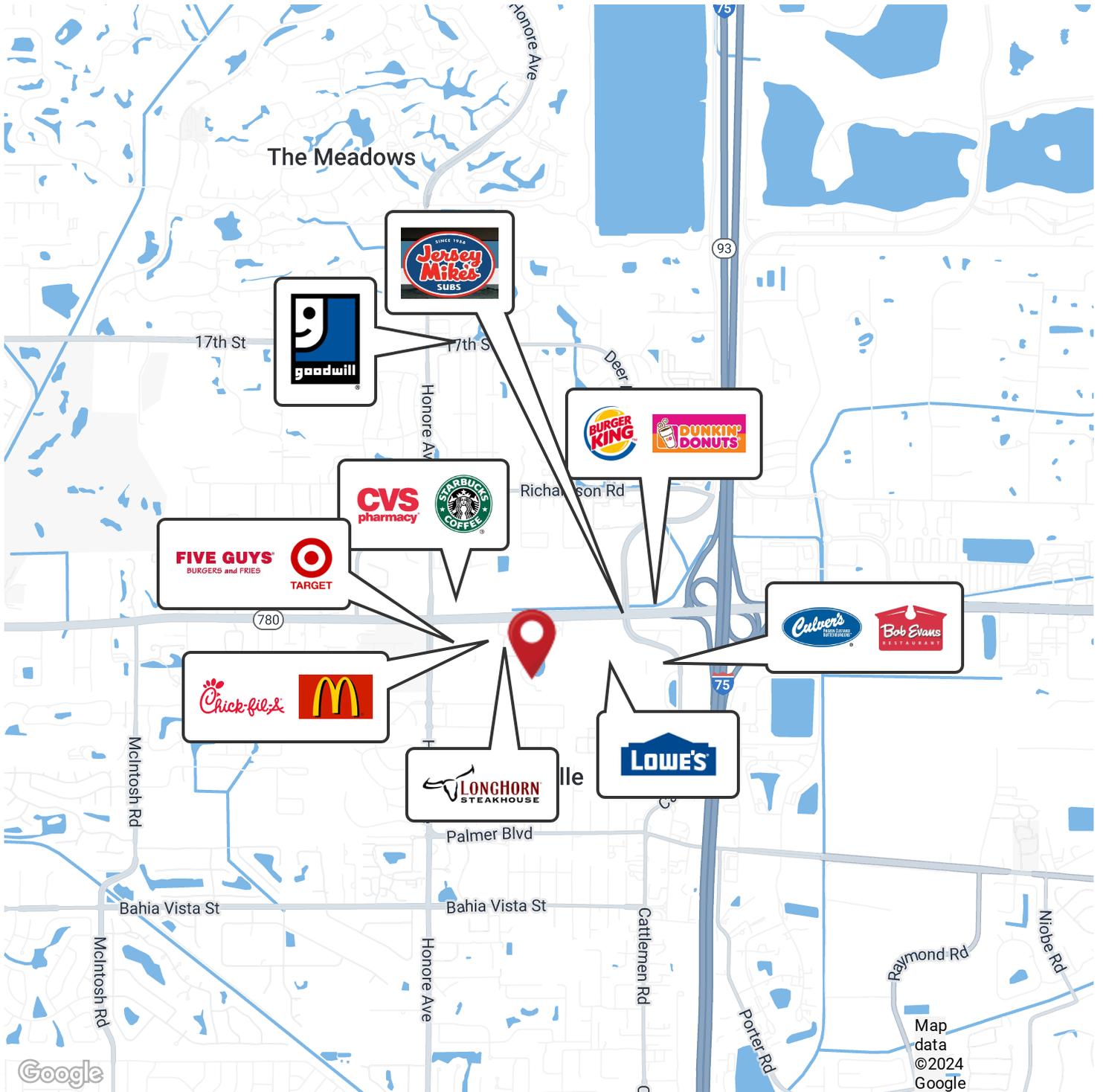
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RETAILER MAP

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