



# The Perfect Location With Presence, Visibility, And Panache

6230 University Parkway, Lakewood Ranch, FL 34240

**Michael Saunders & Company**



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL |  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**SUSAN H. GOLDSTEIN LLC, CCIM, MBA**

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## BEST IN CLASS PROFESSIONAL OFFICE AVAILABLE OFFICE BUILDING

6230 UNIVERSITY PARKWAY, LAKEWOOD RCH, FL



### OFFERING SUMMARY

Available SF:	3,500 to 11,300+/- sf
Lease Rate:	\$36 to \$38 PSF NNN
Lot Size:	2.55 Acres
Year Built:	2008
Building Size:	36,945
Zoning:	PDMU

### PROPERTY OVERVIEW

Make the most of this prime location with high visibility and direct frontage onto University Parkway, serving as the gateway to Lakewood Ranch. Located less than half a mile from I-75, this three-story office building is an iconic presence in the heart of consumer and family activity. The available spaces range from 3,500 to 11,300+/- square feet and are optimized with an efficient design for professional and medical users.

### PROPERTY HIGHLIGHTS

- Direct frontage and access on University Parkway
- Located less than half a mile from I-75
- In the heart of Lakewood Ranch and University Parkway activity and all points north and south
- Amazing views of Lake Osprey from various vantage points
- Space available between 3,500 and 11,300+/- sf

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**LEASE RATE:** \$36.00 - \$38.00/SF

**LEASE TYPE:** NNN

**TOTAL SPACE:** 3,500 - 11,300 +/- RSF

**LEASE TERM:** 7 to 10 years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Bank Location	Bank	\$36.00 SF/yr	NNN	4,965 SF	7 to 10 years	Bank location with Drive thru. This floor plan currently includes lobby, waiting area for clients and private offices
Bank Location 100A	Bank	\$38.00 SF/yr	NNN	3,500 - 4,965 SF	7 to 10 years	This option allows for customized floor plate.
100 plus	Financial, Professional or Medical Opportunity	Negotiable	NNN	5,000 - 11,300 SF	7 to 10 years	The entire floor can be leased as a whole or provide customized size options larger than the 4,946 RSF offered.

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## DEMOGRAPHIC SUMMARY

6230 University Pkwy, Sarasota, Florida, 34240

Ring: 5 mile radius

### KEY FACTS

118,048

Population



54,390

Households

55.3

Median Age

\$76,315

Median Disposable Income

### EDUCATION

4.3%

No High School Diplomas



23.2%

High School Graduate



25.1%

Some College/  
Associate's Degree



47.4%

Bachelor's/Grad/Prof Degree

### INCOME



\$90,355

Median Household Income



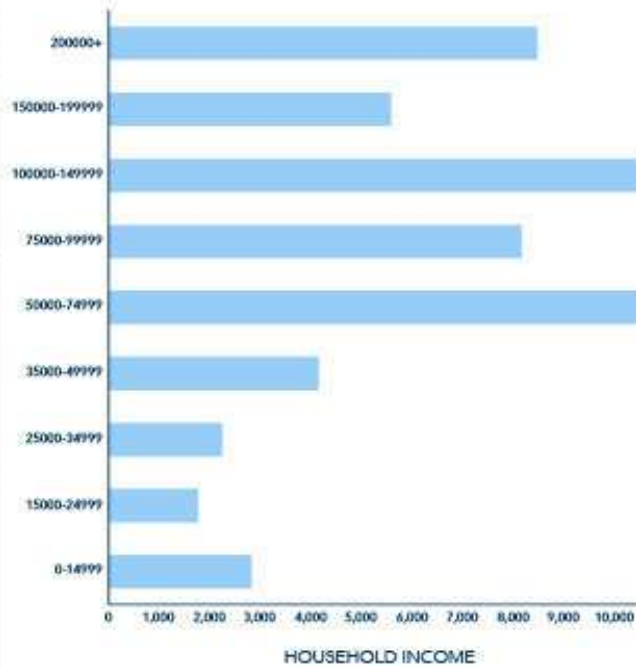
\$60,917

Per Capita Income



\$488,047

Median Net Worth



### EMPLOYMENT



White Collar

72.1%



Blue Collar

13.5%



Services

17.4%

2.6%

Unemployment Rate

Source: This infographic contains data provided by Eari (2024, 2029). © 2024 Eari



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### PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

### EDUCATION

CCIM Designation  
Columbia University Business School MBA  
Duke University BA

### MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member  
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member  
Columbia University Alumni Club Past President  
Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/ Realtor Committee Chair  
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee