

# EXCEPTIONAL LAKEWOOD RANCH OFFICE AVAILABLE NOW

## RARE FULL-BUILDING OPPORTUNITY IN A PREMIER SUBMARKET

4081 LAKEWOOD RANCH BOULEVARD N SARASOTA, FL 34240

FOR SALE OR LEASE



### CALL FOR PRICING

#### PROPERTY HIGHLIGHTS

- 29,452 +/- RSF 3-Story Class-A Office Building Available for Sale or Lease Immediately
- Exceptional Corporate HQ Campus on 5.01 +/- AC
- High-End Onsite Tenant Amenities
- Unobstructed Sprawling Lake Views
- First Floor | 12,546 +/- SF - Includes (2) Suites | Suite 1: 4,145 +/- SF - Includes 5 Private Offices, (1) Meeting Room, (14) Workstations/Cubicles | Suite 2: 5,707 +/- SF - Includes 5 Private Offices, (2) Conference Rooms, (1) Wellness Room, (14) Workstations/Cubicles | M & W Restroom, Storage Closet, MEC Closet, (2) Stairs Access, Elevator Access | Floor is 100% Occupied by One Tenant | Includes Large Waterfront Patio Area
- Second Floor | 11,925 +/- SF | Contains (14) Private Offices, M & W Restroom, Flex Space, (2) Conference Rooms, Wellness Room, (2) Phone/Workrooms, Server Room, IT Room, Pantry/Kitchenette, (2) Open/Bullpen Areas, (2) Stairs Access, Elevator Access | Includes Waterview Balcony
- Third Floor | 5,707 +/- SF | Amenity Floor - Includes M & W Restrooms with Showers, Additional Restroom, Boardroom with Lakefront Views, (2) Meeting Rooms, Electrical Room, Gym, Kitchen and Breakroom with Catering Pantry, (2) Stairs Access, Elevator Access | Includes Balcony Overlooking the Lake
- Total Capacity 296 - First Floor 126 Occupants | Second Floor 120 Occupants | Third Floor 50 Occupants
- Parking - 120 Existing Spots with Room to Add
- Future Development Opportunity - Ability to Construct an Additional 20,000 +/- SF Office Building on Parcel
- Year Built: 2017
- Zoned: PCD | Planned Commerce Development
- Parcel ID: 0193050001
- Easily Accessible from I-75, University Parkway, State Road 70, State Road 64, and Fruitville Road
- Close to Popular Gulf Coast Beaches, Top-Rated Schools, and (3) Town Centers with Dining, Shopping, and More!
- Prime Location in the Highly Desirable Lakewood Ranch Community - an Award-Winning 33,000 +/- AC Master Planned Community Located in Sarasota and Manatee Counties

#### Chris DiBitetto

Managing Broker

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### STACKING PLAN



#### Level 1: 12,546 +/- SF

- Two suites (5,707 +/- SF and 4,145 +/- SF), plus open three-story atrium, front and rear stairs, elevator access, restrooms, mechanical closets, and waterfront patio access.

#### Level 2: 11,925 +/- SF

- Accessible with both front and rear stairs, elevator, restrooms, 14 private offices, 4 breakout rooms, 2 conference rooms, pantry + full kitchen, open/bullpen areas and waterfront balcony access.

#### Level 3: 4,981 +/- SF

- Amenity floor with front and rear stairs, elevator, three restrooms, 2 meeting rooms, gym, kitchen and breakroom with catering pantry, large high-tech boardroom and waterfront balcony access.

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MAIN FRONT ENTRANCE - PARKING LOT ACCESS



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BACK OF BUILDING - LAKESIDE VIEW



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### EXTERIOR PHOTOS



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### AERIAL DRONE IMAGES



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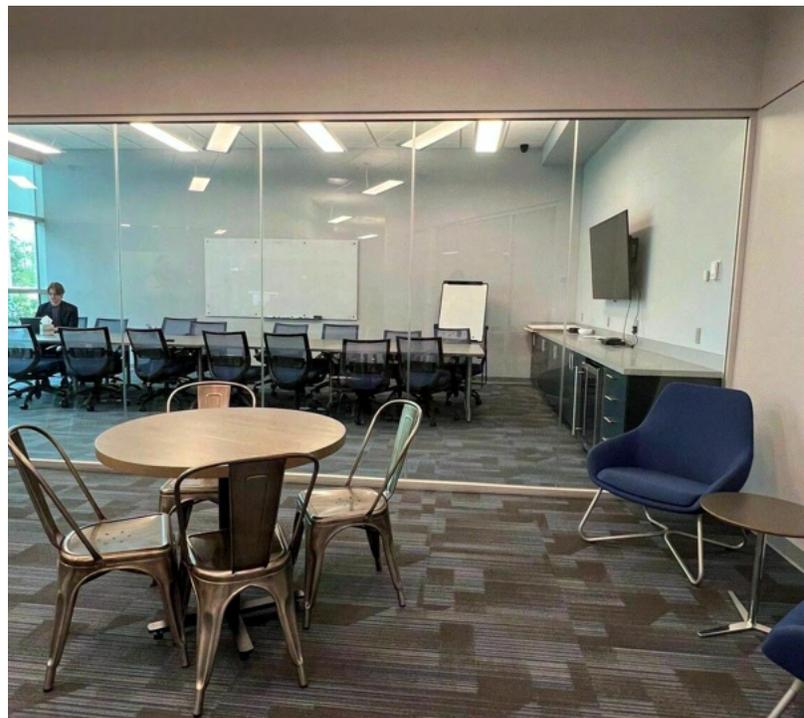
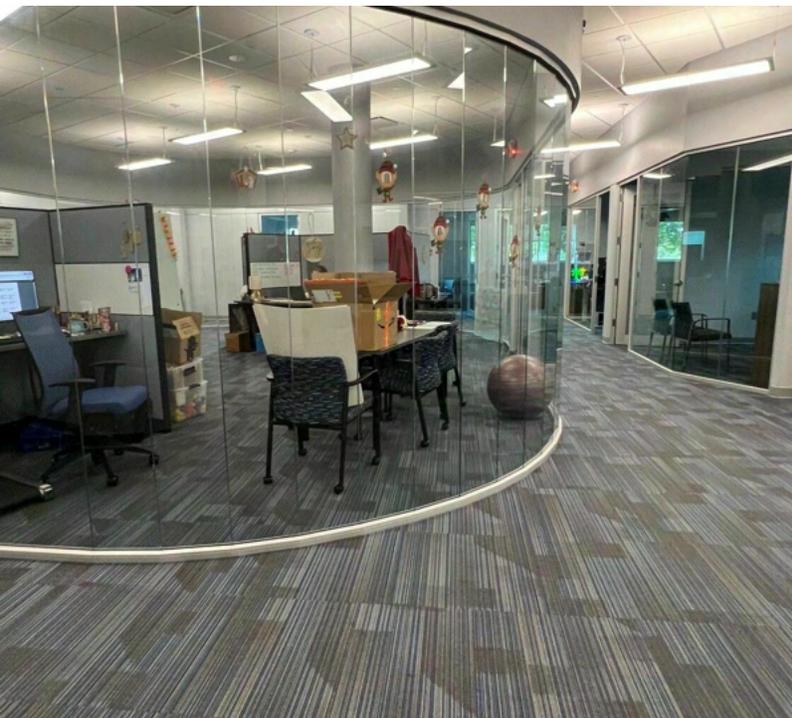
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### INTERIOR PHOTOS - FIRST FLOOR



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### INTERIOR PHOTOS - SECOND FLOOR



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### INTERIOR PHOTOS - THIRD FLOOR (KITCHEN + BREAKROOM)



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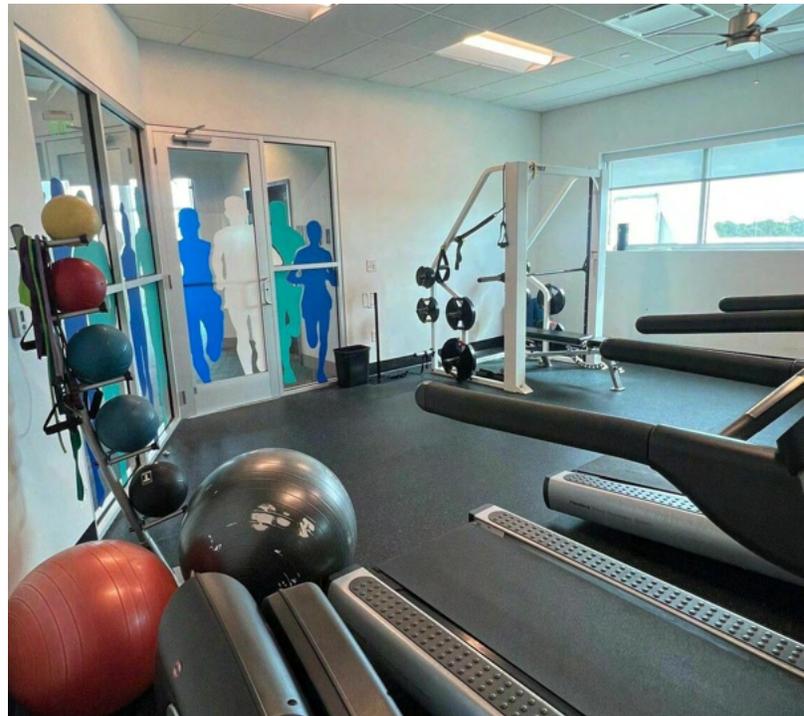
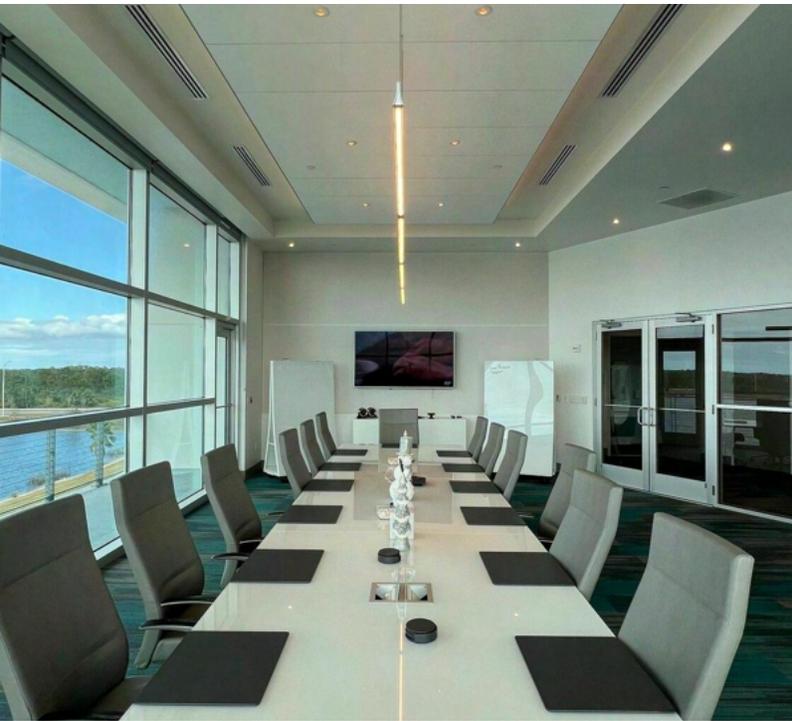
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### INTERIOR PHOTOS - THIRD FLOOR (CONFERENCE FACILITY + FITNESS CENTER)



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### THIRD FLOOR - OUTDOOR TERRACE



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### FLOOR PLAN - FIRST FLOOR



1ST FLOOR FURNITURE PLAN | 1

1/8" = 1'-0"

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### AS-BUILT FLOOR PLAN - SECOND FLOOR



2ND FLOOR FURNITURE PLAN | 1

1/8" = 1'-0" 

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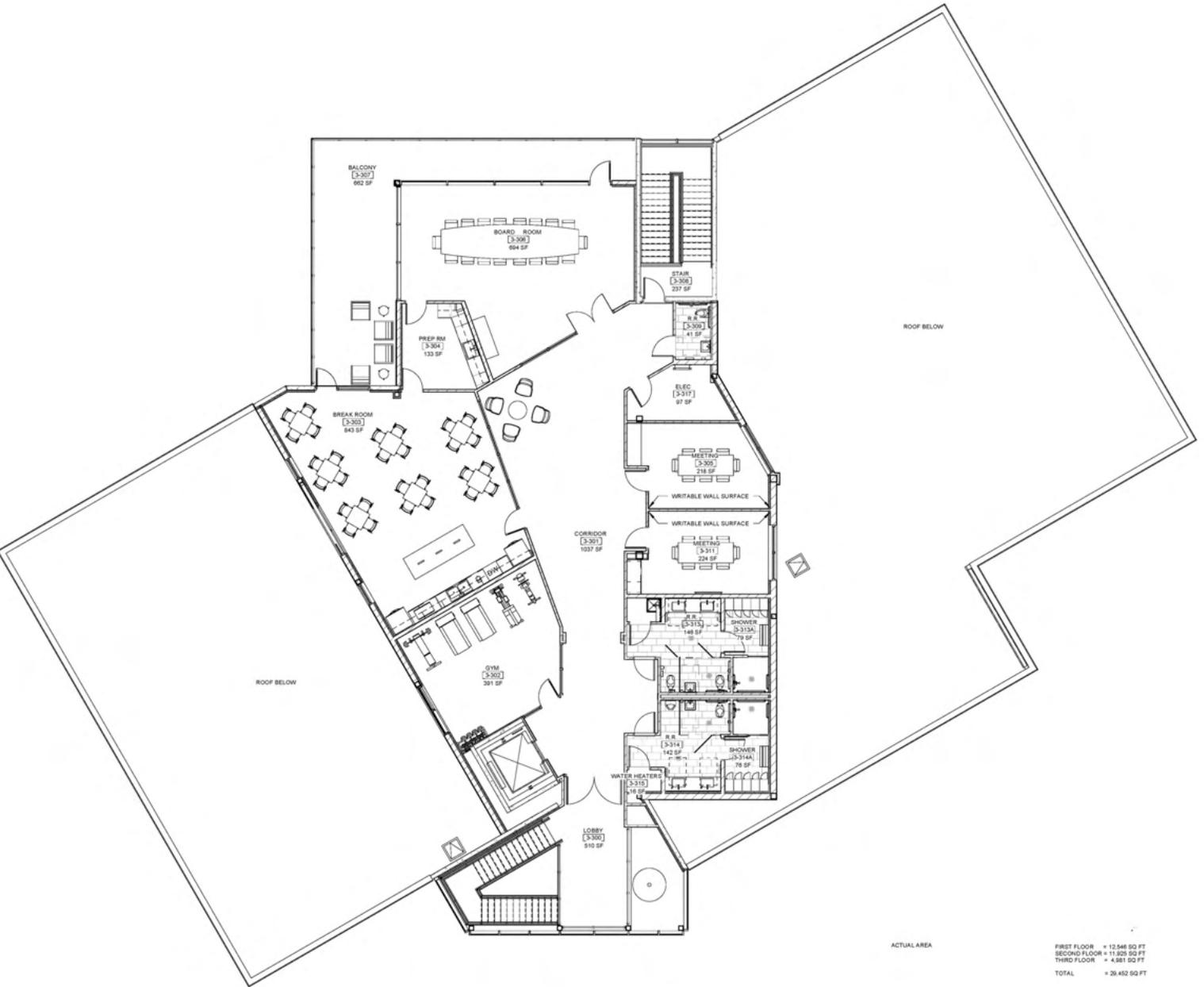
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### AS-BUILT FLOOR PLAN - THIRD FLOOR



### 3RD FLOOR FURNITURE PLAN | 1

1/8" = 1'-0"

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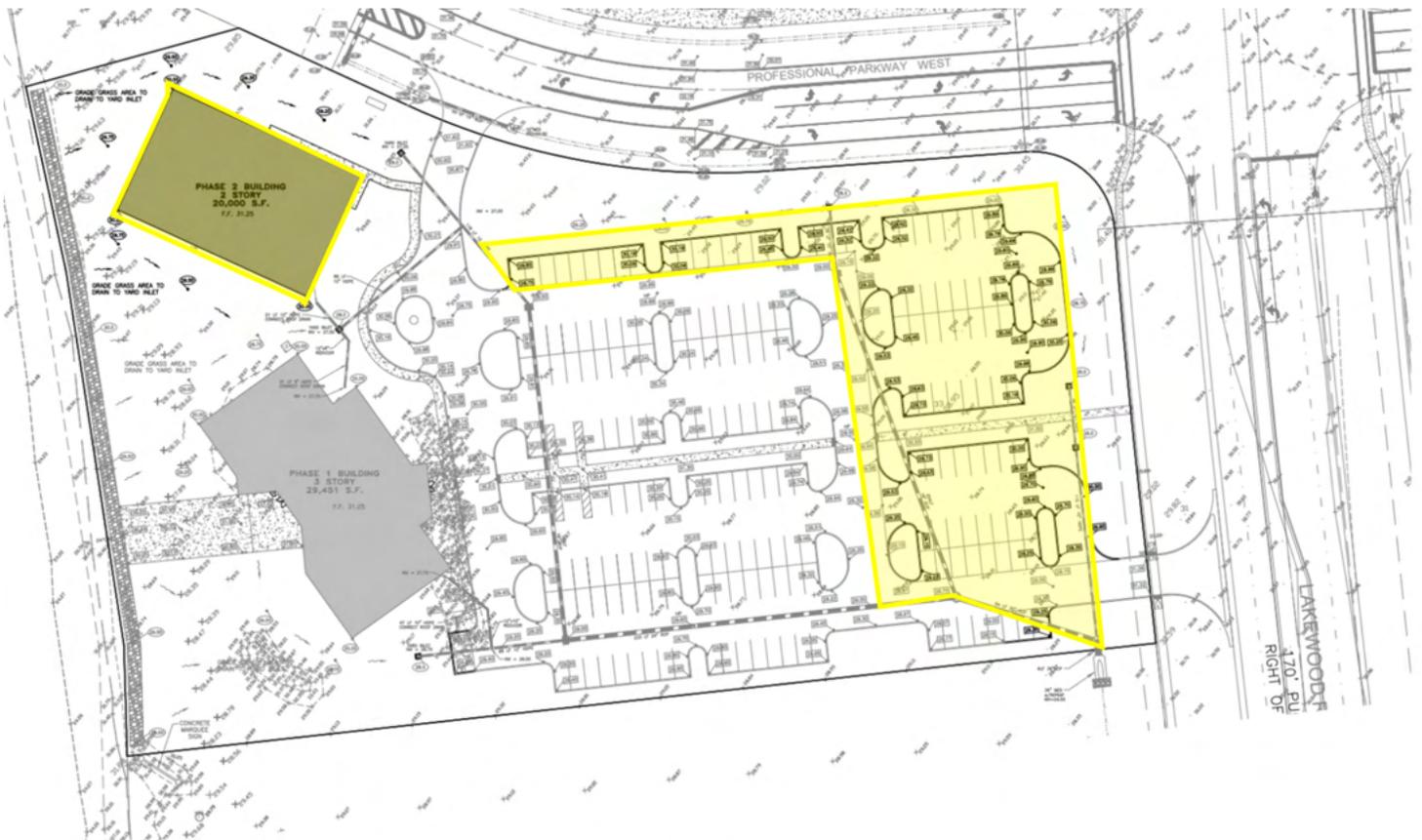
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## TOP TIER AMENITIES IN GREAT LOCATION

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### FUTURE DEVELOPMENT PLAN



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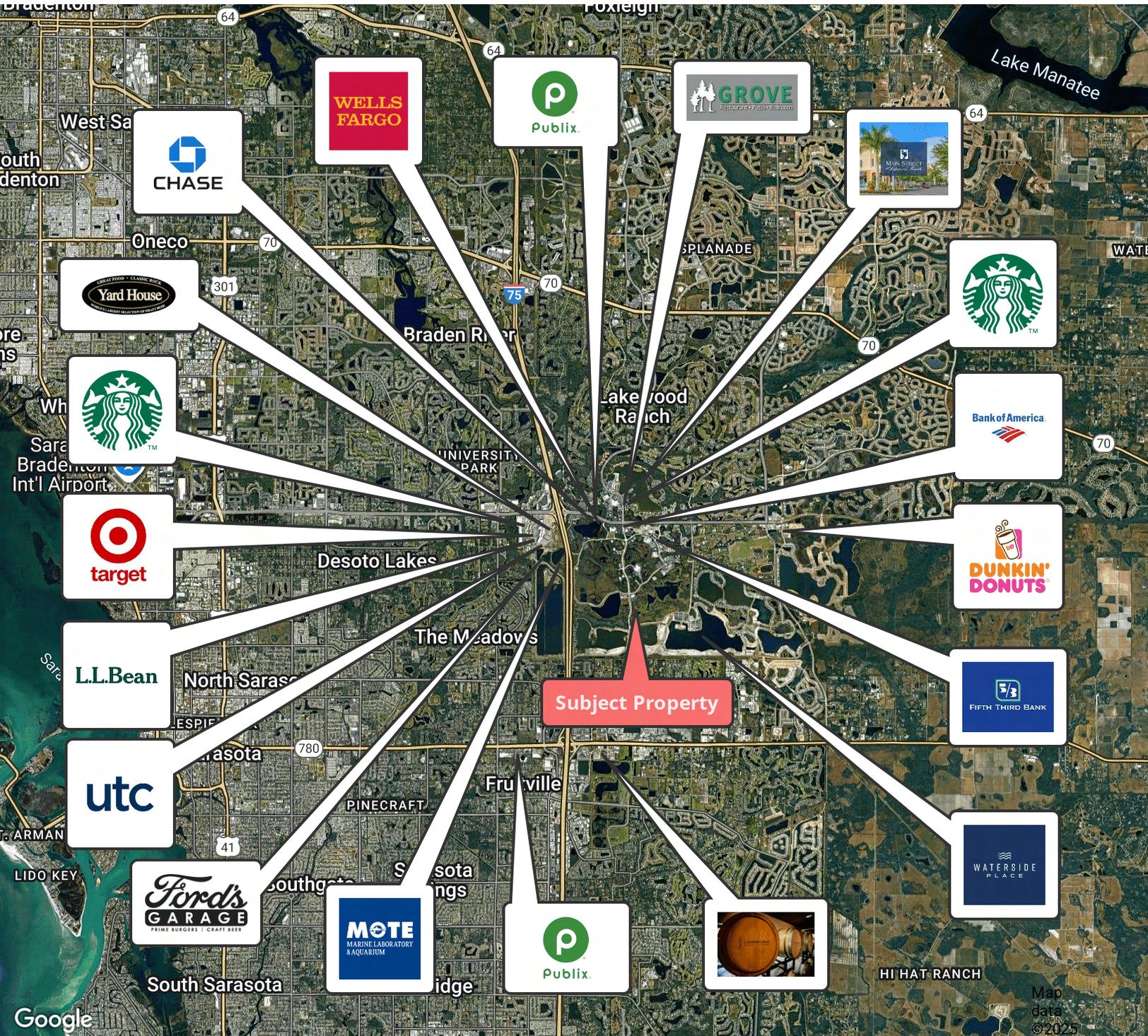
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### NEARBY AMENITY MAP



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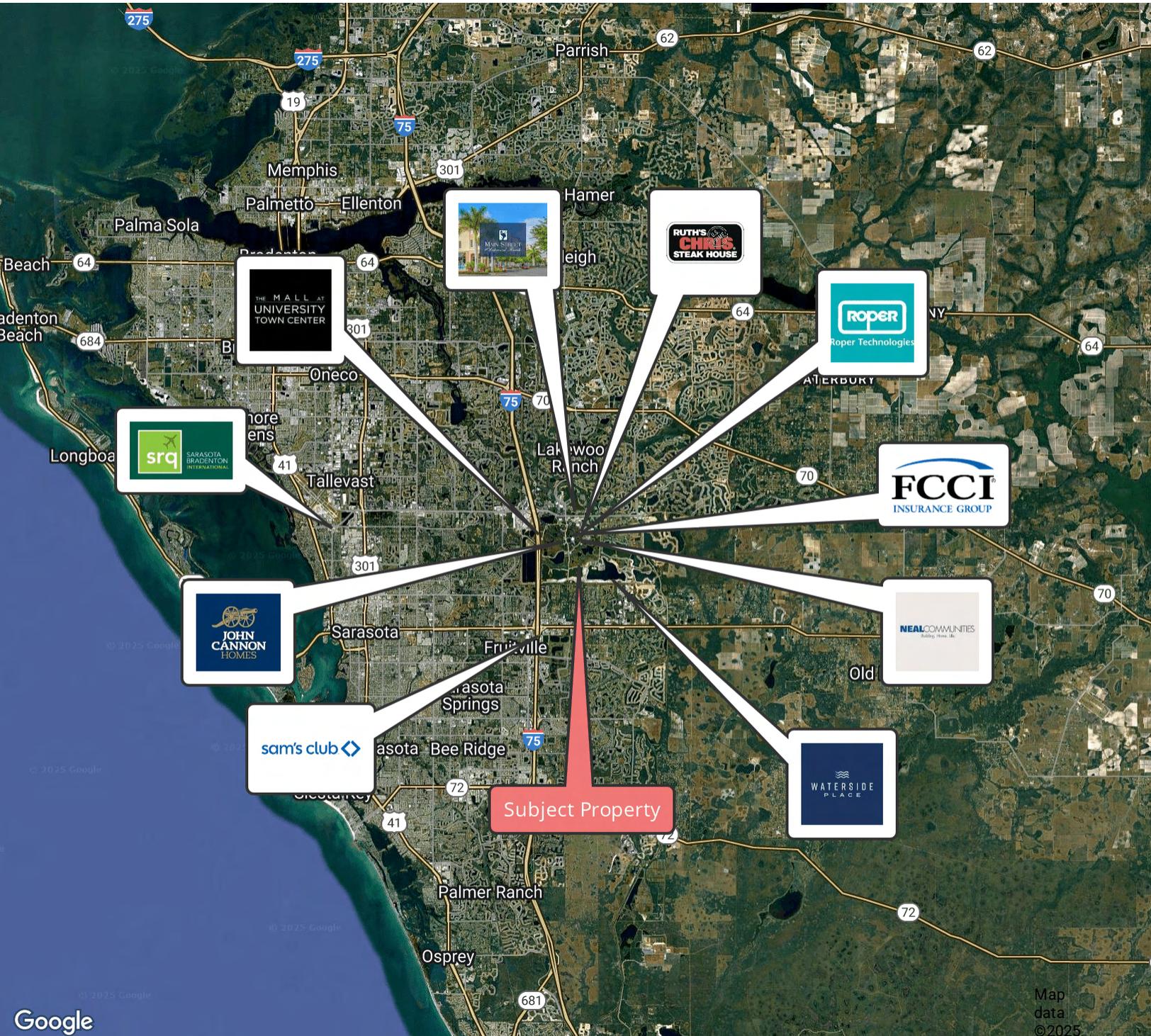
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### SARASOTA MARKET MAP



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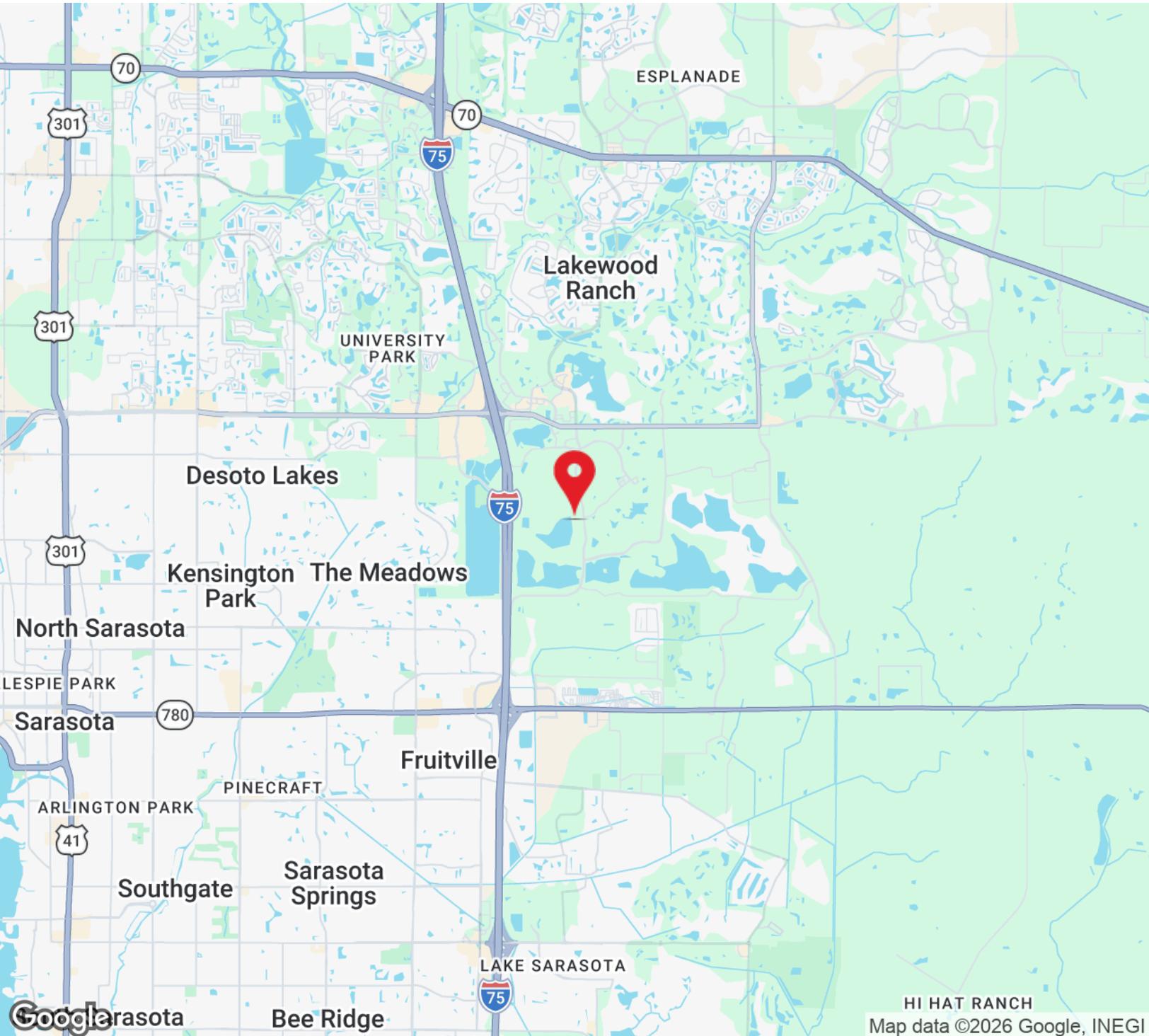
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### LOCATION MAP



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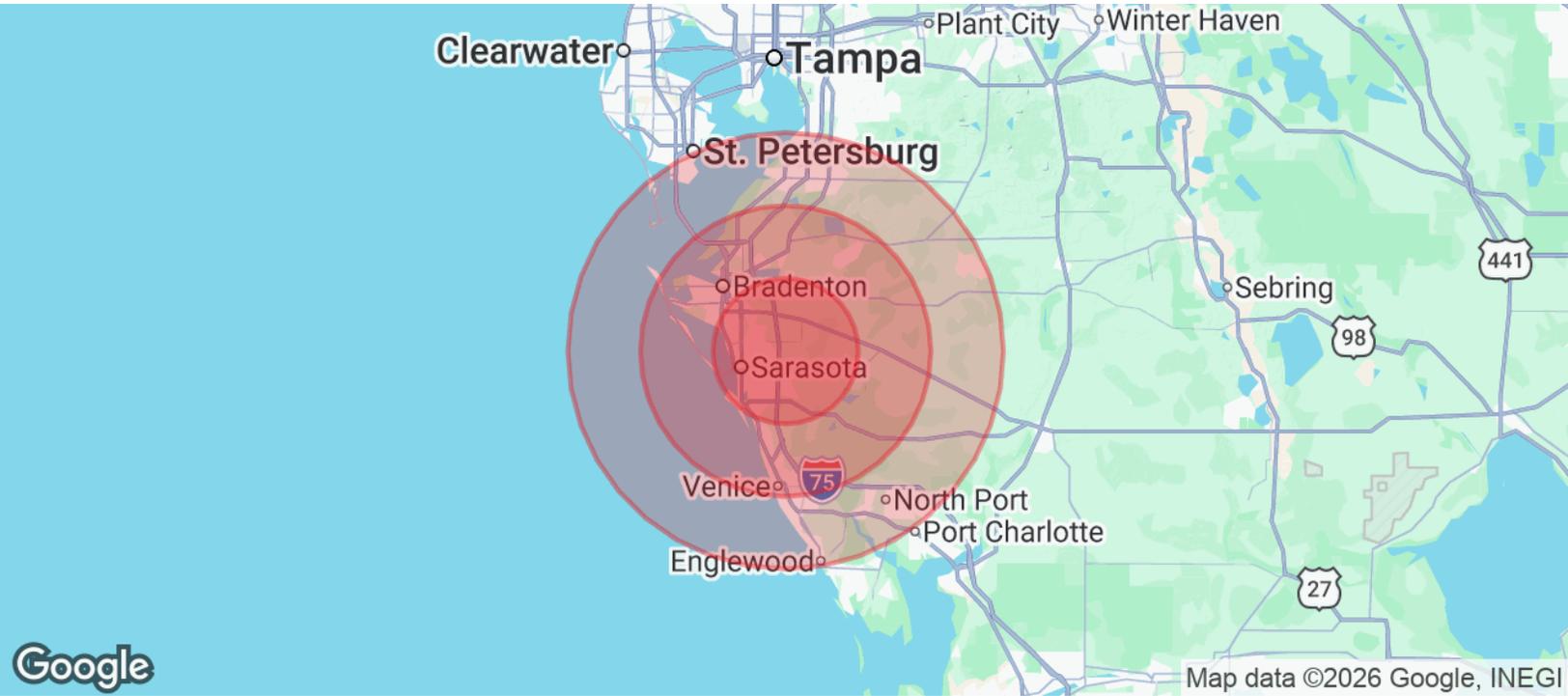
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### DEMOGRAPHICS MAP & REPORT



POPULATION	30 MILES	20 MILES	10 MILES
Total Population	1,328,569	740,891	429,310
Average Age	49	50	49
Average Age (Male)	49	49	48
Average Age (Female)	50	51	50

HOUSEHOLDS & INCOME	30 MILES	20 MILES	10 MILES
Total Households	578,485	326,796	190,182
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$104,007	\$107,568	\$110,430
Average House Value	\$436,967	\$469,150	\$486,642

Demographics data derived from AlphaMap

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