

FOR LEASE
Office Building

2155 MAIN ST

Sarasota, FL 34237

PRESENTED BY:

LARRY STARR

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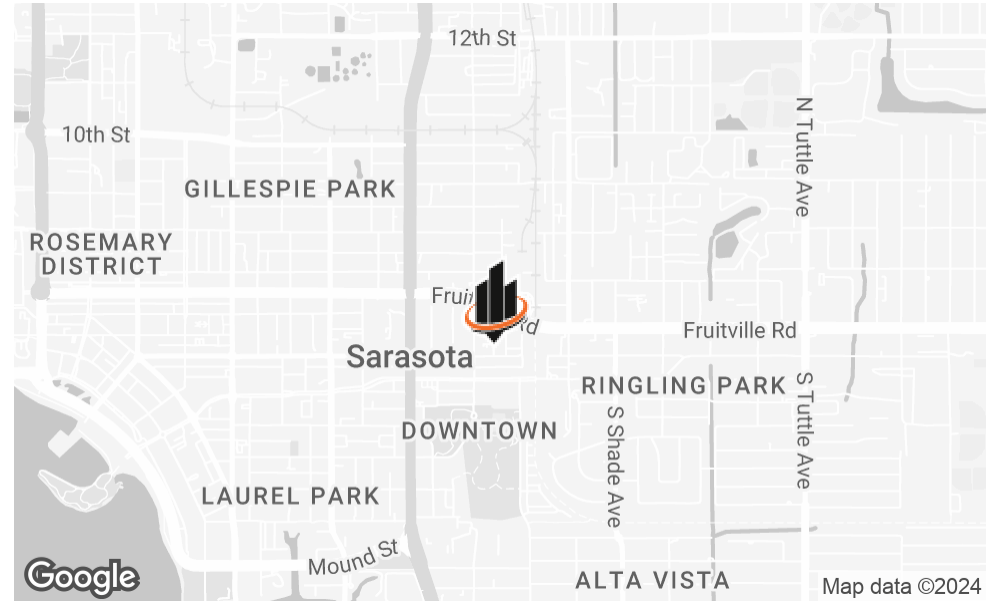
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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$35.00 SF/yr (NNN)
AVAILABLE SF:	2,500
2024 QUARTERLY NNN:	\$2,937
ADD. EXPENSES PAID BY TENANT	Utilities, (Electricity, Water, Internet)

PROPERTY DESCRIPTION

This is a rare opportunity to lease an entire office building in the heart of downtown Sarasota. This 2500 square foot office building is newly renovated, and move-in ready with excellent visibility and traffic. The prime location is just steps away from downtown Sarasota's many shops, restaurants, and condos.

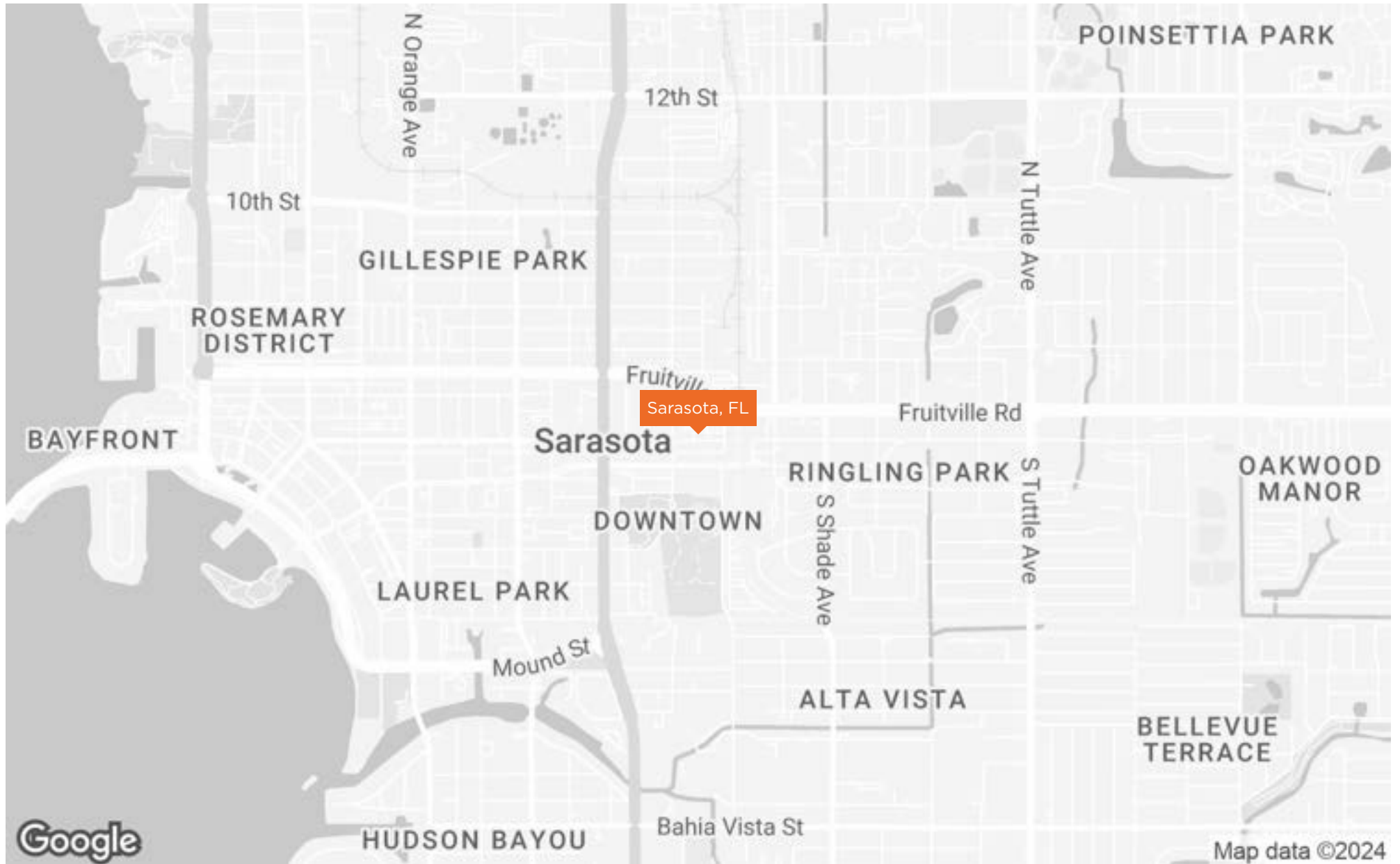
LOCATION DESCRIPTION

- Onsite Parking
- Excellent Visibility & Signage
- Large Conference Room
- Multiple Offices
- Balcony

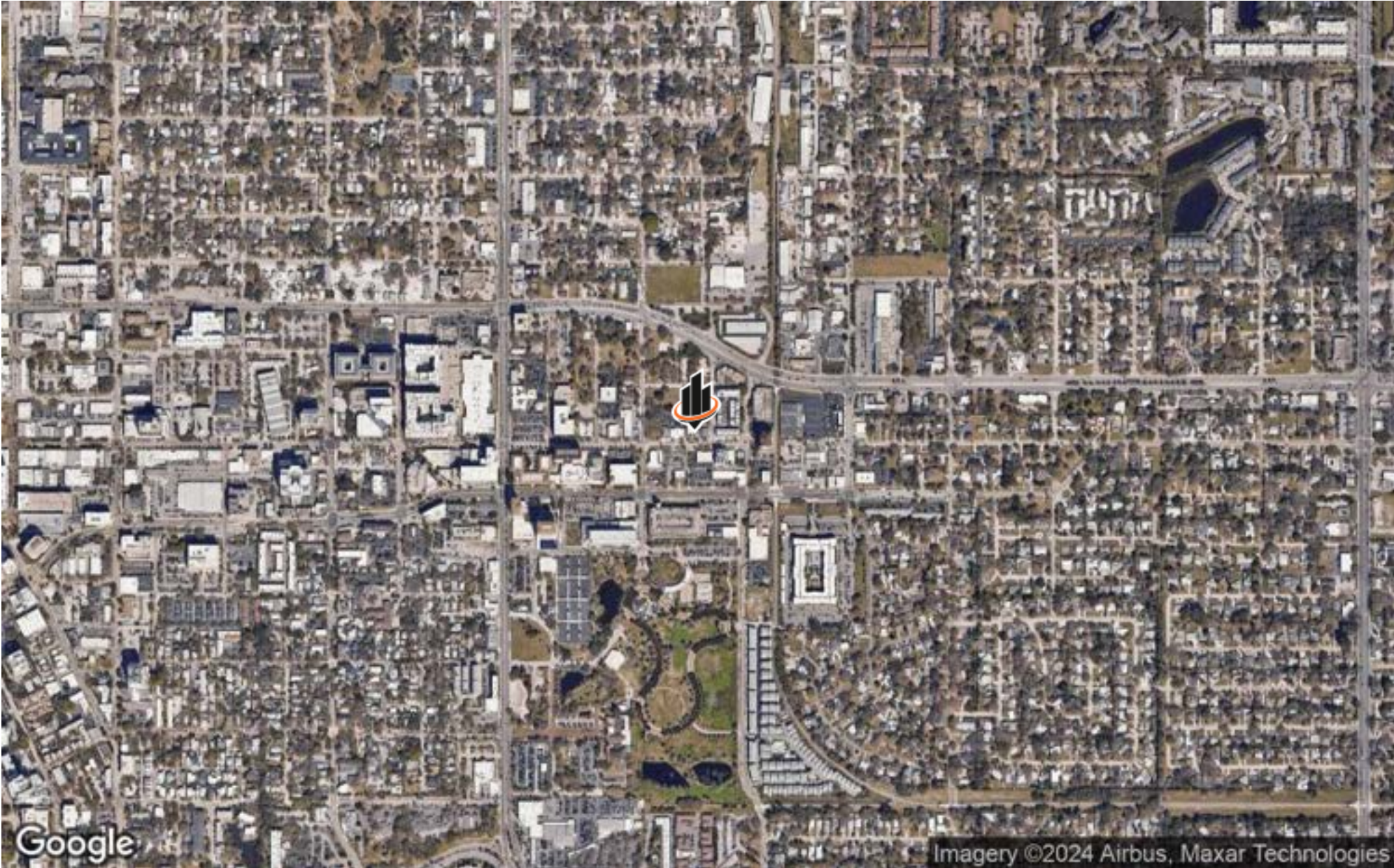
ADDITIONAL PHOTOS



REGIONAL MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

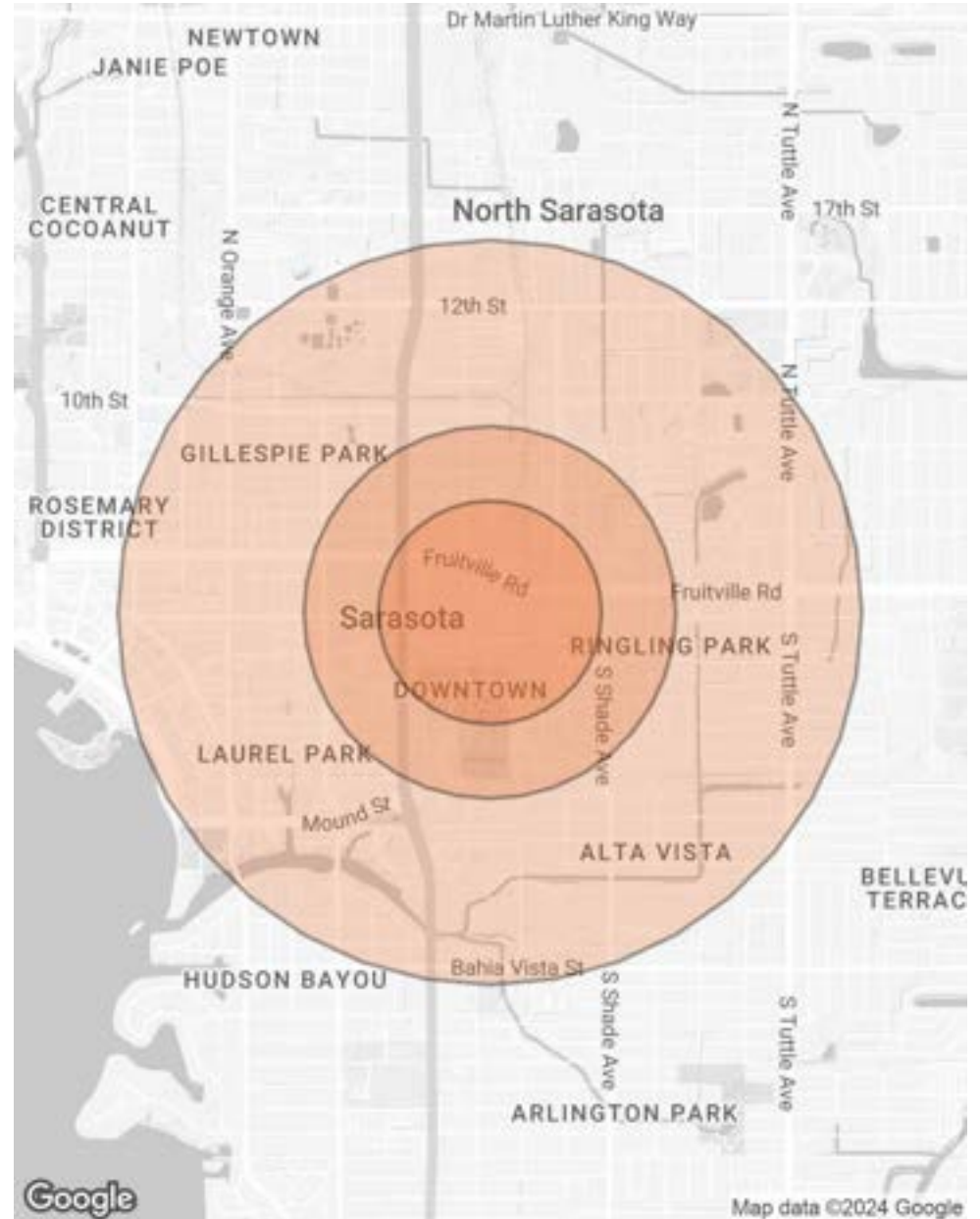
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,589	3,868	15,397
AVERAGE AGE	47	46	49
AVERAGE AGE (MALE)	45	44	48
AVERAGE AGE (FEMALE)	49	48	51

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	656	1,677	7,593
# OF PERSONS PER HH	2.4	2.3	2
AVERAGE HH INCOME	\$89,024	\$86,867	\$98,178
AVERAGE HOUSE VALUE	\$823,322	\$730,243	\$678,754

Demographics data derived from AlphaMap



ADVISOR BIO 1



LARRY STARR

Executive Director

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Direct: **941.914.6869** | Cell: **941.914.6869**

FL #303911

PROFESSIONAL BACKGROUND

Larry Starr serves as Executive Director for SVN Commercial Advisory Group, specializing in the forward movement of commercial real estate deals for clients who include buyers and sellers of all commercial property types. Starr also specializes in land and development projects along with hospitality based assets in the West Coast Florida markets of Sarasota, Manatee and Charlotte Counties.

With 25 plus years of residential and commercial real estate experience, Starr has achieved a career sales volume in excess of \$200 million. Starr also currently serves as President of Resort Vacation Accommodations, the largest vacation rental service in the region.

Prior to joining SVN, Starr served as President of ResortQuest Southwest Florida, on Longboat Key, where he expanded this real estate, property management, and vacation rental business to more than 1200 properties and over 100,000 guests.

Previously, Starr served as President of Florida Vacation Accommodations where he was responsible for design, site plan approval, construction and sales, and where he successfully developed a number of resort communities on Bradenton Beach, Longboat Key, Siesta Key, Anna Maria Island and Sarasota.

Starr is a prior member of the Board of Directors and Grant Panel Chairman of the Sarasota County Arts Council. Starr has also held volunteer positions at the Sarasota Convention and Visitor's Bureau. As past President and board member, he served as Chairman of the bureau's Advertising Committee as well.

When not involved in developing business opportunities or participating in community obligations, Starr and his daughter spend their free time enjoying island life just as much as his vacationing resort guests do.

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ADVISOR BIO 2



HANNAH STARR

Associate Advisor

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Direct: 941.356.7827

FL #3526141

PROFESSIONAL BACKGROUND

Hannah Starr-McComb joined SVN Commercial Advisory Group as an analyst, concentrating on creating value for our clients through analytics of past, present, and future market trends.

Prior to joining SVN, Hannah worked in financial planning, servicing the investment needs of her clients. She worked with a team to help find appropriate financial solutions for each investor based on their long-term goals and predilection to risk.

Hannah also worked at AllianceBernstein as an Investment Consultant where she was responsible for providing relevant investment solutions, market research, investment analysis, and practice management strategies to investment management firms.

Hannah graduated from Florida State University in 2018 with a Bachelor of Science in Finance and currently holds the Series 7, 66, and 63 designations.

As a Sarasota native, Hannah enjoys being active in the community, supporting charitable organizations, and exploring all that Sarasota has to offer. Hannah also loves to travel and is a member of YPO Next Generation where she builds relationships through the many networking and global opportunities they offer. Interacting with people around the world is one of the many things that inspired her to begin a career in Commercial Real Estate.

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