

FOR LEASE

1348 Fruitville Rd

Sarasota, FL 34237

PRESENTED BY

Larry Starr

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#303911

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DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

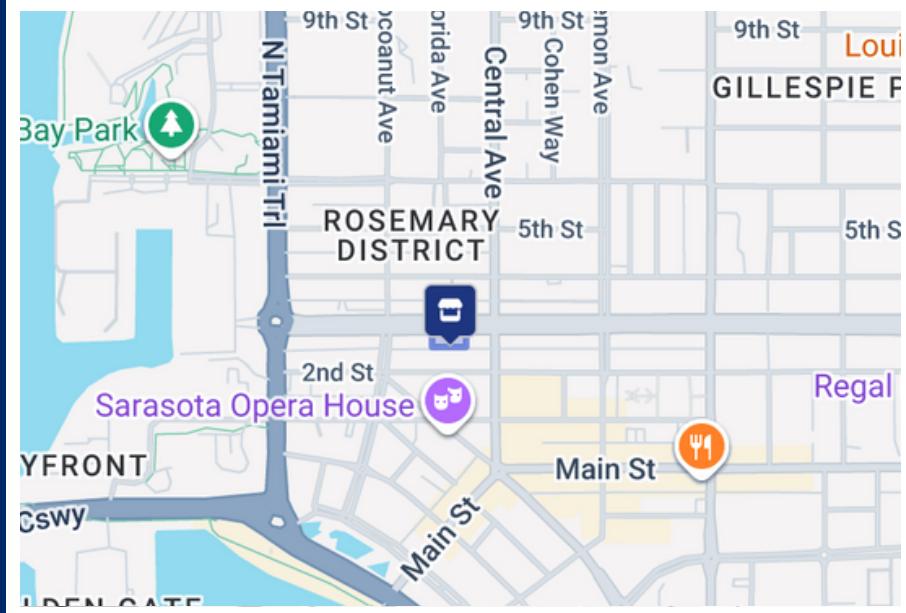
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations 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.



OFFERING SUMMARY

TOTAL BUILDING SIZE	23,886 SF
AVAILABLE SPACE:	1,236-2,345 SF
PROPOSED PRICE PSF @ 8% CAP:	\$23
YEAR BUILT:	2005
ANNUAL NNN'S	\$10.90



PROPERTY DESCRIPTION

Fruitville Professional Villas is a well-maintained suburban office condominium complex positioned directly along Fruitville Road, one of Sarasota's most active east-west corridors. The property totals 23,886 square feet across three floors and offers a professional, multi-tenant environment built in 2005 with reinforced concrete construction and elevator access to the upper levels. Units 211 and 311 provide efficient layouts designed for general office use, featuring a mix of private offices, open workspace, and in-suite restrooms. The property supports a wide range of professional users and delivers strong visibility, easy access, and consistent traffic from surrounding businesses and residential neighborhoods.



LOCATION DESCRIPTION

The property sits on the south side of Fruitville Road between Central Avenue and Coconut Avenue, placing it minutes from Downtown Sarasota, the Rosemary District, US-301, and I-75. Fruitville Road carries over 20,000 vehicles per day, offering tenants immediate exposure and quick east-west access through the city.

Walkability is strong, with retail, food options, and services nearby, and the area is well connected by public transportation. Sarasota–Bradenton International Airport is roughly a 12-minute drive. The surrounding trade area combines dense residential neighborhoods, established professional offices, and growing mixed-use development, making it a highly convenient base for clients and employees.

HIGHLIGHTS

- Strong visibility on Fruitville Rd with heavy daily traffic
- Professional office setting with elevator access
- Flexible office layouts in Units 211 and 311
- Convenient parking on-site
- Close to downtown, shops, and services
- Quick access to Sarasota–Bradenton International Airport



OFFICE SPACE



FLOOR PLAN

PROPOSED PLAN NOTES

ALL STRUCTURAL AND LOAD BEARING SYSTEMS TO REMAIN AS IS.

ALL EXISTING EXTERIOR DOORS AND WINDOWS TO REMAIN AS IS

HVAC: REFER TO A4.1 FOR HVAC NOTES.

ELECTRICAL: REFER TO A3.1 FOR ELECTRICAL NOTES.

COMMUNICATIONS: REPAIR EXISTING CATV/COMMUNICATION SYSTEM. NEW MISCELLANEOUS WIRING FOR CABLE TELEVISION AND HIGH SPEED INTERNET AS REQUIRED BY OWNER. PROVIDE CONNECTIONS FOR CEILING MOUNTED PROJECTOR IN OPEN OFFICE SPACE AS REQUIRED BY OWNER. CONTRACTOR AND OWNER TO COORDINATE ALL COMMUNICATIONS COMPONENTS PRIOR TO WIRING.

EXISTING FIRE DOOR TO REMAIN AS EXISTING.

WALL SYMBOLS

SEE PLANS AND SECTIONS FOR SPECIFIC LOCATION



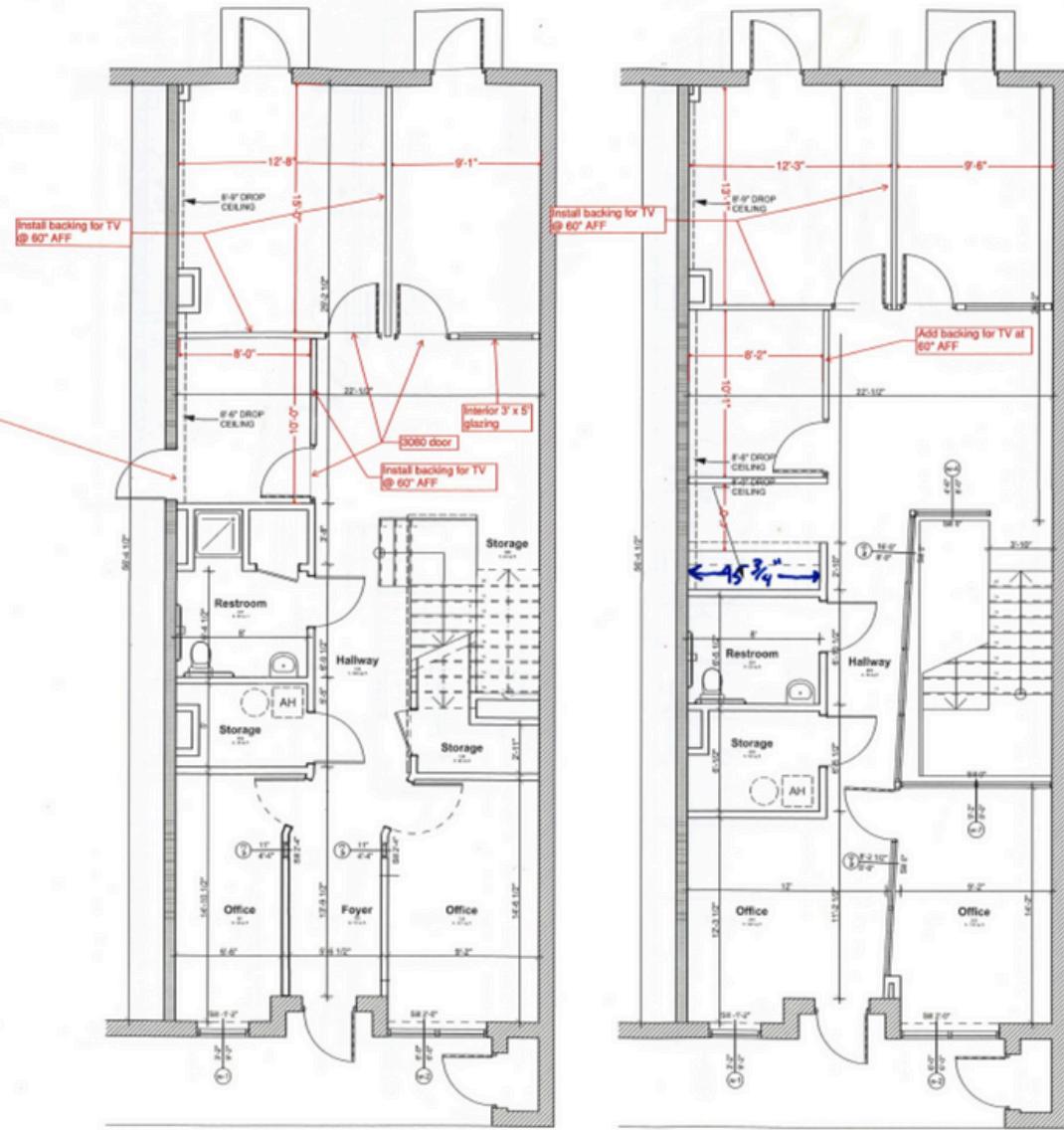
EXISTING REINFORCED EXTERIOR CMU WALL, EXTERIOR STUCCO FINISH, INTERIOR DRYWALL FINISH



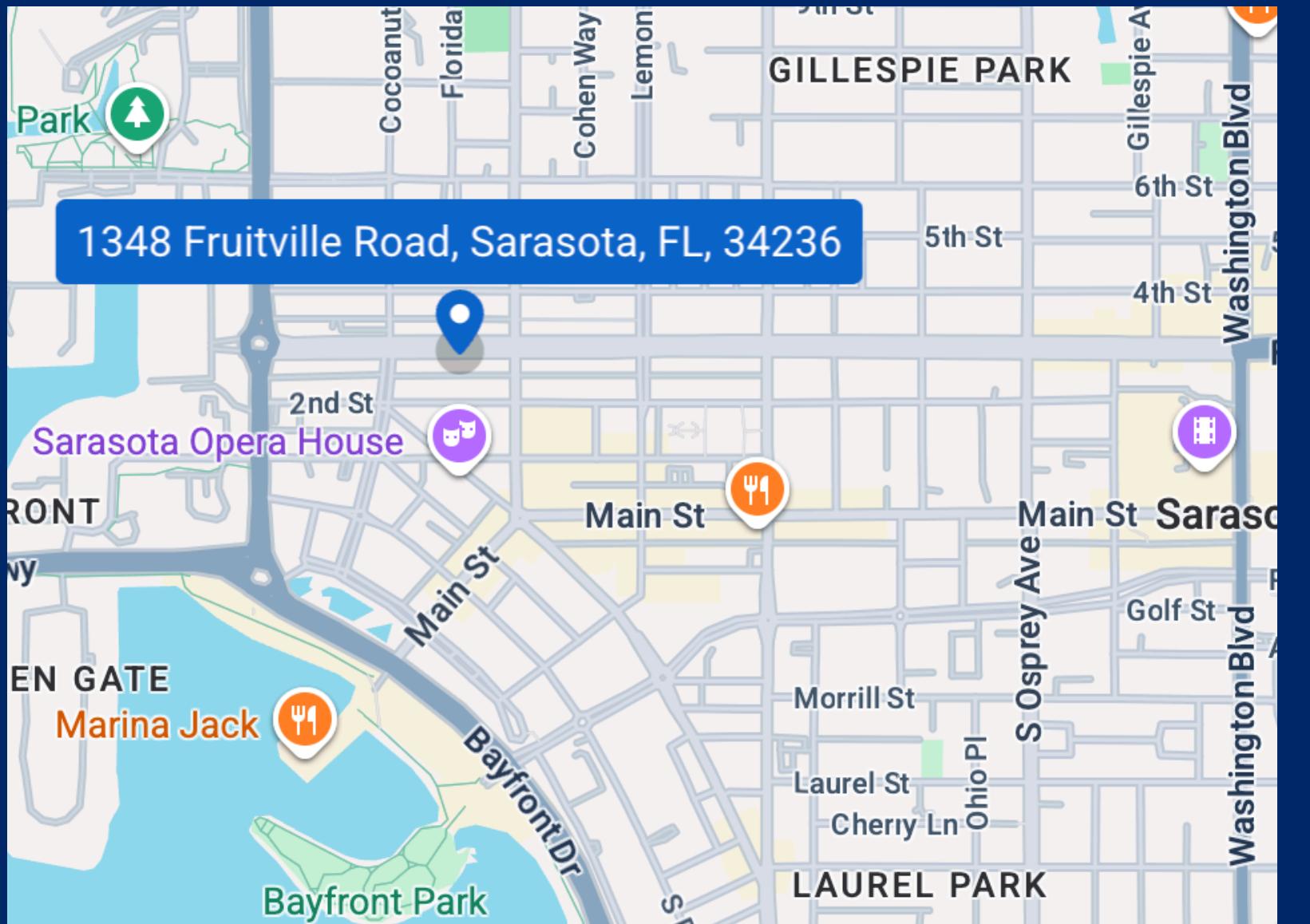
EXISTING NON LOAD BEARING INTERIOR FRAMED PARTITION



EXISTING 1 HOUR FIRE-RATED TENANT SEPARATION WALL



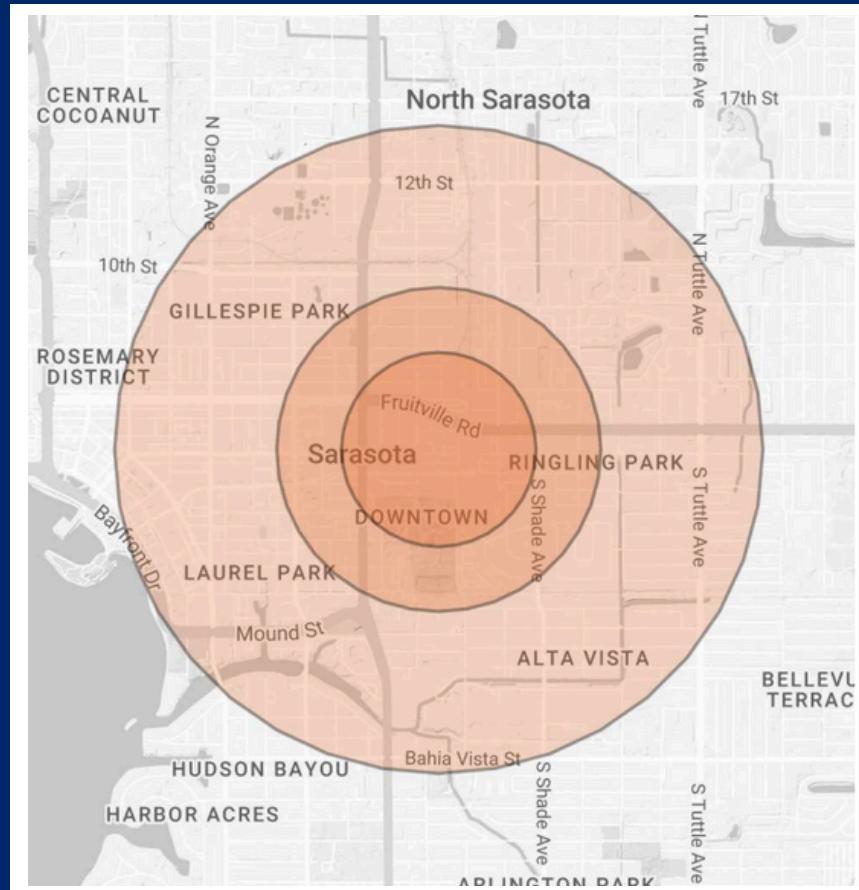
REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION:	15,387	81,105	173,219
AVERAGE AGE:	49	49	50
AVERAGE AGE (MALE):	48	47	48
AVERAGE AGE (FEMALE):	51	50	51

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS:	7,593	36,864	79,341
# OF PERSONS PER HH:	2	2.2	2.2
AVERAGE HH INCOME:	\$98,178	\$93,807	\$101,058
AVERAGE HOUSE VALUE:	\$678,754	\$491,586	\$497,180



Demographics data derived from AlphaMap

OVERVIEW

The area around Fruitville Professional Villas is stable, well-populated, and supported by strong local incomes. Nearly 14,000 people live within a mile, expanding to more than 70,000 within 3 miles. Median household incomes range from roughly \$75,000 to \$84,000, and the area sees more than 28,000 daytime employees. With dense rooftops, steady activity, and quick access to downtown Sarasota, this location is a solid fit for professional office users.

ADVISOR BIO 1



LARRY STARR

Executive Director

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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.

SVN | Commercial Advisory Group

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ADVISOR BIO 2



HANNAH STARR

Associate Advisor

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PROFFESIONAL 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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DREY FOX

Associate Advisor

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PROFFESIONAL BACKGROUND

Drey Fox is an Associate Advisor at SVN Commercial Advisory Group, where he supports clients with strategic insights and a strong work ethic developed through both academic and athletic pursuits.

He is currently completing his Business Management degree with a minor in Marketing at Case Western Reserve University, where he also competes as a varsity basketball player.

Drey joined SVN CAG as an intern, earned his real estate license and quickly transitioned into an advisory role. His dedication, teamwork, and drive make him a valuable asset to the firm and its clients.

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RILEY HARRINGTON

Associate Advisor

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PROFFESIONAL BACKGROUND

Riley Harrington began his career at Little Sunshine's Playhouse in Springfield, MI, as an Assistant Media Coordinator, where he gained early experience utilizing AI tools to design marketing materials and manage social media platforms.

His growing interest in real estate led him to secure a seven-week summer internship with SVN Commercial Advisory Group, where he assisted with property searches, market analyses, and AI integration initiatives.

Following the internship, Riley joined SVN as an Associate Advisor, where he continues to develop his expertise in commercial real estate.

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