



LIVE OAK OFFICE CENTER

2201 Cantu Court, Sarasota, FL 34232



PROPERTY OVERVIEW

Centrally located between Fruitville and Bee Ridge Rds., off Cattlemen Rd. All suites have exterior entrances from a common courtyard for privacy and separation between tenants. Amenities include exterior picnic tables, vending machines, FedEx & UPS drop boxes, remodeled onsite gym with locker rooms for tenant use. Shaded parking area with live oak trees with 4/1,000 parking ratio. Close proximity to myriad of restaurants, banks, and retail centers

Suite 106: 1,729 RSF Ground floor unit with 4 offices, conference room, reception, storage, break area, 2 in suite restrooms and open area
 Suite 116 A: 873 RSF Ground floor unit with reception, 2 offices, large conference room, break area and in suite restroom
 Suite 118: 1,305 RSF Ground floor unit with reception, conference room, break room, in suite restroom and open area for collaboration.
 Suite 216: 4,172 RSF Second floor corner unit available for Tenant customization. Combine with Suite 217 for 5,279 RSF.
 Suite 217: 1,107 RSF Hard to find small suite available for Tenant customization

PROPERTY SUMMARY

Lease Rate:	\$14.50 SF/yr (NNN)
Available SF:	873 - 5,279 SF
Building Size:	20,000
CAM:	\$7.48 Estimate for 2021



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Information deemed reliable but not guaranteed. Prices subject to change without notice.

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