

# Medical Office - St Armands

Office  
Building  
For Lease

544 John Ringling Blvd, Sarasota, FL 34236



## Property Description

Introducing a prime leasing opportunity on St. Armands, Sarasota's bustling upscale dining, shopping and business district!

This immaculate 2,171 SqFt medical office features modern amenities and a versatile layout with a large reception area and waiting room, 8 private offices, multiple open workspaces, conference room and 2 private restrooms. It is perfectly suited for a diverse range of commercial office tenants. The spacious interior offers abundant natural light and a sophisticated ambiance, ideal for creating an inviting and productive workspace.

With convenient access and ample parking, this property ensures ease of navigation for employees and clients alike. Elevate your business in this premier location, where the possibilities are endless. Welcome to a space designed to inspire success!

## OFFERING SUMMARY

Lease Rate:	\$55.00 SF/yr (NNN)
CAM:	\$16.55/SF
Available SF:	2,171 SF
Lot Size:	16,791 SF
Building Size:	3,727 SF
Parking:	21 Surface Level Spaces

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,240	13,247	44,334
Total Population	2,492	25,093	95,451
Average HH Income	\$191,894	\$150,695	\$109,013



## Loyd Robbins

Principal Broker  
(941)-356-9659  
loyd@rerobbins.com



3580 S. Tuttle Ave  
Sarasota FL 34239

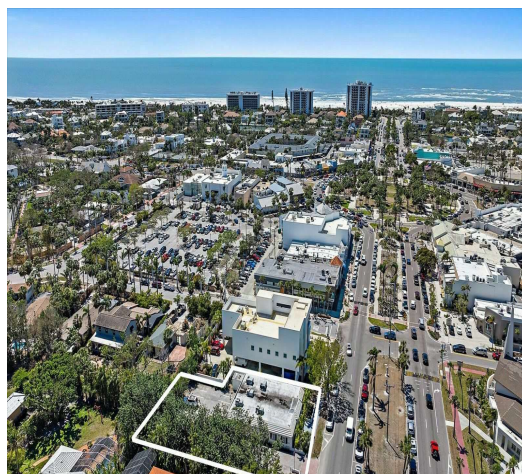
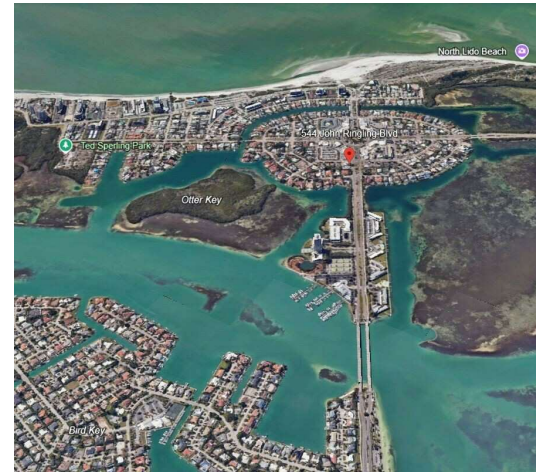
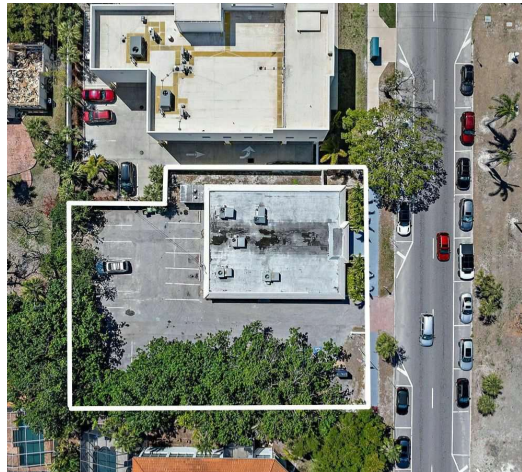
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# Location! Location! Location!

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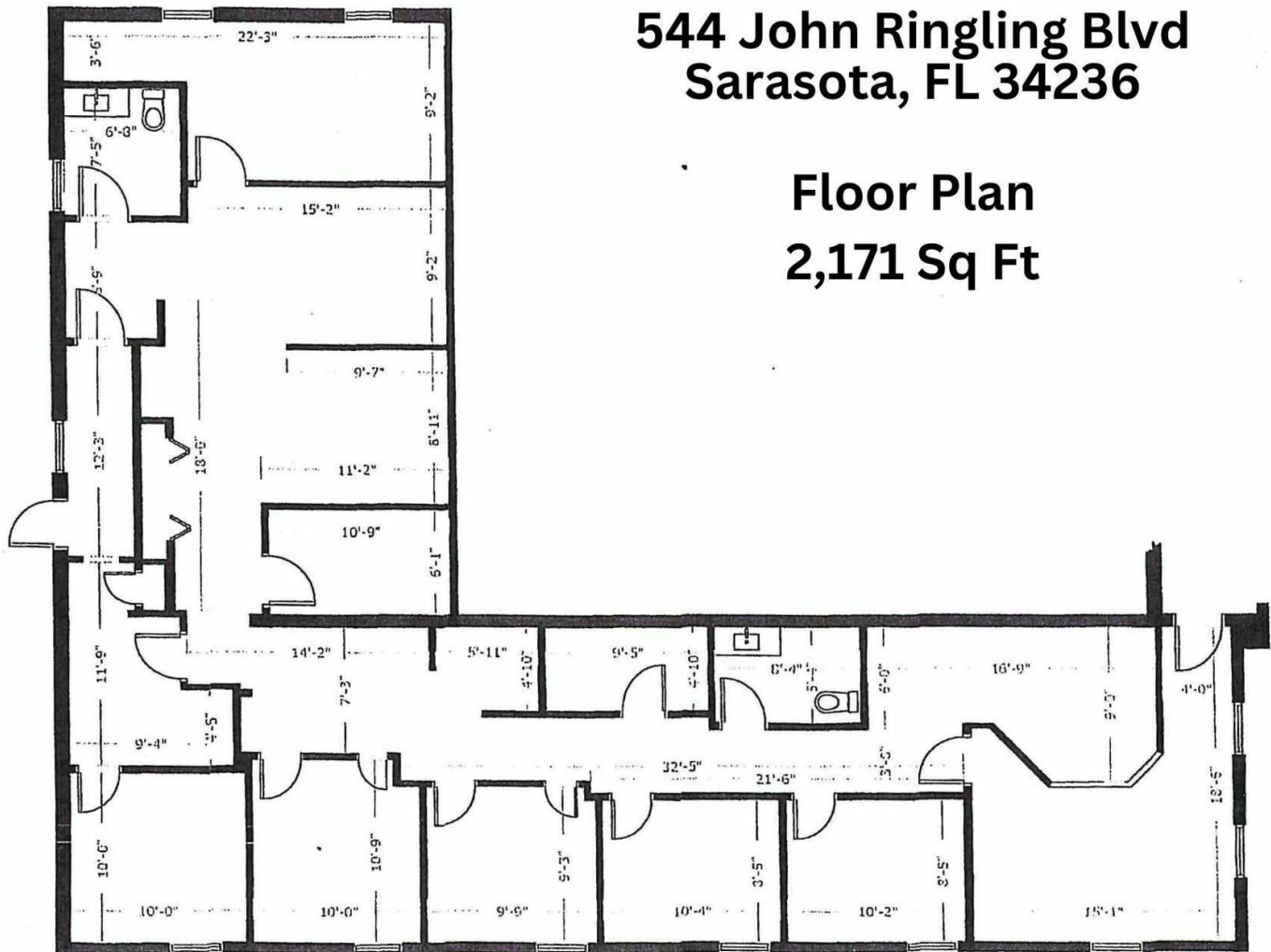
# Versatile Layout

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**544 John Ringling Blvd  
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**Floor Plan  
2,171 Sq Ft**



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# St. Armands Business, Dining & Shopping District

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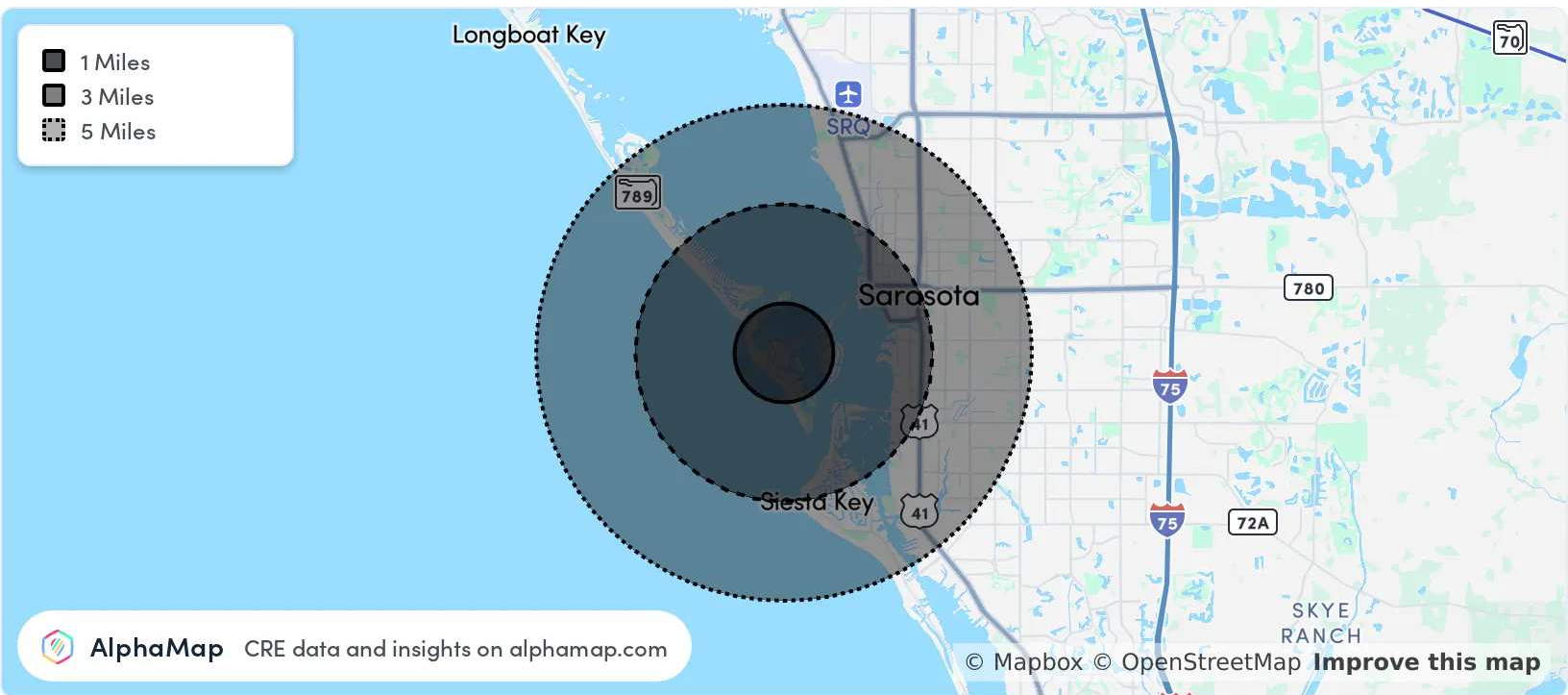
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# Favorable Demographics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,492	25,093	95,451
Average Age	72	59	51
Average Age (Male)	72	58	50
Average Age (Female)	72	60	52
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,240	13,247	44,334
Persons per HH	2	1.9	2.2
Average HH Income	\$191,894	\$150,695	\$109,013
Average House Value	\$1,242,506	\$1,064,051	\$610,495
Per Capita Income	\$95,947	\$79,313	\$49,551

Map and demographics data derived from AlphaMap



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