

Property Summary



PROPERTY DESCRIPTION

Presenting a prime leasing opportunity at 1990 Main Street, Sarasota, FL. This mixed-use building is strategically positioned in the heart of downtown on the busy corner of US-301 & Ringling Blvd, offering a unique opportunity for a diverse range of potential tenants and excellent visibility.

22,700RSF is available for lease, featuring professionally designed space that can also be subdivided down to 1,500SF to meet specific needs. Tenants will benefit from the convenience of garage parking at a generous 3:1000 ratio included in the rent, with an overall parking ratio of approximately 4.2:1000, ensuring accessibility for both tenants and visitors. The property features naming rights on the top floor exterior, enhancing visibility and branding opportunities.

Don't miss this chance to secure a highly adaptable and strategic leasing opportunity.

PROPERTY HIGHLIGHTS

- Central downtown location in Sarasota, FL
- Mixed use building with diverse potential tenants
- Tenant improvement allowance available
- Unique naming rights on top floor exterior
- Professionally designed and built space
- Garage parking included at 3:1000 ratio
- Sub dividable space to meet specific needs
- 4% co-broker - Tenant Representation Fee

OFFERING SUMMARY

Lease Rate:	\$33.00 SF/yr (Full Service lease / \$35USF TI Allowance)
Number of Units:	5
Available SF:	17,401 SF
Lot Size:	48,012 SF
Building Size:	294,405 SF

Diane Lawson

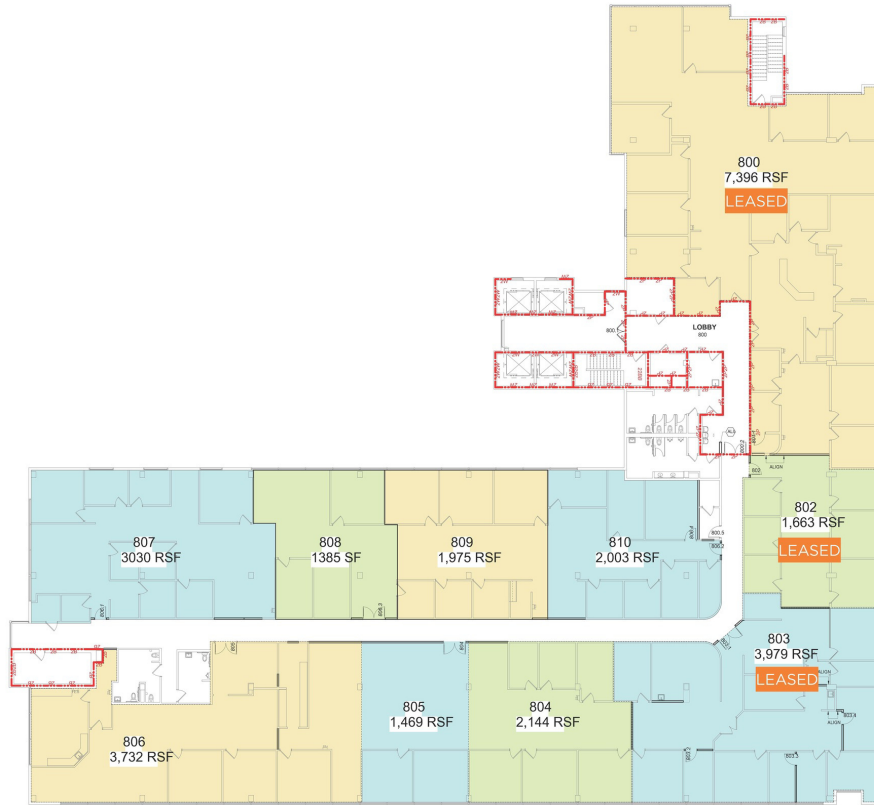
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Lease Spaces



LEASE INFORMATION

Lease Type:	Full Service lease / \$35USF TI Allowance	Lease Term:	Negotiable
Total Space:	17,401 SF	Lease Rate:	\$33.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8th	Available	17,401 SF	Full Service lease / \$35USF TI Allowance	\$33.00 SF/yr	Full Service lease / \$35USF TI Allowance

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Additional Photos



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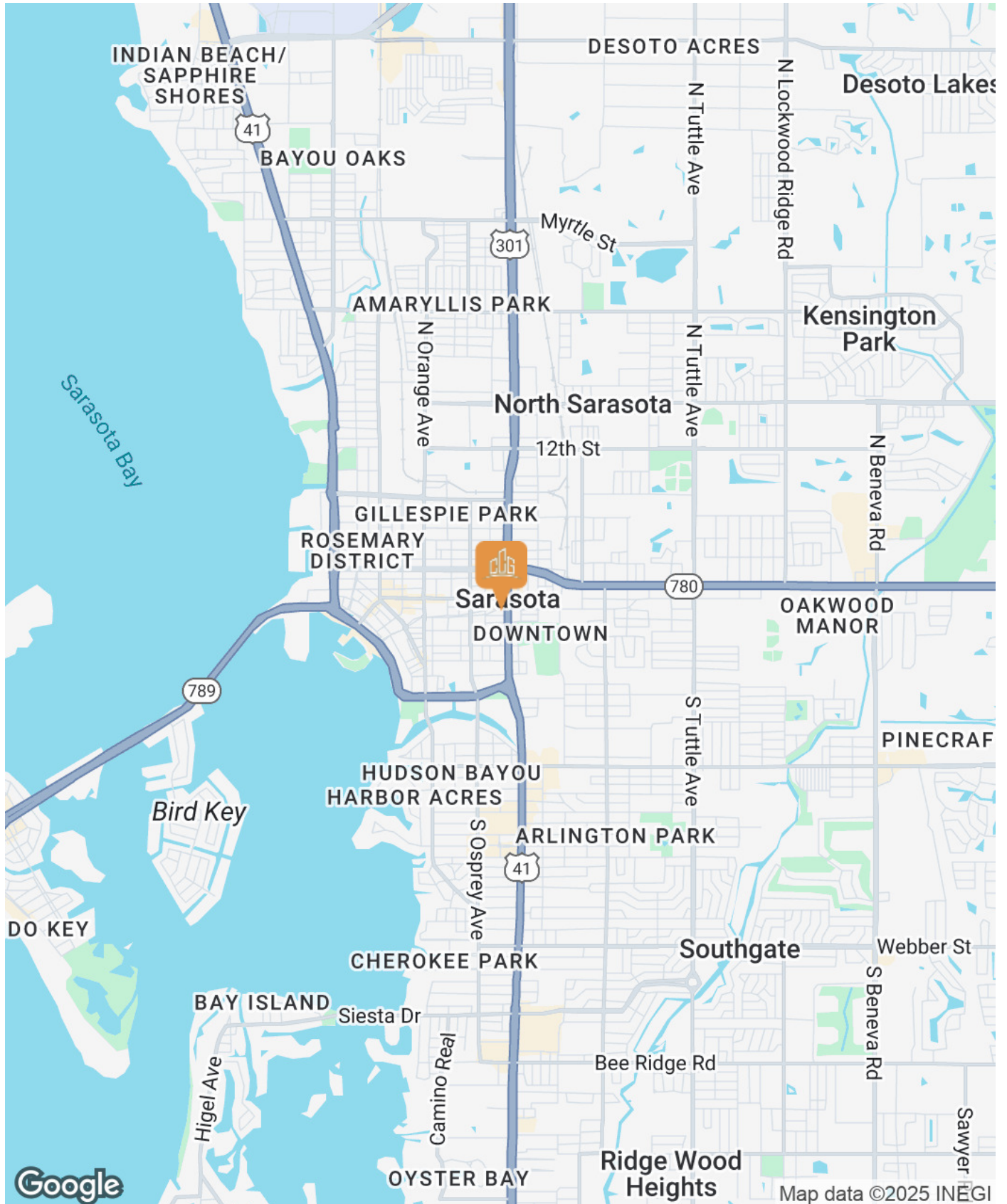
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Location Map



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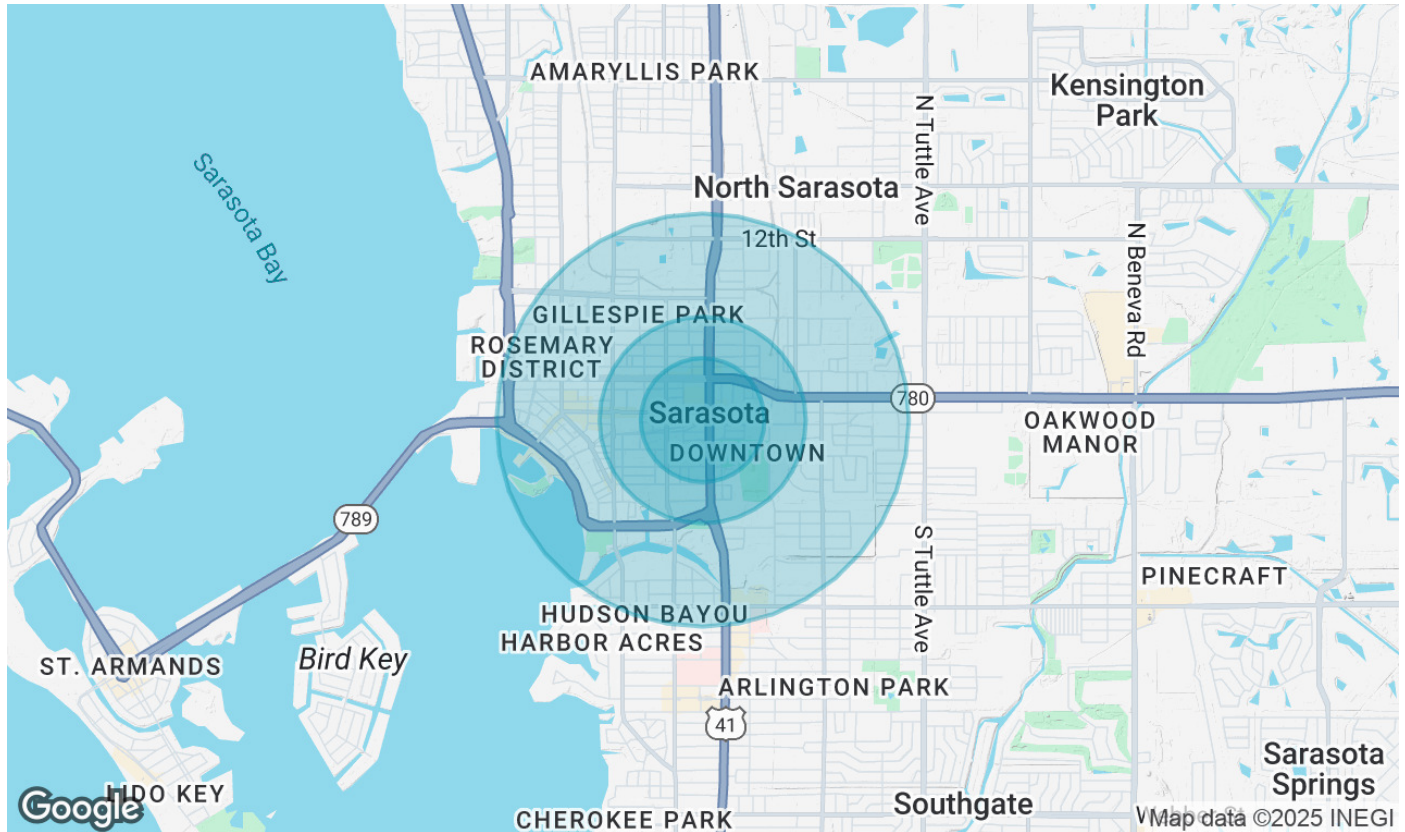
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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,747	3,601	15,053
Average Age	49	47	51
Average Age (Male)	47	45	50
Average Age (Female)	53	49	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	720	1,521	7,670
# of Persons per HH	2.4	2.4	2
Average HH Income	\$92,691	\$90,726	\$102,850
Average House Value	\$973,752	\$866,042	\$740,606

Demographics data derived from AlphaMap

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