

**FOR SALE  
OR LEASE**

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**26,774 SF High-Performance  
Office Building Optimized For  
Data-Driven Business**

**Available for Purchase  
\$7,250,000.00**

**Rental Rate \$25.00 NNN**

**Available May 1, 2026**

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## Contact

Cheri M. O'Neil

Principal

C: (813) 787-5669

COneil@OCAteam.com



**ONEIL  
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STRATEGIC REAL ESTATE SOLUTIONS



6851

Professional Pky W  
Sarasota FL 34240

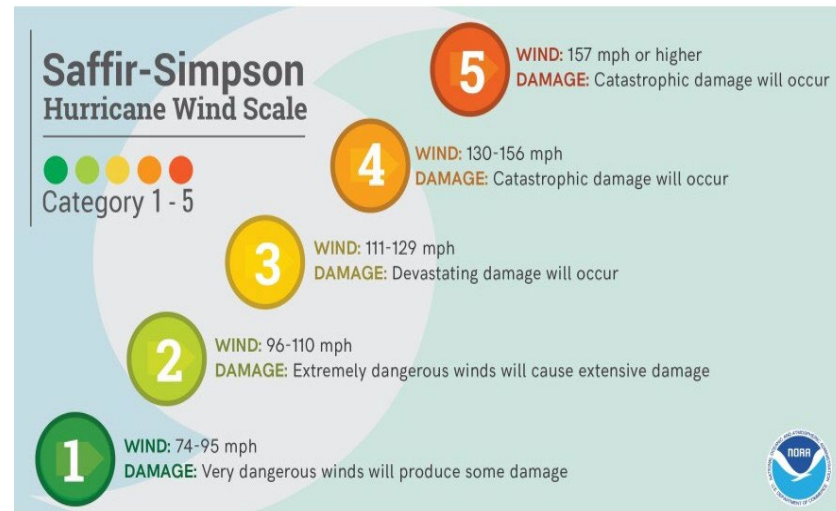
**Enhance Your Data  
Management Capabilities**

## BUILDING FEATURES

|                                    |                                                                                                                                     |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>Type</b>                        | Office with Flex Capabilities                                                                                                       |
| <b>Effective Year Built</b>        | 2005                                                                                                                                |
| <b>RBA</b>                         | 26,774 SF                                                                                                                           |
| <b>Stories</b>                     | 2                                                                                                                                   |
| <b>Elevators</b>                   | 1 Passenger + 1 Hydraulic Cargo Lift                                                                                                |
| <b>Typical Floor</b>               | 1st Floor 15,000 SF, 2nd Floor 11,774 SF<br>(All measurements are approx.)                                                          |
| <b>Construction</b>                | Concrete Block – Split-Face Exterior w/Stucco                                                                                       |
| <b>Hardened Facility</b>           | Category 5 Hurricane Rated, Lightning Protection System                                                                             |
| <b>Ceiling Height Office – W/H</b> | 9'6"- 14' .2" (First Floor)                                                                                                         |
| <b>Roof</b>                        | Standing Seam Metal, Good Condition                                                                                                 |
| <b>Power</b>                       | 1st Floor: 400 Amp Service (MDP/Room 154A) & 600 Amp Service (MDP/Room 142)<br>2nd Floor: 400 Amp Service (SDP/Room 255)            |
| <b>HVAC</b>                        | 110 Tons + Supplemental Units                                                                                                       |
| <b>Fire Suppression</b>            | FM 200 (Dry System) in Data Rooms, Balance of Bldg. Sprinklered                                                                     |
| <b>Irrigation</b>                  | Reclaimed Water                                                                                                                     |
| <b>Parking</b>                     | 69 Spaces                                                                                                                           |
| <b>Land</b>                        | 2.30 AC                                                                                                                             |
| <b>Zoning</b>                      | PCD – Planned Commerce Development                                                                                                  |
| <b>Future Use</b>                  | Major Employment Center - A locally recognized concentration of employment opportunities available to the residents of a commercial |



### CAT 5 Hurricane Rated



## Building Amenities

- 67 Private Offices with Glass Door & LED Lighting w/Automated Switches
- Cat5 Wiring
- Large Data Center Rooms with Dedicated HVAC Units
- Automated Hallway Lighting
- High-Density Floor Loading – 2nd Floor – 6" Slab/150 lbs. PSF
- New Ceiling Throughout, Recently Repainted
- Roll-up Doors: Front 12' x 19' and Rear 10' x 10'

## Highlights

- Passenger Elevator and Hydraulic Cargo Lift
- Glass Lobby Door with Keypad Entry
- ADA Compliant Restrooms
- 2nd Floor Restrooms with Showers
- Multiple Conference Rooms
- Shaded Parking
- LED Light Fixtures



A future-ready office environment engineered for high-performance business. With powerful connectivity, strong electrical capacity, and advanced security, the property is optimized for data-intensive workflows including cloud, analytics, and AI. Built for organizations that cannot afford downtime, this hardened facility provides the dependability and resilience necessary for mission-critical operations.

# 1st Floor Plan

Main Entry/Reception Area with Vestibule Entry

Conference Room Coffee Bar

35 Offices w/Glass Doors and LED Lighting w/Automated Switches

Most Offices ~ 110 sf + Two Larger Offices (215/255 sf) Automated Hallway Lighting

1 Large Conference Room (966 sf)  
2 Small Conference Rooms (288 sf)

Large Kitchen/Breakroom

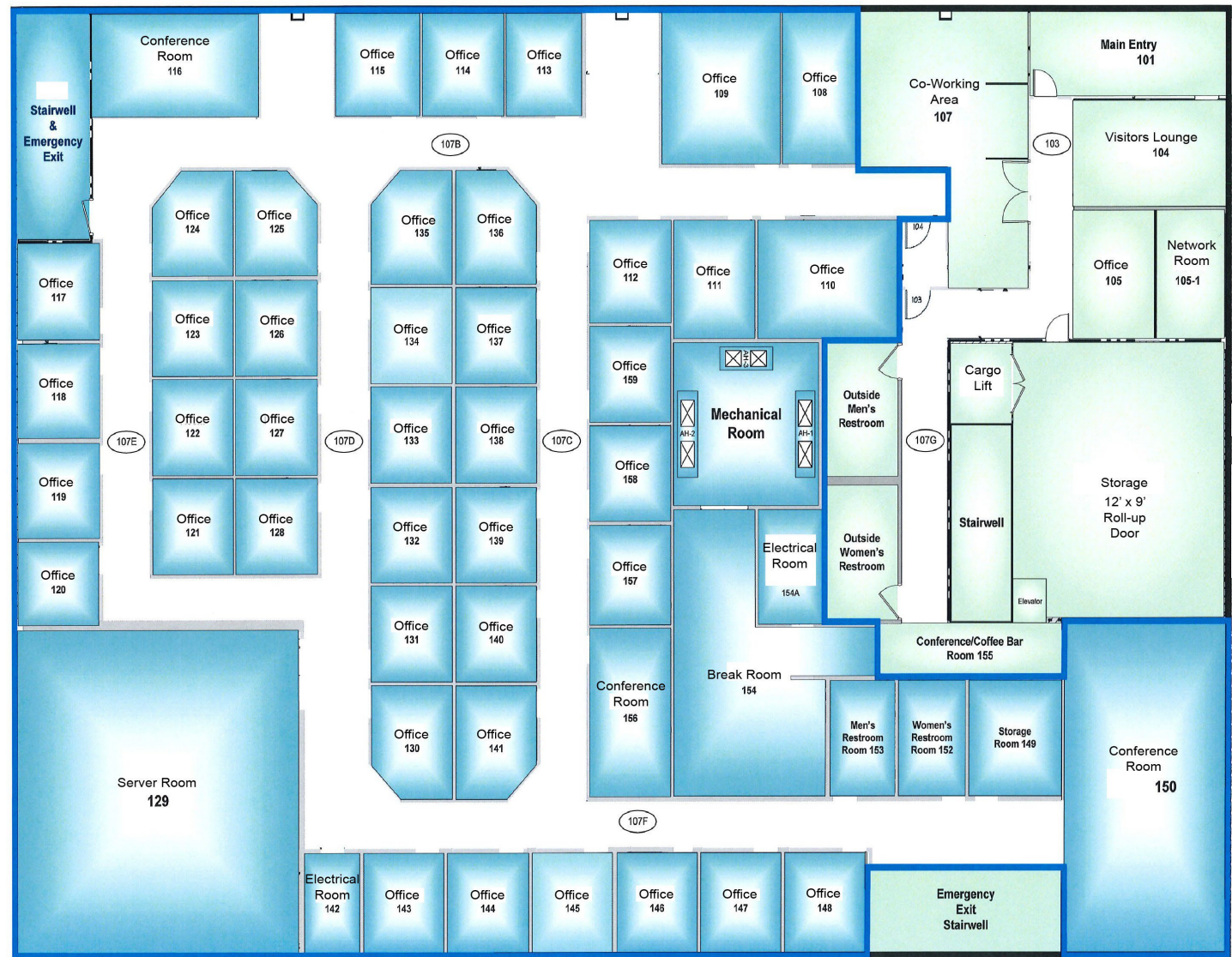
Separate Mechanical/Network/Electrical Rooms  
Janitorial/Storage

4 ADA Compliant Restrooms

1200 SF Data Room with FM200 Fire Protection and Separate HVAC (3 10-ton units)

1100 sf Storage with 60 SF Hydraulic Cargo Lift and 12' x 9' Roll-up Door

Additional Rear 10' x 10' Roll-up Door



Approx. 15,000 SF

# 2nd Floor Plan

32 Offices with Glass doors and LED Lighting w/Automated Switches

Most Offices ~ 110 sf + 6 Larger Offices (240 SF)  
Automated Hallway Lighting

3 Large Conference Room (~450 SF)

Large Kitchen/Breakroom

Hydraulic Elevator w/Access Through to an Open Workspace and the Data Room

Separate Mechanical/Network/Electrical Rooms  
Janitorial/Storage

2 ADA Compliant Restrooms with Shower

962 SF Data Room with FM200 Fire Protection and  
Separate HVAC (2 10-ton units)



Approx. 11,774 SF

# Sarasota County Statistics

464,223

Resident Population

189,760

Workforce

\$62,322

Per Capita Income

(Florida Bureau of Economic and Business Research, 2023)

Top 25

Best Performing Cities  
in the U.S.

(The Milken Institute)

#10

Fastest-Growing Metro  
Area in the U.S.

(U.S. Census Bureau)

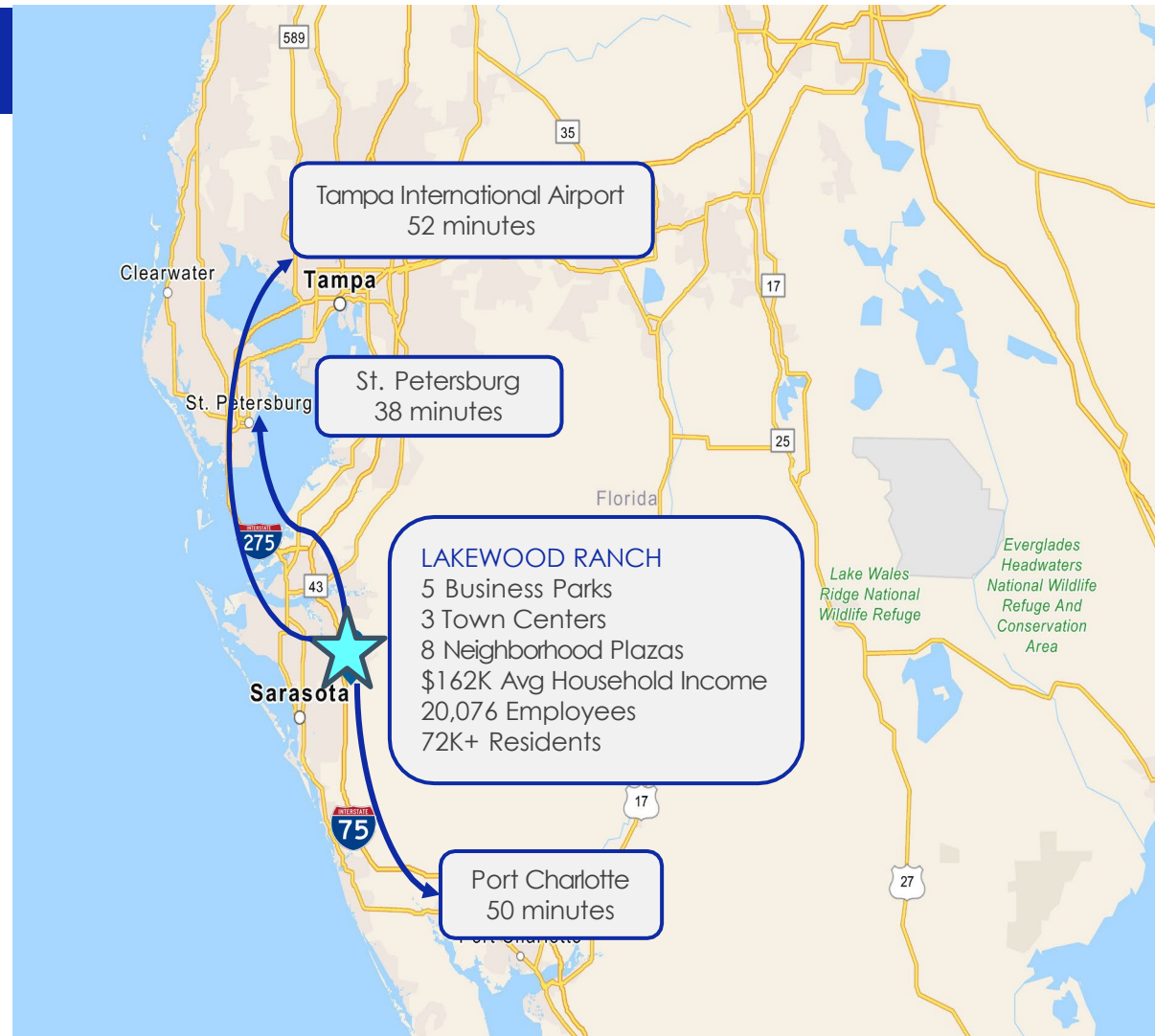
#11

Fastest-Growing Job  
Market in the U.S.

(U.S. Census Bureau)

Sarasota County is committed to becoming  
Florida's best county for business!

Through pro-business tax policies, streamlined regulations, and investment in workforce development, Sarasota County has created an ideal environment for corporate relocation. Ranked #2 in the nation for small business, the county offers world-class infrastructure — a sophisticated telecom network, five commercial airports within 1.5 hours, and access to a deepwater seaport. The Sarasota market for data-management and tech-enabled office services continues to grow, fueled by demand from sectors including healthcare, real estate, and technology. Local businesses require everything from IT support to advanced cloud, analytics, and cybersecurity services.



# Demographics

## 1-mile

## 3-mile

## 5-mile

2,075

Population



1,166

Households

65.1

Median Age

\$72,037

Median Disposable Income

34,899

Population



16,612

Households

60.6

Median Age

\$79,189

Median Disposable Income

115,591

Population



52,778

Households

54.9

Median Age

\$77,449

Median Disposable Income

## Location

The Property is located less than a mile from I-75 in Lakewood Ranch, a busy community encompassing all aspects of modern infrastructure, including residential and commercial development, dining, nightlife, entertainment and more. Shopping alternatives and an array of restaurants are only two miles away within The Mall at University Town Center. Just 18 minutes to The Sarasota Bradenton International Airport, Western Florida's most centrally located airport.



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