



PROPERTY DESCRIPTION

Introducing the prestigious upscale office suite at 1751 Mound St, offering an exceptional professional setting with utilities included in the rent. The property provides ample, free surface parking, ensuring convenient access for tenants and visitors. Highlighting the space is the inviting atrium, enhancing the ambiance and providing an impressive welcome to tenants and guests alike. This thoughtfully designed suite provides the ideal foundation for businesses seeking a refined and well-appointed environment, establishing a strong professional presence in the heart of Sarasota. With its inclusive amenities and distinguished features, the property at 1751 Mound St presents an exceptional opportunity for businesses looking to elevate their working environment.

PROPERTY HIGHLIGHTS

- Upscale office suite
- Utilities included in rent
- Ample, free surface parking
- Atrium
- The landlord will be renovating all common areas and enhancing the landscaping.

OFFERING SUMMARY

| | |
|------------------|-----------------------|
| Lease Rate: | \$29.50 SF/yr (Gross) |
| Number of Units: | 19 |
| Available SF: | 1,007 - 10,109 SF |
| Lot Size: | 32,521 SF |
| Building Size: | 30,707 SF |

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Lease Spaces



LEASE INFORMATION

| | | | |
|--------------|-------------------|-------------|---------------|
| Lease Type: | Gross | Lease Term: | Negotiable |
| Total Space: | 1,007 - 10,109 SF | Lease Rate: | \$29.50 SF/yr |

AVAILABLE SPACES

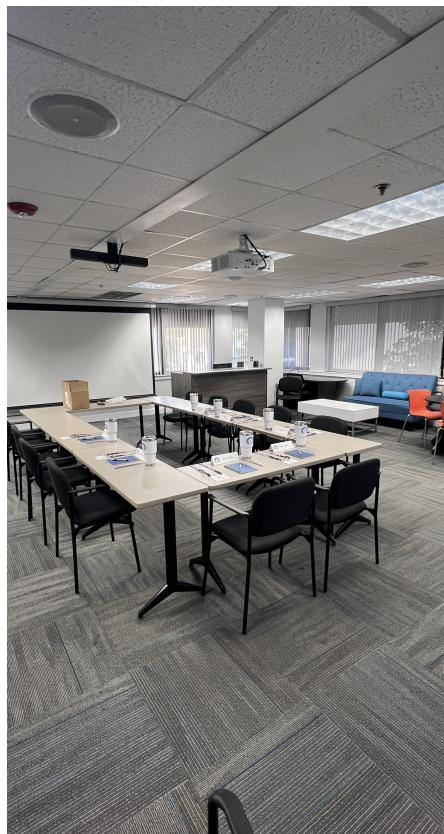
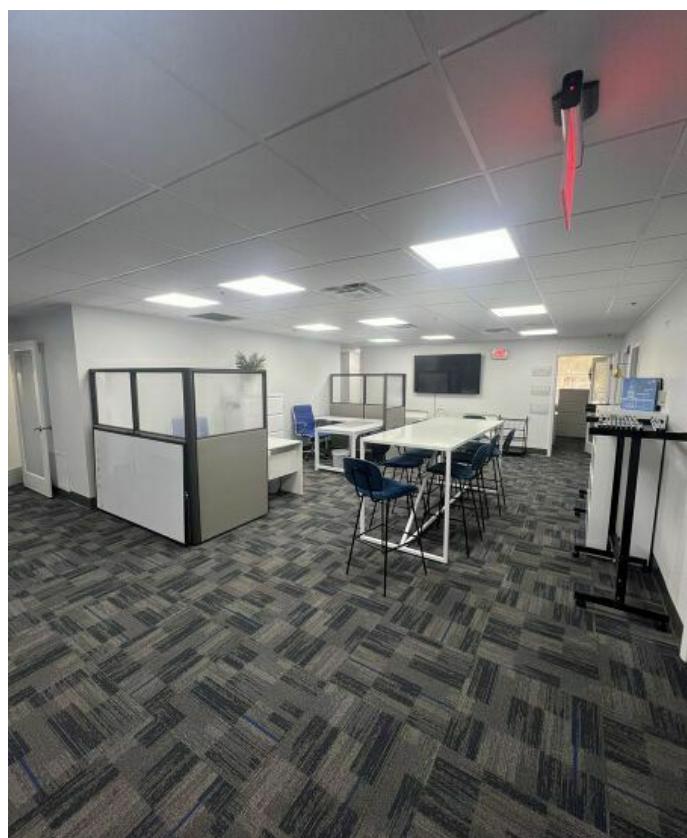
| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---------|-----------|-----------|------------|---------------|--------------------|
| 101-105 | Available | 10,109 SF | Gross | \$29.50 SF/yr | Can be split up. |
| 201 | - | 2,527 SF | Gross | \$25.00 SF/yr | Utilities included |
| 101 | Available | 1,737 SF | Gross | \$29.50 SF/yr | - |
| 102 | Available | 1,378 SF | Gross | \$29.50 SF/yr | - |
| 103 | Available | 1,749 SF | Gross | \$29.50 SF/yr | - |
| 105 | Available | 1,007 SF | Gross | \$29.50 SF/yr | - |
| 106 | Available | 1,190 SF | Gross | \$29.50 SF/yr | - |
| 107 | Available | 3,048 SF | Gross | \$29.50 SF/yr | - |

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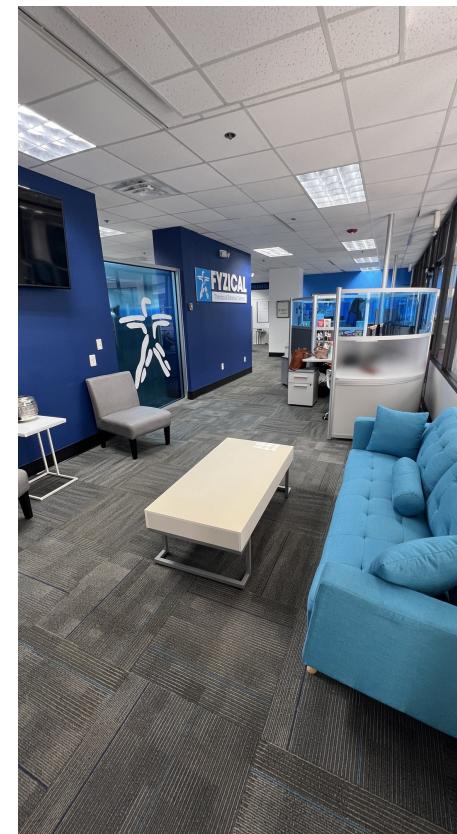
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Additional Photos

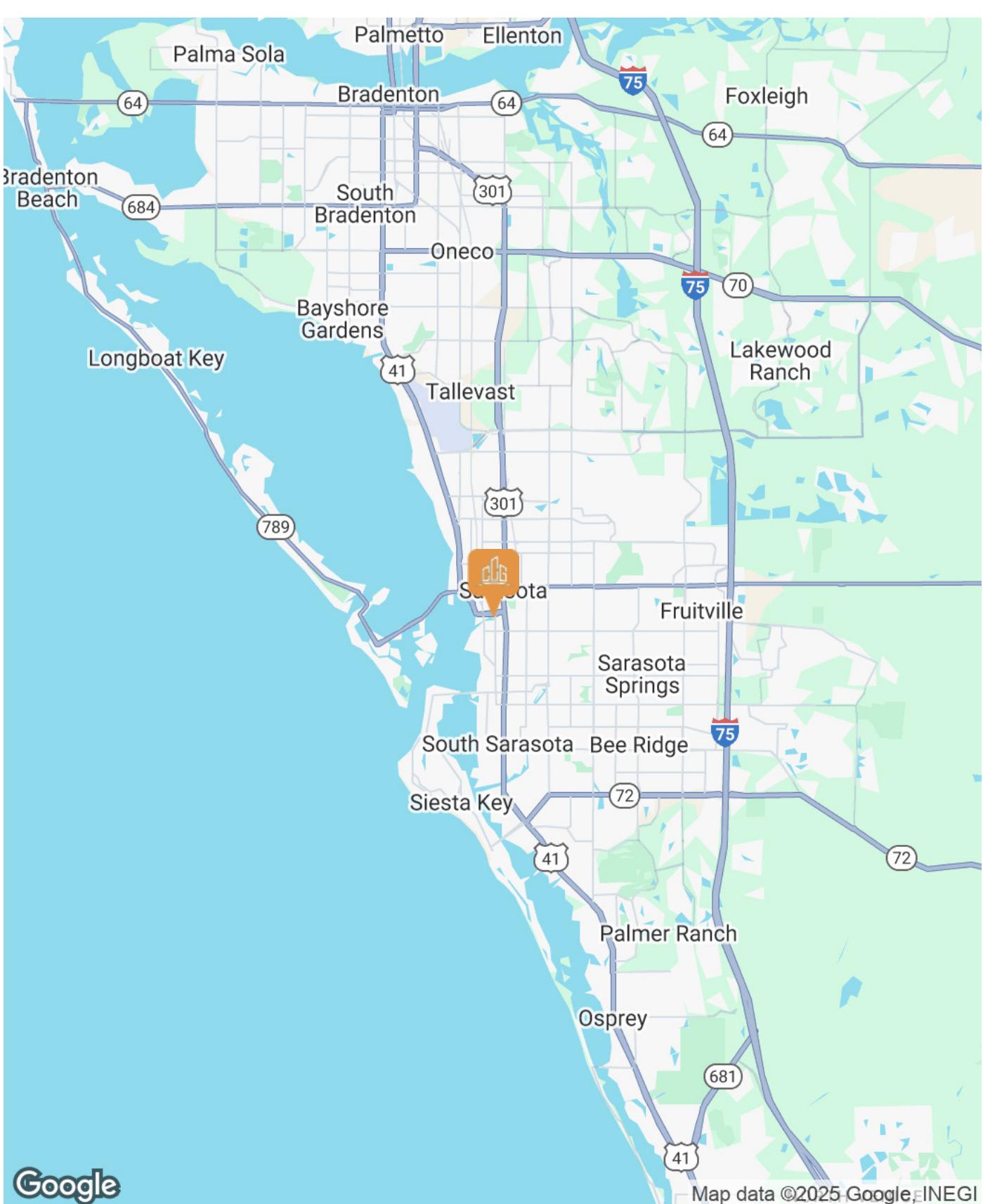


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Google

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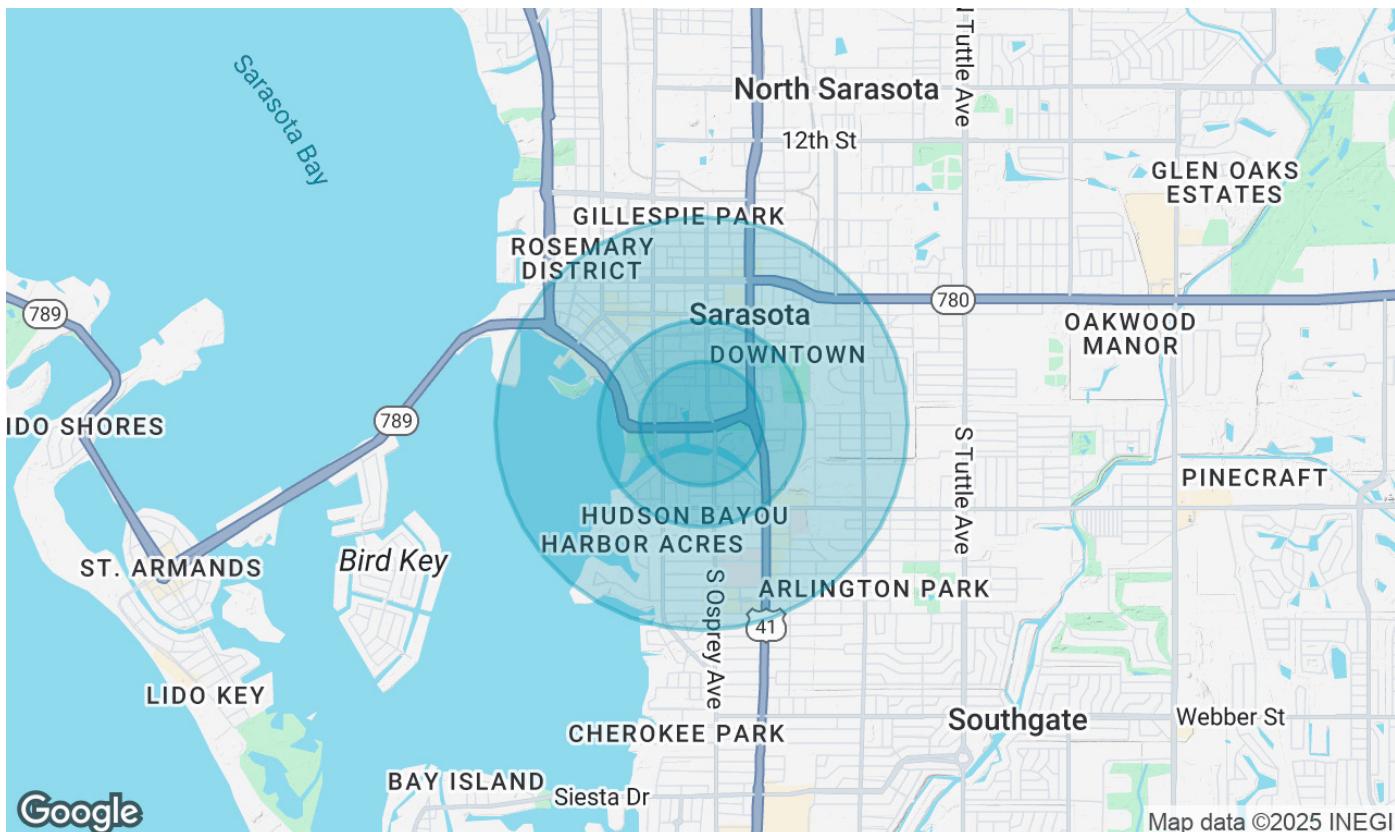
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Demographics Map & Report



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 1,470 | 3,675 | 12,520 |
| Average Age | 56 | 58 | 53 |
| Average Age (Male) | 55 | 57 | 52 |
| Average Age (Female) | 58 | 59 | 55 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-------------|-----------|
| Total Households | 722 | 1,877 | 6,380 |
| # of Persons per HH | 2 | 2 | 2 |
| Average HH Income | \$112,062 | \$123,040 | \$111,535 |
| Average House Value | \$971,341 | \$1,011,141 | \$868,451 |

Demographics data derived from AlphaMap

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